



Dorset Council

Annual position statement – 5 year housing land supply

Appendix H – correspondence with developers of specific sites

Draft version – June 2024

www.dorsetcouncil.gov.uk

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2. Alderholt

2.1. Oakwood Grove, Ringwood Road

Evidence

From: Ben Arnold [REDACTED]
Sent: 22 April 2024 10:15
To: planningpolicy
Subject: RE: Dorset Council Housing Land Trajectory

Dear Strategic Planning Team

Thank you for your email and we have three separate projects in build at the current time in the Dorset Council area. None of them are held up due to land/planning issues and all are in active construction. I summarise the details for all three below but have not completed the tables below as there are now no issues which are holding up their delivery:

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Oakwood Grove, Ringwood Road, Alderholt - 3/19/2077/RM pursuant to 3/16/1446/OUT –
Permission for 45 new homes (15% affordable all First homes)

Completions for 24/25: 19 units

Completions for 25/26: 26 units

Potterswood Phase 2, Land South of Edmondsham Rd, Verwood - 3/19/2512/RM pursuant to 3/16/1291/OUT - – Permission for 187 new homes (35% affordable) this development is nearing completion.

Completions for 24/25: 9 units

Potterswood Phase 3, Land South of Edmondsham Rd, Verwood - P/FUL/2022/03125 –
Permission for 38 new homes (50% affordable all First Homes)

Completions for 24/25: 8 units

Completions for 25/26: 30 units

If you have any further questions please let me know

Kind regards

Ben



Ben Arnold BSc (Hons) MRICS
Land & Planning Director

T: [REDACTED] DDI: [REDACTED]

M: [REDACTED]

Pennyfarthing House, Ossemsley, New Milton, BH25 5TL
www.pennyfarthinghomes.co.uk



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From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>

Sent: Friday, April 19, 2024 2:45 PM

To: Karen Barnes [REDACTED]

Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): P/FUL/2022/03125

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Site location: Land south of Edmondsham Road

Verwood

Dorset

BH31 6YL

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes					

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and	

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progress towards detailed permission.	
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Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information		
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?		
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?		
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		
Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

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Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Friday 03 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



3. Alton Pancras

3.1. Austral Farm

Evidence

From: Nicola Quick [REDACTED]
Sent: 22 April 2024 08:42
To: planningpolicy
Subject: RE: Dorset Council Housing Land Trajectory

Dear Sirs

Planning hasn't yet been approved for this site so we're unsure of timescales.

Kind regards

Nicola

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Nicola Quick MRICS FAAV
Associate Partner

Carter Jonas

T: [REDACTED] | M: [REDACTED] | carterjonas.co.uk
Quad 4000, Blackbrook Park Avenue, Taunton, TA1 2PX



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Classification L2 - Business Data

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: Friday, April 19, 2024 2:44 PM
To: Nicola Quick [REDACTED]
Subject: [Ext Msg] Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): n/a

Site location: Austral Farm

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of					

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

homes					
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If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?		

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Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?		
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		
Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Friday 03 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council



planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



4. Beaminster

4.1. Land to North and West of, Cockroad Lane

Evidence

From: Sarah Barney [REDACTED]
Sent: 01 May 2024 13:49
To: planningpolicy
Subject: FW: *EXTERNAL:Dorset Council Housing Land Trajectory - Cockroad Lane, Beaminster

Dear Sir/Madam

Please see details as requested below:

Many thanks, Sarah

Sarah Barney
Senior Land Manager

Abri
Alvington | Lupin Way | Yeovil | Somerset | BA22 8WN
DD. [REDACTED] | T. [REDACTED] | M. [REDACTED]

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From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>

Sent: Friday, April 19, 2024 2:44 PM

To: Team 5 [REDACTED]

Subject: *EXTERNAL:Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): WD/D/19/000613

Site location: LAND TO NORTH AND WEST OF, COCKROAD LANE, BEAMINSTER

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes		20	38		

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in	

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adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	RM still undetermined. SOS estimated late 24/early 25

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	Yes	Existing farm buildings will need to be cleared post RM.
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	No	In ownership
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	Yes	Viability issues due to planning delays - ongoing
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	No	
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	None known at this time

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Has the site been marketed and how long for? What interest has there been in the site?	N/a	
Are there any other issues that are delaying the delivery of your site?	Yes	Planning

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Friday 03 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



5. Bere Regis

5.1. Land at White Lovington

Evidence

From: Adam Bennett [REDACTED]
Sent: 22 April 2024 16:00
To: planningpolicy

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Subject: RE: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Further to your request for information in respect of the intended delivery of Land at White Lovington, Bere Regis, I can advise as follows;

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes		10	7		

Further information	Response/comment
For sites with detailed planning permission:	Awaiting nutrient mitigation/Government announcement in relation to the LURA list of WWTP's requiring upgrade by 2030.
Number of homes under construction and completed each year.	Likely to be constructed from a single outlet once consent has been granted.
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	Delivery has been substantially delayed by the Nutrient Neutrality issue. The Application was originally recommended for approval in April 2021 by the Dorset Eastern Area Planning Committee.
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	Allocated Bere Regis Neighbourhood Plan site
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	Awaiting a grant of planning permission pursuant to resolution of the Nutrient Neutrality issue.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	Yes	Minimal clearance; the site is currently grazed.

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Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	No	None.
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	Yes	Yes, these can be overcome. Matters will be discussed with Officers following clarity on the Nutrient Neutrality issue.
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	Yes	Confirmation awaited, due to the delay in permission being granted, whether there remains a requirement for a site specific Heathland Infrastructure Project (HIP) to be delivered in the short term.
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	None.
Has the site been marketed and how long for? What interest has there been in the site?	No	None.
Are there any other issues that are delaying the delivery of your site?	Yes	Ongoing Nutrient Neutrality issues and awaiting a grant of planning permission.

Kind Regards

Adam Bennett
 BA (Hons) MRTPI
 Senior Associate Planning Consultant



Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Anniversary House
23 Abbott Road
Bournemouth BH9 1EU

Tel [REDACTED]

Mobile: [REDACTED]



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13 Queens Road, Westbourne, Bournemouth BH2 6BA

Company no:4653064 VAT 807 5083 33

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>

Sent: Friday, April 19, 2024 2:45 PM

To: Adam Bennett [REDACTED]

Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): 6/2020/0013

Site location: White Lovington, Bere Regis

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

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	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes					

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated		

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timescales for clearance and how will this affect housing delivery on site?		
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?		
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		
Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Friday 03 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team



Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



5.2. Former School Site

Evidence

From: Chris McDermott
Sent: 01 May 2024 14:19
To: planningpolicy
Subject: RE: Dorset Council Housing Land Trajectory

Afternoon,

They are waiting on the Nutrient Neutrality to be sorted and then hopefully they can put in for planning permission.

Kind regards

Chris

Chris McDermott
Senior Housing Enabling & Policy Officer
Housing
Dorset Council

dorsetcouncil.gov.uk



Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>

Sent: Friday, April 19, 2024 2:45 PM

To: Chris McDermott [REDACTED]

Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): n/a

Site location: Former School Site, Bere Regis

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes		21			

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle	

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	YES	School to be demolished. Depends when they can get planning permission as when this will happen.
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	No	
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	No	
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	No	
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Has the site been marketed and how long for? What interest has there been in the site?	Yes	This is a Council owned site and was put out to tender which closed 30 Sept 2022
Are there any other issues that are delaying the delivery of your site?	YES	Nutrient Neutrality

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Friday 03 May 2024.**

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



5.3. Back Lane

Evidence

From: Tim Hoskinson - Wyatt Homes [REDACTED]
Sent: 03 May 2024 16:57
To: planningpolicy
Subject: Re: Dorset Council Housing Land Trajectory

Dear Strategic Planning Team

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Please see below for the completed housing trajectory for Back Lane, Bere Regis.

Kind regards

Tim

Tim Hoskinson MRTPI
PLANNING DIRECTOR

Email [REDACTED]
Mobile [REDACTED]
Direct Dial [REDACTED]



Company News | Construction commences on our new head office at our Rivers Edge development in Wimborne. [Read more](#)

Head Office: 01202 668266 | 1 Parkstone Road, Poole, Dorset BH15 2NN

wyathomes.co.uk



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Please consider the environment before printing.

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>

Date: Friday, 19 April 2024 at 14:45

To: Tim Hoskinson - Wyatt Homes [REDACTED]

Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): n/a

Site location: Back Lane, Bere Regis

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes			18	33	

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	A full planning application is currently being prepared for submission Q2 2024. Delivery programme is subject to resolution of nutrient neutrality requirements.

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?		
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are		

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

the timescales for resolution of ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?		
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		
Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Friday 03 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk





5.4. North Street

Evidence

From: Tim Hoskinson - Wyatt Homes [REDACTED]
Sent: 03 May 2024 16:58
To: planningpolicy
Subject: Re: Dorset Council Housing Land Trajectory

Dear Strategic Planning Team

Please see below for the completed housing trajectory for North Street, Bere Regis.

Kind regards

Tim

Tim Hoskinson MRTPI
PLANNING DIRECTOR

Email [REDACTED]
Mobile [REDACTED]
Direct Dial [REDACTED]



Company News | Construction commences on our new head office at our Rivers Edge development in Wimborne. [Read more](#)

Head Office: 01202 668266 | 1 Parkstone Road, Poole, Dorset BH15 2NN

wyatthomes.co.uk



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Please consider the environment before printing.

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From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>

Date: Friday, 19 April 2024 at 14:45

To: Tim Hoskinson - Wyatt Homes [REDACTED]

Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): n/a

Site location: North Street, Bere Regis

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes				5	10

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	A full planning application is currently being prepared for submission Q2 2024. Delivery programme is subject to resolution of nutrient neutrality requirements.
--	--

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?		
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?		
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		
Has the site been marketed and how long for? What interest has there been in the site?		

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Are there any other issues that are delaying the delivery of your site?		
---	--	--

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Friday 03 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



6. Blandford St Mary

6.1. St Mary's Hill (Belway site)

Evidence

From: David Nash [REDACTED]
Sent: 16 May 2024 13:51
To: planningpolicy
Subject: RE: Final Reminder - Dorset Council Housing Land Trajectory (St Mary's Hill Blandford)

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Dear Sir/Madam,

Please see the return information below.

Kind regards,

David

David Nash
Planning Manager

Bellway Homes Limited (Wessex)
Embankment Way
Castleman Business Centre
Ringwood
Hampshire
BH24 1EU
www.bellway.co.uk



From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: Wednesday, May 15, 2024 10:28 AM
To: David Nash [REDACTED]
Subject: Final Reminder - Dorset Council Housing Land Trajectory

ALERT: This message originated outside of Bellway's network. **BE CAUTIOUS** before clicking any link or attachment.

Dear Sir/Madam,

This is a final reminder to please provide information to inform Dorset Council's Housing Land Trajectory (HLT). Your input is important for our assessment of future housing delivery in the area and would be very much appreciated. Please can you give a best estimate a trajectory for the site detailed below, and any other additional information you can at this time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Wednesday 22 May 2024 at the latest.

-

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Planning application number (if applicable): 2/2019/1627/REM

Site location: St Mary's Hill (Belway site) Blandford St Mary

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	48	13			

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	The site is at an advanced stage with sales taking place under both Bellway and Ashberry brands.
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	N/A the site completes in 25/26
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?		
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?		
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		
Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Wednesday 22 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



6.2. Lot 4, Brewery Site

Evidence

From: David Ramsay [REDACTED]
Sent: 17 May 2024 11:18
To: planningpolicy
Cc: Anisha Dhillon
Subject: FW: Final Reminder - Dorset Council Housing Land Trajectory

Good morning

Please see our response below.

Please let me know if you have any queries.

Kind regards

David

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

David Ramsay
MRTPI MTCP(Hons)
Partner

For and on behalf of Vail Williams LLP

T: [REDACTED] M: [REDACTED] E: [REDACTED]



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From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>

Sent: Wednesday, May 15, 2024 10:28 AM

To: Solent Planning [REDACTED]

Subject: Final Reminder - Dorset Council Housing Land Trajectory

Dear Sir/Madam,

This is a final reminder to please provide information to inform Dorset Council's Housing Land Trajectory (HLT). Your input is important for our assessment of future housing delivery in the area and

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

would be very much appreciated. Please can you give a best estimate a trajectory for the site detailed below, and any other additional information you can at this time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Wednesday 22 May 2024 at the latest.

-

Planning application number (if applicable): P/PAP/2023/00787

Site location: Lot 4, Brewery Site

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes		21			

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	n/a
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	


Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	
--	--

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	N	
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	N	
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	N	
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	N	
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	N	
Has the site been marketed and how long for? What interest has there been in the site?		<div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 15px;"></div>

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

		
Are there any other issues that are delaying the delivery of your site?	N	

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Wednesday 22 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



7. Bridport

7.1. Land at Bredy Vets Centre

Evidence

From: Ross Jessopp [REDACTED]
Sent: 13 May 2024 14:42
To: planningpolicy
Subject: RE: Dorset Council Housing Land Trajectory

Please find the answers filled in below.

Ross Jessopp

for and on behalf of

A.G.Jessopp Limited

5 Balena Close Creekmoor Industrial Estate, Poole Dorset BH17 7DD



[REDACTED] Mob: [REDACTED]

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: 07 May 2024 11:54
To: [REDACTED]
Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

For those who have already received this request regarding Dorset Council's Housing Land Trajectory, this is a gentle reminder to please provide a response. It would be helpful if you could provide your best estimate of a trajectory for the site detailed below, and any other additional information you can at this time.

If you haven't already received the request, it is because we have updated the relevant contact information for the site and are sending it to you for the first time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Tuesday 14th May 2024 at the latest.

-

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Planning application number (if applicable): n/a

Site location: BRID3: Land east of Bredy Vets Centre

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes			20	25	25

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	

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Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	The site has had ecological survey's and we are about to request pre app discussions with the development control team, to put in an application shortly after.

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	no	
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	no	
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	no	
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	no	

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Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	no	
Has the site been marketed and how long for? What interest has there been in the site?	no	
Are there any other issues that are delaying the delivery of your site?		The submission of planning has been delayed by confusion caused by changes as to the biodiversity requirements.

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Tuesday 14 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



7.2. BRID1: Vearse Farm (south east – Doug Crammond)

Evidence

From: Doug Cramond (DCP Ltd) [REDACTED]
Sent: 03 May 2024 17:09
To: planningpolicy
Subject: RE: Dorset Council Housing Land Trajectory

Dear SP Team

Please see below in red

Regards

Doug Cramond

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: 19 April 2024 14:43
To: Doug Cramond (DCP Ltd) [REDACTED]
Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): n/a

Site location: BRID1: Vearse Farm (South East - Doug Crammond)

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes			20	40	20

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	N/A
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	N/A
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	No	
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are	N/A	

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

the timescales for resolution of ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	N/A	
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	No	
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	
Has the site been marketed and how long for? What interest has there been in the site?	N/A	
Are there any other issues that are delaying the delivery of your site?	N/A	

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Friday 03 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk





7.3. BRID1: Vearse Farm (Hallam Land)

Evidence

From: Pitman, Matthew [REDACTED]
Sent: 16 May 2024 08:16
To: planningpolicy
Cc: Neil Mantell
Subject: FW: *EXTERNAL:FW: Final Reminder - Dorset Council Housing Land Trajectory

See below,

I must stress that these are estimates based on current forecast figures.

Matthew Pitman
Technical Project Manager

Barratt David Wilson Homes (a trading name of BDW Trading Ltd)

Vanguard House, Yeoford Way, Matford Business Park, Exeter, Devon EX2 8HL

Mobile: [REDACTED] Direct Line: [REDACTED] Switchboard: [REDACTED] Main Fax: [REDACTED]

From: Neil Mantell [REDACTED]
Sent: 15 May 2024 23:53
To: Pitman, Matthew [REDACTED]
Subject: *EXTERNAL:FW: Final Reminder - Dorset Council Housing Land Trajectory

FYI

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

NEIL MANTELL MRTPI
DIRECTOR

T: [REDACTED] M: [REDACTED]
www.lrmplanning.com

22 Cathedral Road, Cardiff, CF11 9LJ

REGISTERED ADDRESS: Nyewood Court, Brookers Road, Billingshurst, RH14 9RZ

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From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>

Sent: Wednesday, May 15, 2024 10:28 AM

To: Neil Mantell [REDACTED]

Subject: Final Reminder - Dorset Council Housing Land Trajectory

Dear Sir/Madam,

This is a final reminder to please provide information to inform Dorset Council's Housing Land Trajectory (HLT). Your input is important for our assessment of future housing delivery in the area and would be very much appreciated. Please can you give a best estimate a trajectory for the site detailed below, and any other additional information you can at this time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Wednesday 22 May 2024 at the latest.

-

Planning application number (if applicable): P/RES/2021/04848

Site location: BRID1: Vearse Farm (Hallam Land)

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/
-------	-------	-------	-------	-------	-------	-------	-------	-------

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

	25	26	27	28	29	30	31	32	33
Anticipated delivery of homes	20	100	100	100	100	100	100	100	40

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	Development not progresses as anticipated due to delays with EA and flood modelling at planning stage. This took from August 2022 to June 2023 to resolve.
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	NO	
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	NO	
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	NO	
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	NO	
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	NO	
Has the site been marketed and how long for? What interest has there been in the site?	NO	
Are there any other issues that are delaying the delivery of your site?	NO	

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Wednesday 22 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



7.4. BRID5: St Michaels Trading Estate

Evidence

From: Peter Atfield [REDACTED]
Sent: 25 April 2024 09:05
To: planningpolicy
Cc: [REDACTED]
Subject: FW: Dorset Council Housing Land Trajectory

Please find the reply below on behalf of Hayward & Co.

Dear Sir/Madam,

Planning application number (if applicable): 1/D/11/002012

Site location: BRID5: St Michaels Trading Estate

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes		12	24	24	32

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	<p>Current planning applications delayed because:</p> <ol style="list-style-type: none"> 1. Dorset Council lost parts of S.106 Agreement following signature by the applicant. 2. Dorset Council failed to disclose the need to update the FRA to applicant for a 2-year period. 3. Environment Agency are refusing to meet with applicant to swiftly progress a new FRA. <p>Therefore, planning permissions have not</p>

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

been issued despite committee resolution of June 2023 to grant planning permissions.

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	In Part	No action will be taken until the planning permissions are issued.
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	No	
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	No	Unless Dorset Council further delays the applications and hence adversely impacting on scheme viability, mainly the deliverability of affordable housing.
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	No	There are abnormal costs, but they are factored into the viability appraisal for the scheme.
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	
Has the site been marketed and how long for? What interest has there been in the site?	No	
Are there any other issues that are delaying the delivery of your site?	No	Unless Dorset Council raises new issues to thwart deliverability that the

applicant is not currently aware of.

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Friday 03 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



8. Broadmayne

8.1. Land adjacent to Broadmead

Evidence

From: Sarah Barney [REDACTED]
Sent: 30 April 2024 13:53
To: planningpolicy
Subject: FW: Dorset Council Housing Land Trajectory

Dear Strategic Planning Team

Please see details as requested below.

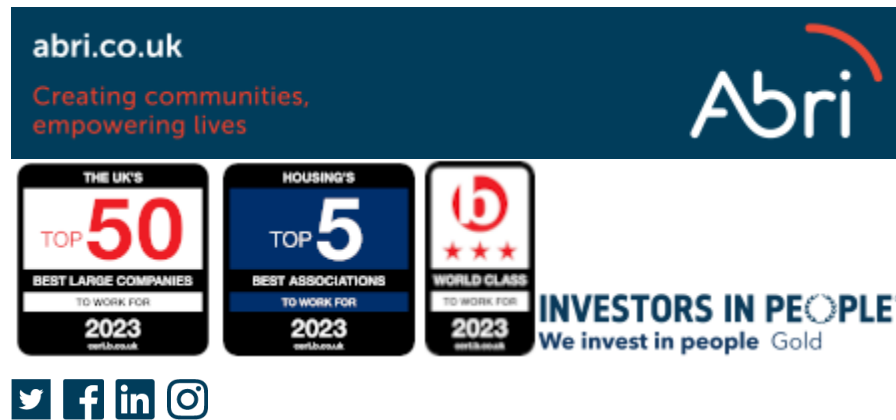
Happy to pick up any queries.

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Thanks, Sarah

Sarah Barney
Senior Land Manager

Abri
Alvington | Lupin Way | Yeovil | Somerset | BA22 8WN
DD. [REDACTED] | T. [REDACTED] | M. [REDACTED]



From: Ben Jones [REDACTED]
Sent: Monday, April 22, 2024 4:54 PM
To: Phillippa Yeates [REDACTED] Sarah Barney [REDACTED]
Cc: LOGICAL LAND [REDACTED]
Subject: [External] FW: Dorset Council Housing Land Trajectory

Hi Phillipa and Sarah

Further to email just now, please see below. I will let Brett, our planning consultant, know that we have asked Abri to respond to Dorset directly.

Many thanks

Ben

Ben Jones MRICS
M [REDACTED]
W [REDACTED]
[REDACTED]

From: Brett Spiller [REDACTED]
Sent: 19 April 2024 15:01
To: Ben Jones [REDACTED] Paul Brocklehurst [REDACTED]
Subject: FW: Dorset Council Housing Land Trajectory

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Ben / Paul

Please see below – probably one for Abri now.

Kind regards

Brett Spiller

Director

Chapman Lily Planning Limited



M: [REDACTED]

T: [REDACTED]

E: [REDACTED]

W: <http://www.clplanning.co.uk>

Unit 5 Designer House, Sandford Lane, Wareham, BH20 4DY

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From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>

Sent: Friday, April 19, 2024 2:44 PM

To: Brett Spiller [REDACTED]

Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): n/a

Site location: Land adjacent to Broadmead

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes			40	40	

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	Resolution to approve Outline Consent – subject to completion of S106 (and confirmation of offset phosphates mitigation strategy)

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	No	
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	No	█ expected to acquire following issue of outline consent and expiry of JR period.
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	No	No current constraints – this may change if continued delays through planning etc
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	Yes	Abnormal costs have been costed and do not currently impact on delivery
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	But may change depending on off-site phosphates mitigation strategy (being dealt with by the current landowner)
Has the site been marketed and how long for? What interest has there been in the site?	No	
Are there any other issues that are delaying the delivery of your site?		As above

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Friday 03 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



9. Bryanston

9.1. Lower Bryanston Farm

Evidence

From: Robert Lennis
Sent: 20 May 2024 13:53
To: Sara Hardy; Philip Reese
Subject: FW: Bryanston 2/2017/1919/OUT | Discharge of Condition 20

Robert Lennis
Lead Project Officer
Economic Growth and Infrastructure
Dorset Council


dorsetcouncil.gov.uk



Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers



From: Lucy Morgan [REDACTED]
Sent: Friday, May 17, 2024 2:30 PM
To: Robert Lennis [REDACTED]
Cc: Peter Lamb [REDACTED]
Subject: Bryanston 2/2017/1919/OUT | Discharge of Condition 20

Hi Robert,

I hope you are well.

On behalf of Taylor Wimpey, we have just submitted an application to Dorset Council to discharge condition 20 of the outline residential consent at Lower Bryanston Farm.

The Applicant is keen to commence on site towards the beginning of July so we kindly request that this application is consulted upon and processed in good time.

As always, should any queries or issues arise please do not hesitate to get in contact.

Kind regards,

Lucy

Lucy Morgan
Graduate Planner
Central South Planning

Savills, Wessex House, Priors Walk, East Borough, Wimborne BH21 1PB



Tel [REDACTED]
Mobile [REDACTED]
Email [REDACTED]
Website : <http://www.savills.co.uk>



Before printing, think about the environment

From: Planning Portal <notifications@planningportal.co.uk>
Sent: Friday, May 17, 2024 2:20 PM
To: Lucy Morgan [REDACTED]
Subject: An update on your application

EXTERNAL EMAIL: Be cautious when opening attachments or clicking links

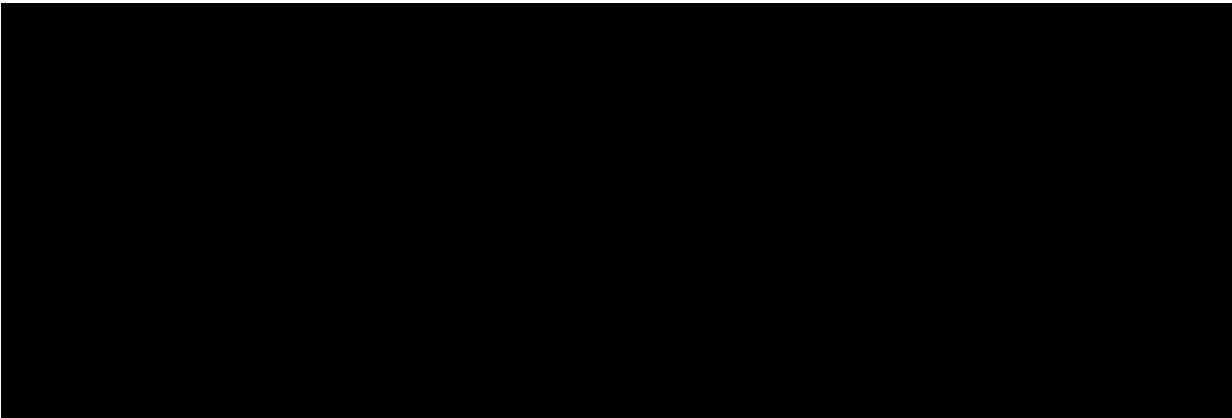
Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Dear Lucy Morgan

An update on your Approval of details reserved by a condition (discharge) application with the reference number PP-13053983.

Your application has now been received by Dorset Council and they will review and validate it within their timescales. This email is not a formal acceptance of your application by them. If more information is needed, then they will contact you directly.

Details of your application



For more information on the progress of your application, please contact the Local Planning Authority as the Planning Portal is not involved in the decision-making process.

- Dorset Council
- <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/planning>
- 01305 838336
- AppNotifications@dorsetcouncil.gov.uk

This email is for information only, please do not reply as the mailbox is not monitored. If you do need to contact us at Planning Portal, you can email support@planningportal.co.uk or browse the [FAQs on the Planning Portal website](#).

Regards

The Planning Portal Team

The Planning Portal is an online application service provided by PortalPlanQuest and supports the submission of planning application information to Local Planning Authorities in accordance with statutory regulations.

PortalPlanQuest Limited (reg. no 09400439) is a joint venture between the Department for Levelling Up, Housing & Communities (DLUHC) and TerraQuest Solutions Limited.

www.planningportal.co.uk

10. Chickerell

10.1. CHIC1: East of Chickerell

Evidence

See response below

planningpolicyteamb

From: Buczynskyj, David [REDACTED]
Sent: 24 April 2023 12:04
To: planningpolicyteamb
Subject: RE: Chickerell Urban Extension East - HLT Dorset Council

Hi Planning,

These figures are based on achieving planning permission for the site in 2023.

Anticipated delivery of homes	18	65	65	65	65
-------------------------------	----	----	----	----	----

Kind regards,

Dave Buczynskyj | Senior Development Planner

Persimmon South Coast | Aviation House, George Curl Way, Eastleigh, Southampton, SO18 2RY.

Direct line | [REDACTED]

Email | [REDACTED] **Web** | persimmonhomes.com | charleschurch.com



From: planningpolicyteamb <planningpolicyteamb@dorsetcouncil.gov.uk>
Sent: 24 April 2023 11:27
To: Buczynskyj, David [REDACTED]
Subject: Chickerell Urban Extension East - HLT Dorset Council

Dear Sir/Madam

Re: Chickerell Urban Extension East

I am updating Dorset Council's Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will show the number of houses/flats that we expect to be built over the next few years.

With regards to the above site, would you be able to update us on your anticipated timeframe for delivery? Delivery in this context means the number of units completed. Please see the table below setting out the type of information we require. Please fill in this table with your expected timeframe for delivery of this site.

	2023/24	2024/25	2025/26	2026/27	2027/28
Anticipated delivery of homes	18	75	65	65	65

11. Corfe Castle

11.1. Corfe Castle CLT

Evidence

From: Chris McDermott
Sent: 01 May 2024 14:11
To: planningpolicy
Subject: RE: Dorset Council Housing Land Trajectory

Afternoon,

They are waiting on the Nutrient Neutrality to be sorted and then hopefully they can put in for planning permission.

Chris McDermott
Senior Housing Enabling & Policy Officer
Housing
Dorset Council

[dorsetcouncil.gov.uk](https://www.dorsetcouncil.gov.uk)



From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: Friday, April 19, 2024 2:45 PM
To: Chris McDermott [REDACTED]
Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): n/a

Site location: Corfe Castle CLT

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes		22			

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	No	
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	Yes	Awaiting legal agreements
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	No	
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	No	
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	
Has the site been marketed and how long for? What interest has there been in the site?	No	
Are there any other issues that are delaying the delivery of your site?	Yes	Nutrient Neutrality

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Friday 03 May 2024.**

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



12. Charminster

12.1. Charminster Farm Phase 4

Evidence

From: Tim Hoskinson - Wyatt Homes [REDACTED]
Sent: 03 May 2024 15:35
To: planningpolicy
Subject: Re: Dorset Council Housing Land Trajectory

Dear Strategic Planning Team

Please see below for the completed trajectory for Charminster Farm Phase 4.

Kind regards

Tim

Tim Hoskinson MRTPI
PLANNING DIRECTOR

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Email [REDACTED]
 Mobile [REDACTED]
 Direct Dial [REDACTED]



Company News | Construction commences on our new head office at our Rivers Edge development in Wimborne. [Read more](#)

Head Office: 01202 668266 | 1 Parkstone Road, Poole, Dorset BH15 2NN wyatthomes.co.uk

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Please consider the environment before printing.

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Date: Friday, 19 April 2024 at 14:44
To: Tim Hoskinson - Wyatt Homes [REDACTED]
Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): WD/D/20/003259, WD/D/19/001474

Site location: Charminster Farm Phase 4 etc.

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes		23	7		

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?		
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?		

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		
Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Friday 03 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



12.2. Land West of Charminster Farm, Between Wanchard Lane and A37

Evidence

From: Tim Hoskinson - Wyatt Homes [REDACTED]
Sent: Tuesday, May 21, 2024 9:02 AM
To: Christopher Lee [REDACTED]
Subject: Re: Delivery rates - Dorset Council housing land trajectory

Dear Christopher

Please see below, which takes these sites up to completion.

Site	2020/21	2021/22	2022/23	23/24	24/25	25/26
Land Adjacent To Julians Road, Cowgrove Road And The River Stour (Cuthbury allottments New Neighbourhood)	8	97	21	13	35	29
Land West of Charminster Farm, Between Wanchard Lane and A37, Charminster			23	35	24	
Land North West of Three Lanes Way			20	15	6	

Kind regards

Tim

Tim Hoskinson MRTPI
PLANNING DIRECTOR

Email [REDACTED]
Mobile [REDACTED]
Direct Dial [REDACTED]



Company News | Construction commences on our new head office at our Rivers Edge development in Wimborne. [Read more](#)

Head Office: 01202 668266 | 1 Parkstone Road, Poole, Dorset BH15 2NN

wyathomes.co.uk



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▲ Please consider the environment before printing.

13. Child Okeford

13.1. Land off Haywards Lane

Evidence

From: Richard Smith [REDACTED]
Sent: 21 May 2024 16:47
To: planningpolicy
Subject: FW: Dorset Council Housing Land Trajectory

Richard Smith
Land & Planning Director

BrackenGroup
Building developers est.1979

[REDACTED]
[REDACTED]

www.brackengroup.co.uk

14 Minterne Road, Poole, Dorset, BH14 8NA



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Dear Sirs

Please find your form relating to our site at Child Okeford, duly completed.

Kind regards

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: Tuesday, May 7, 2024 12:21 PM

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

To: Bracken Developments [REDACTED]
Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

For those who have already received this request regarding Dorset Council’s Housing Land Trajectory, this is a gentle reminder to please provide a response. It would be helpful if you could provide your best estimate of a trajectory for the site detailed below, and any other additional information you can at this time.

If you haven’t already received the request, it is because we have updated the relevant contact information for the site and are sending it to you for the first time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Tuesday 14th May 2024 at the latest.

-

Planning application number (if applicable): P/RES/2022/03207

Site location: Land off Haywards Lane

(west of Allen Close)

Child Okeford

DT11 8DX

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	5	21			

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	Site clearance has commenced. Construction will start in July / August 24. Legal completions are shown in the for above.
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?		
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these		

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?		
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		
Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Tuesday 14 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



14. Crossways

14.1. Adj. Oaklands Park, Warmwell Road

Evidence

From: Daniel Cox [REDACTED]
Sent: 20 May 2024 12:46
To: planningpolicy
Cc: Brett Spiller
Subject: RE: Final Reminder - Dorset Council Housing Land Trajectory

Good Afternoon,

Thank you for your email. Given the current challenging housing market, it is difficult for us to provide a precise indication on housing delivery timelines, as our construction efforts are demand-driven.

Kind Regards
Dan

Please forgive any mistakes in this e-mail as I am delightfully dyslexic.

Daniel Cox
Construction Manager
MCIQB MICWCI DipFD

Allenby Homes Limited

38 Sandbanks Road, Parkstone, Poole, Dorset, BH14 8BX

Mob: [REDACTED]

Tel: [REDACTED]

Email: [REDACTED]



From: Brett Spiller [REDACTED]
Sent: Wednesday, May 15, 2024 10:51 AM

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

To: Paul Jeffries [REDACTED] Nick Dadds [REDACTED] Daniel Cox [REDACTED]

Subject: FW: Final Reminder - Dorset Council Housing Land Trajectory

FYI – see email below.

Brett Spiller
Director
Chapman Lily Planning Limited



M: [REDACTED]
T: [REDACTED]
E: [REDACTED]
W: <http://www.clplanning.co.uk>

Unit 5 Designer House, Sandford Lane, Wareham, BH20 4DY

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From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: Wednesday, May 15, 2024 10:28 AM
To: Brett Spiller [REDACTED]
Subject: Final Reminder - Dorset Council Housing Land Trajectory

Dear Sir/Madam,

This is a final reminder to please provide information to inform Dorset Council’s Housing Land Trajectory (HLT). Your input is important for our assessment of future housing delivery in the area and would be very much appreciated. Please can you give a best estimate a trajectory for the site detailed below, and any other additional information you can at this time.

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Wednesday 22 May 2024 at the latest.

-

Planning application number (if applicable): WD/D/17/002760

Site location: Adj. Oaklands Park, Warmwell Road, Crossways

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes					

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and	

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

progress towards detailed permission.	
---------------------------------------	--

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?		
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?		
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		
Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Wednesday 22 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



14.2. West of Frome Valley Road

Evidence

From: Hywel James [REDACTED]
Sent: 23 April 2024 15:12
To: planningpolicy
Cc: Mike Smith
Subject: RE: Dorset Council Housing Land Trajectory

Dear Sir / Madam,

I have set out responses on behalf of Cavanna Homes in the below table:

In summary, the planning permission has been implemented but phosphate mitigation requirements remain a constraint on the delivery of housing and there are potential viability concerns in light of the current cost of

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

credits. Accordingly, for the time being we cannot confidently state that any dwellings are deliverable in the next five years.

Kind Regards

Hywel

Hywel James
Associate Director

M [REDACTED]
E [REDACTED]



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nexusplanning.co.uk



From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: 19 April 2024 14:43
To: Hywel James [REDACTED]
Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): P/RES/2021/01645

Site location: West of Frome Valley Road

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes					

[Currently unknown due to phosphate mitigation requirements]

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	35 – 40 dwellings per annum once phosphate mitigation requirements are satisfied
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	RM approval secured and pre-commencement conditions discharged and development commenced. Awaiting a phosphates mitigation solution to be secured prior to delivering housing.
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	N/A

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Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	No	Development has commenced
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	No	
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	Yes	Phosphate mitigation requirements – off-site credits
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	No	
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	
Has the site been marketed and how long for? What interest has there been in the site?	N/A	<div style="background-color: black; width: 100%; height: 1em; margin-bottom: 2px;"></div> <div style="background-color: black; width: 100%; height: 1em; margin-bottom: 2px;"></div> <div style="background-color: black; width: 100%; height: 1em; margin-bottom: 2px;"></div> <div style="background-color: black; width: 100%; height: 1em;"></div>
Are there any other issues that are delaying the delivery of your site?	Yes	Phosphate mitigation requirements

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Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Friday 03 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



15. Dorchester

15.1. 32 Prince of Wales Road

Evidence

From: Paul Harrington [REDACTED]
Sent: 07 May 2024 12:00
To: planningpolicy
Subject: RE: Dorset Council Housing Land Trajectory

See below.

Kind regards
Paul Harrington | Architect | Director | RIBA

Morgan Carey Architects

The Goods Shed | Sandford Lane | Wareham | Dorset | BH20 4DX

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

t: [REDACTED]
e: [REDACTED]
w: [REDACTED]

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: Tuesday, May 7, 2024 11:54 AM
To: Paul Harrington [REDACTED]
Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

For those who have already received this request regarding Dorset Council’s Housing Land Trajectory, this is a gentle reminder to please provide a response. It would be helpful if you could provide your best estimate of a trajectory for the site detailed below, and any other additional information you can at this time.

If you haven’t already received the request, it is because we have updated the relevant contact information for the site and are sending it to you for the first time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Tuesday 14th May 2024 at the latest.

-

Planning application number (if applicable): WD/D/20/002387

Site location: 32 PRINCE OF WALES ROAD, DORCHESTER, DT1 1PW

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes		X			

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

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Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	No	
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	No	
Are there financial constraints/issues that may affect delivery? Do you anticipate that these	No	

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financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?		
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	No	
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	Yes	Ecology (possible additional survey work)
Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?	Yes	RMA for the site is about to be submitted. Must get permission ASAP/

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Tuesday 14 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk





15.2. Crown Gate, Sectors 3.46/47/48, Northern Quadrant, Poundbury

Evidence

From: Darren Dancey [REDACTED]
Sent: 08 May 2024 07:48
To: planningpolicy
Cc: Jason Bowerman
Subject: RE: Dorset Council Housing Land Trajectory - Crown Gate, Poundbury, Dorchester

Many thanks for sharing this Jason

Dear Strategic Planning Team

We are currently working on a revised scheme for Crown Gate. We are hopeful to have pre-app discussions with the Duchy and the LPA prior to working up the full scheme and making submission this summer. Depending on the duration to secure planning permission and any nutrient restrictions we would be hopeful to commence works on site in May 2025. First units would be delivered from around February 2026

Thanks

Darren

Darren Dancey
Managing Director South West



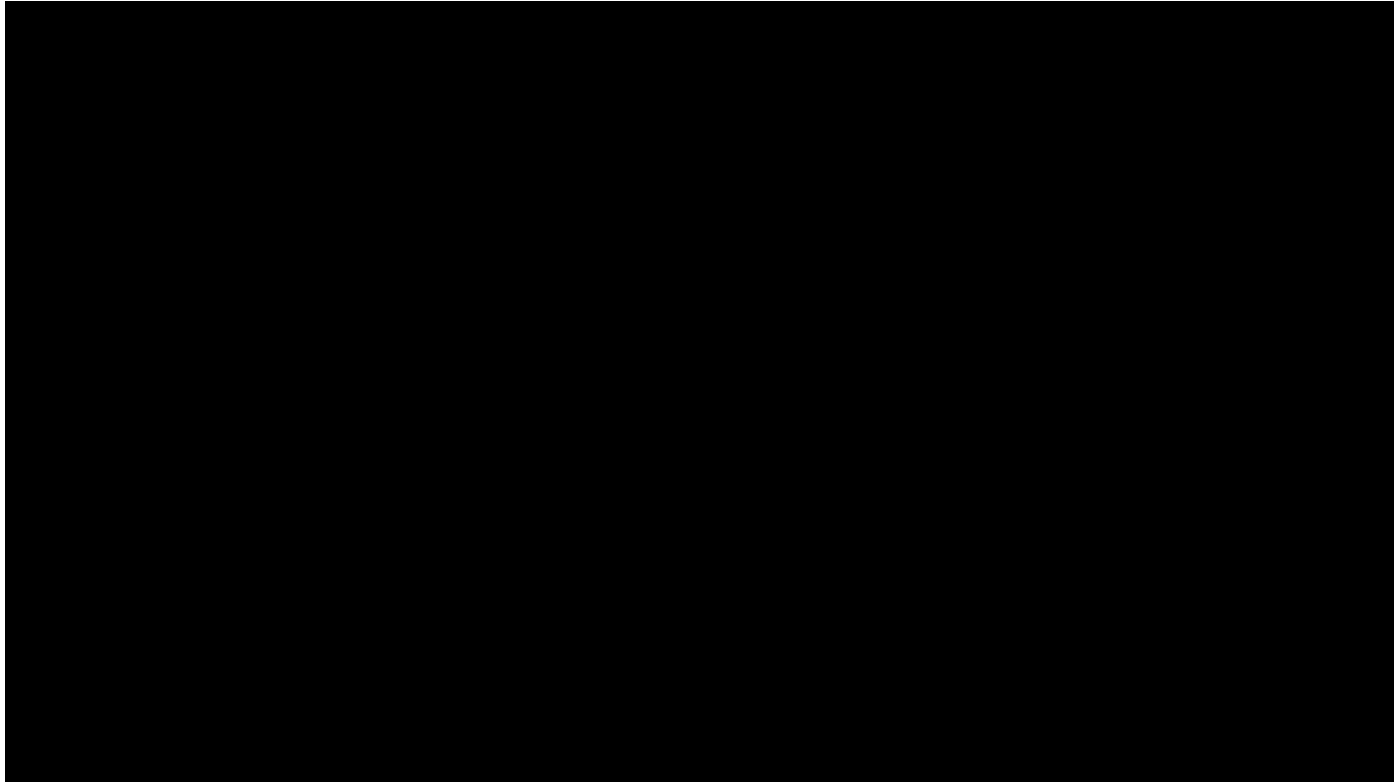
e: [REDACTED] m: [REDACTED] w: placesforpeople.co.uk

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New Kings Court, Tollgate, Chandler's Ford, Eastleigh, SO53 3LG

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From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>

Sent: Tuesday, May 7, 2024 11:54 AM

To: Jason Bowerman [REDACTED]

Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

For those who have already received this request regarding Dorset Council's Housing Land Trajectory, this is a gentle reminder to please provide a response. It would be helpful if you could provide your best estimate of a trajectory for the site detailed below, and any other additional information you can at this time.

If you haven't already received the request, it is because we have updated the relevant contact information for the site and are sending it to you for the first time.

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Tuesday 14th May 2024 at the latest.

-

Planning application number (if applicable): WD/D/17/001480

Site location: CROWN GATE, SECTORS 3.46/47/48, NORTHERN QUADRANT, POUNDBURY

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes					

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status,	

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

timescales for commencement on site and progress towards detailed permission.	
---	--

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?		
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?		
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		
Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Tuesday 14 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



15.3. North Quadrant Phases 3 & 4

Evidence

From: Jason Bowerman [REDACTED]
Sent: 07 May 2024 14:34
To: planningpolicy
Subject: Dorset Council Housing Land Trajectory - NQ Poundbury (WD/D/16/001590)

Dear Planning Strategy Team

Please see the responses below.

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers



Jason Bowerman MRICS Estate Development Manager
Duchy of Cornwall, Poundbury Farmhouse, Poundbury Farm Way
Dorchester, Dorset, DT1 3RT

www.poundbury.co.uk
www.duchyofcornwall.org

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: Tuesday, May 7, 2024 11:54 AM
To: Jason Bowerman [REDACTED]
Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

For those who have already received this request regarding Dorset Council’s Housing Land Trajectory, this is a gentle reminder to please provide a response. It would be helpful if you could provide your best estimate of a trajectory for the site detailed below, and any other additional information you can at this time.

If you haven’t already received the request, it is because we have updated the relevant contact information for the site and are sending it to you for the first time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Tuesday 14th May 2024 at the latest.

-

Planning application number (if applicable): WD/D/16/001590

Site location: North Quadrant Phases 3 & 4

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	49	29	4	0	0

With a further 15 affordable homes also being delivered 2024-2026

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	As above
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	No	
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	No	

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	No	
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	No	
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	
Has the site been marketed and how long for? What interest has there been in the site?		Ongoing development under Development Agreements
Are there any other issues that are delaying the delivery of your site?	No	Conclusion of the Phosphate mitigation provisions if relevant to minor alteration applications

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Tuesday 14 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk





15.4. North West Quadrant Phases 3 & 4

Evidence

From: Jason Bowerman [REDACTED]
Sent: 07 May 2024 14:17
To: planningpolicy
Subject: Dorset Council Housing Land Trajectory - NWQ Poundbury (WD/D/20/002764)

Dear Planning Strategy Team

Please see the responses below.



Jason Bowerman MRICS Estate Development Manager
Duchy of Cornwall, Poundbury Farmhouse, Poundbury Farm Way
Dorchester, Dorset, DT1 3RT
[REDACTED]
www.poundbury.co.uk
www.duchyofcornwall.org

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: Tuesday, May 7, 2024 11:54 AM
To: Jason Bowerman [REDACTED]
Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

For those who have already received this request regarding Dorset Council's Housing Land Trajectory, this is a gentle reminder to please provide a response. It would be helpful if you could provide your best estimate of a trajectory for the site detailed below, and any other additional information you can at this time.

If you haven't already received the request, it is because we have updated the relevant contact information for the site and are sending it to you for the first time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Tuesday 14th May 2024 at the latest.

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

-

Planning application number (if applicable): WD/D/20/002764

Site location: North West Quadrant Phases 3 & 4

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes (private housing)	0	34	56	43	0

With c68 affordable homes also being delivered 2025-2028

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	As above
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	No	
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	No	
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	No	
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	No	
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	
Has the site been marketed and how long for? What interest has there been in the site?		Development Agreements in place
Are there any other issues that are delaying the delivery of your site?	Yes	Conclusion of the Phosphate mitigation provisions if relevant to minor alteration applications

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Tuesday 14 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



15.5. Phase 3 Peverell Avenue East

Evidence

From: Jason Bowerman [REDACTED]
Sent: 07 May 2024 14:42
To: planningpolicy
Subject: Dorset Council Housing Land Trajectory - NEQ Poundbury (1/D/12/000082)

Dear Planning Strategy Team

Please see the responses below.

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers



Jason Bowerman MRICS Estate Development Manager
Duchy of Cornwall, Poundbury Farmhouse, Poundbury Farm Way
Dorchester, Dorset, DT1 3RT

www.poundbury.co.uk
www.duchyofcornwall.org

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: Tuesday, May 7, 2024 11:54 AM
To: Jason Bowerman [REDACTED]
Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

For those who have already received this request regarding Dorset Council’s Housing Land Trajectory, this is a gentle reminder to please provide a response. It would be helpful if you could provide your best estimate of a trajectory for the site detailed below, and any other additional information you can at this time.

If you haven’t already received the request, it is because we have updated the relevant contact information for the site and are sending it to you for the first time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Tuesday 14th May 2024 at the latest.

-

Planning application number (if applicable): 1/D/12/000082

Site location: Phase 3 Peverell Avenue East

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	22	0	0	0	0

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

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It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	As above
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	No	
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	No	

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Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	No	
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	No	
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	
Has the site been marketed and how long for? What interest has there been in the site?		Under Development Agreements
Are there any other issues that are delaying the delivery of your site?	No	

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Tuesday 14 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk





15.6. Tennis Courts, Trinity St Carpark

Evidence

From: Robin James [REDACTED]
Sent: 16 May 2024 09:42
To: Jim Reed; planningpolicy
Cc: [REDACTED]
Subject: RE: Final Reminder - Dorset Council Housing Land Trajectory

Hello

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	0	0	0	15	0

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	Not yet.
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land	

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	No	
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	Yes	Easement will be needed with Dorset Council. Negotiations underway.
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	Yes	Our build programme is fully committed. So start has been delayed until at least 2026/27.
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	Yes	Close to roman walls. Will need archaeological surveys during build.
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Has the site been marketed and how long for? What interest has there been in the site?	N/A	
Are there any other issues that are delaying the delivery of your site?	Yes	Held up by Nutrient Neutrality issue.

Best Wishes


Robin James
Senior Development Manager
East Boro Housing Trust

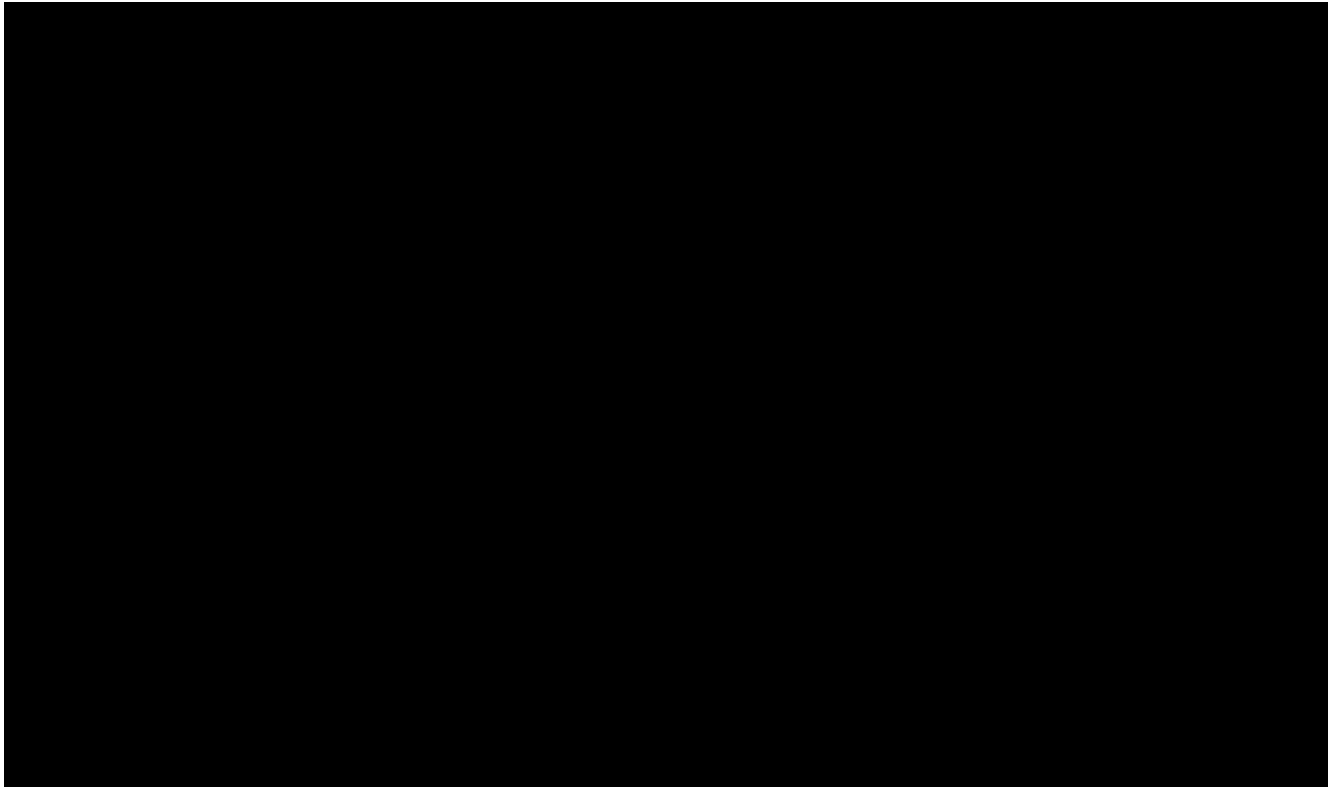
I work flexibly but my normal working times are Tuesday and Thursday mornings.

Telephone number [REDACTED]

Head Office: Faulkner House, 31 West Street, Wimborne, Dorset, BH21 1JS



 **consider the environment - do you really need to print this email?**



Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

On 15 May 2024, at 10:27, planningpolicy <planningpolicy@dorsetcouncil.gov.uk> wrote:

Dear Sir/Madam,

This is a final reminder to please provide information to inform Dorset Council’s Housing Land Trajectory (HLT). Your input is important for our assessment of future housing delivery in the area and would be very much appreciated. Please can you give a best estimate a trajectory for the site detailed below, and any other additional information you can at this time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Wednesday 22 May 2024 at the latest.

-

Planning application number (if applicable): n/a

Site location: Tennis Courts, Trinity St Carpark

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes					

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating	

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?		
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?		
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		

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<p>Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?</p>		
<p>Has the site been marketed and how long for? What interest has there been in the site?</p>		
<p>Are there any other issues that are delaying the delivery of your site?</p>		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Wednesday 22 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



16. Ferndown

16.1. Land at Greenworlds

Evidence

From: Adam Constantinou [REDACTED]
Sent: 03 May 2024 13:07
To: planningpolicy
Cc: Bob Shattock; Steven Brown
Subject: Dorset Council Housing Land Trajectory - Land at Greenworlds, Ferndown

Dear Dorset Council,

Please find below completed tables regarding Land at Greenworlds, Ferndown to help inform the Council Housing Land Trajectory work.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	0	0	15	35	

Further information	Response/comment
For sites with detailed planning permission:	N/A
Number of homes under construction and completed each year.	N/A
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	N/A
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	N/A
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	N/A

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	yes	Some limited tree clearance required. Following grant of planning permission, it is anticipated first delivery of new homes will occur in 2026/27.
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	No	
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	No	
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	No	
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	
Has the site been marketed and how long for? What interest has there been in the site?	No	
Are there any other issues that are delaying the delivery of your site?	No	

I trust the completed tables are sufficient but please do let me know if you require anything further.

Many Thanks,
Adam Constantinou Bmus (Hons) MA MRTPI

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Woolf Bond Planning Ltd
The Mitfords
Basingstoke Road
Three Mile Cross
Reading
RG7 1AT

Tel: [REDACTED]
Mob: [REDACTED]

www.woolfbond.co.uk



Woolf Bond Planning
Chartered Town Planning Consultants

17. Fontmell Magna

17.1. Blandfords Farm

Evidence

From: Simon Trueick [REDACTED]
Sent: 23 April 2024 08:30
To: planningpolicy
Subject: RE: Dorset Council Housing Land Trajectory

Morning

We are awaiting outline planning consent on this site, which we hope to obtain in the next few weeks (case officer has indicated a delegated approval).

Intelligent Land intends to build this site as custom build housing ourselves - not sell on to another developer. Architects are being selected to work with us on the custom build Reserved Matters applications.

On that basis, I have completed your tables below with our estimates, but please come back to me if you require any more details.

Kind regards
Simon Trueick
Managing Director

[REDACTED]

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers



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Please note any advice contained or attached to this report is informal and given purely as guidance unless otherwise explicitly stated. Our views on value are not intended as a formal valuation and should not be relied upon as such. They are given in the course of our advisory role. No liability is given to any third party and the figures suggested are in accordance with Professional Standards PS1 and PS2 of the RICS Valuation – Professional Standards, effective from 6th January 2014. Any advice attached is not a formal ("Red Book") valuation, and neither Intelligent Land nor the author can accept any responsibility to any third party who may seek to rely upon it, as whole or any part as such.

Intelligent Land Ltd Registered in England and Wales Company Registration Number: 07359015. VAT Registration Number: GB 998 8315 43

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: Friday, April 19, 2024 2:44 PM
To: Simon Trueick [REDACTED]
Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): P/OUT/2023/02893

Site location: Blandfords Farm

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	0	0	5	4	0

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	n/a
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	n/a
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	Outline planning consent awaiting approval – case officer has indicated a delegated approval. Conditions are agreed, now awaiting final drafting of S106. Consent hoped to be granted May/June 2024.

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can	No	Agricultural grazing land.

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commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?		
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	No	Option agreement secured.
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	No	
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	No	
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	
Has the site been marketed and how long for? What interest has there been in the site?	N/a	Option agreement with landowner.
Are there any other issues that are delaying the delivery of your site?	No	

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Friday 03 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team



Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



18. Gillingham

18.1. Land north of Common Mead Lane

Evidence

From: Miller, Nick [REDACTED]
Sent: 23 April 2024 15:13
To: planningpolicy
Subject: RE: *EXTERNAL:Dorset Council Housing Land Trajectory

Hi there

Please find expectations below (fiscal year):

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	20	41	19		

Thanks



Nick Miller MRTPI
Planner
Barratt David Wilson Southampton

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers



<http://www.barrattddevelopments.co.uk>

BDW Southampton | Tollbar House | Tollbar Way
Hedge End | Southampton SO30 2UH

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: 19 April 2024 14:44
To: Miller, Nick [Redacted]
Subject: *EXTERNAL:Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): P/RES/2022/06180

Site location: Land north of Common Mead Lane

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes					

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	

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If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?		
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?		
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal		

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costs and what are the timescales for resolution of these issues?		
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		
Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Friday 03 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



18.2. Lodden Lakes Phase 2

Evidence

From: Saul Mead - TW Southern Counties [REDACTED]
Sent: 10 May 2024 09:35
To: planningpolicy
Subject: Dorset Council Housing Land Trajectory

Dear Team

Please find below your completed questionnaire for P/RES/2022/00263.

Best Regards,
Saul Mead

Saul Mead | Senior Engineer | Taylor Wimpey (Southern Counties)
Colvedene Court, Wessex Business Park, Wessex Way, Colden Common, WINCHESTER.
SO21 1WP.

Tel.: [REDACTED] | Tel.: [REDACTED] | E-mail: [REDACTED]

Taylor Wimpey Southern Counties is a division of Taylor Wimpey UK Limited

The logo for Taylor Wimpey, with 'Taylor' in red and 'Wimpey' in purple.

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: Tuesday, May 7, 2024 11:54 AM
To: Saul Mead - TW Southern Counties [REDACTED]
Subject: Dorset Council Housing Land Trajectory

Warning: This email is from an external sender, please be cautious when opening attachments or links.

Dear Sir/Madam,

For those who have already received this request regarding Dorset Council's Housing Land Trajectory, this is a gentle reminder to please provide a response. It would be helpful if you could provide your best estimate of a trajectory for the site detailed below, and any other additional information you can at this time.

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

If you haven't already received the request, it is because we have updated the relevant contact information for the site and are sending it to you for the first time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Tuesday 14th May 2024 at the latest.

-

Planning application number (if applicable): P/RES/2022/00263

Site location: Lodden Lakes Phase 2

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	10	56	49	0	0

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	Reserved Matters planning permission granted.
Number of homes under construction and completed each year.	As per table
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	Delays in commencement due to planning issues and previous phase with outstanding plots to sell.
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	

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Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	No	
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	No	
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	Yes	Ground conditions have increased the costs of both foundations and roads. These can be overcome but have meant changes to programme
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	Yes	See above
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	
Has the site been marketed and how long for? What interest has there been in the site?	N/A	

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Are there any other issues that are delaying the delivery of your site?	No	
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Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Tuesday 14 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



18.3. St Martins Extra Care

Evidence

From: Sarah Obrien [REDACTED]
Sent: 21 May 2024 14:01
To: planningpolicy
Subject: FW: Final Reminder - Dorset Council Housing Land Trajectory

Hi

Please see below. Hopefully this is what you are after if not, please let me know.

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Kind regards



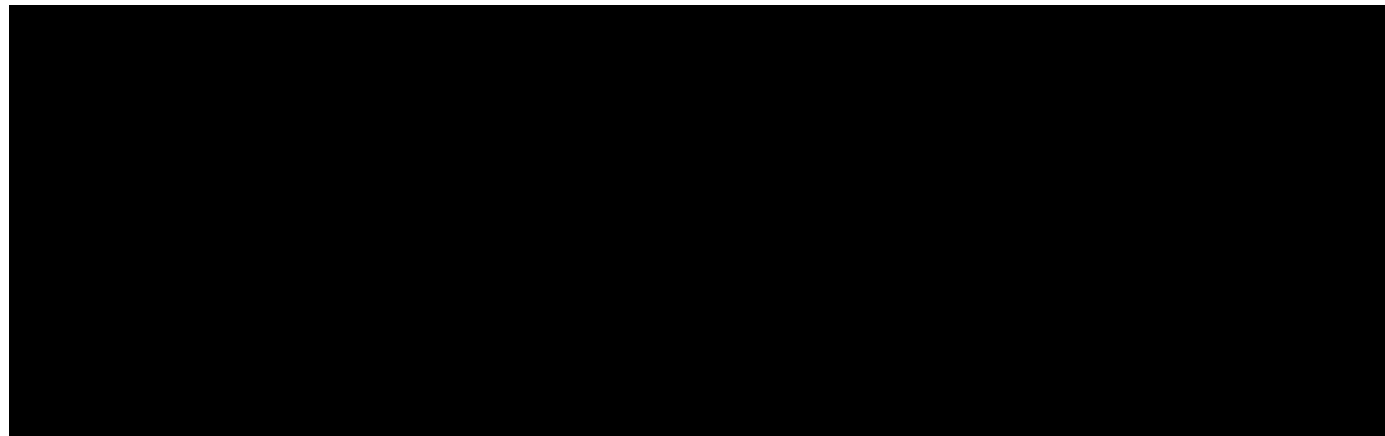
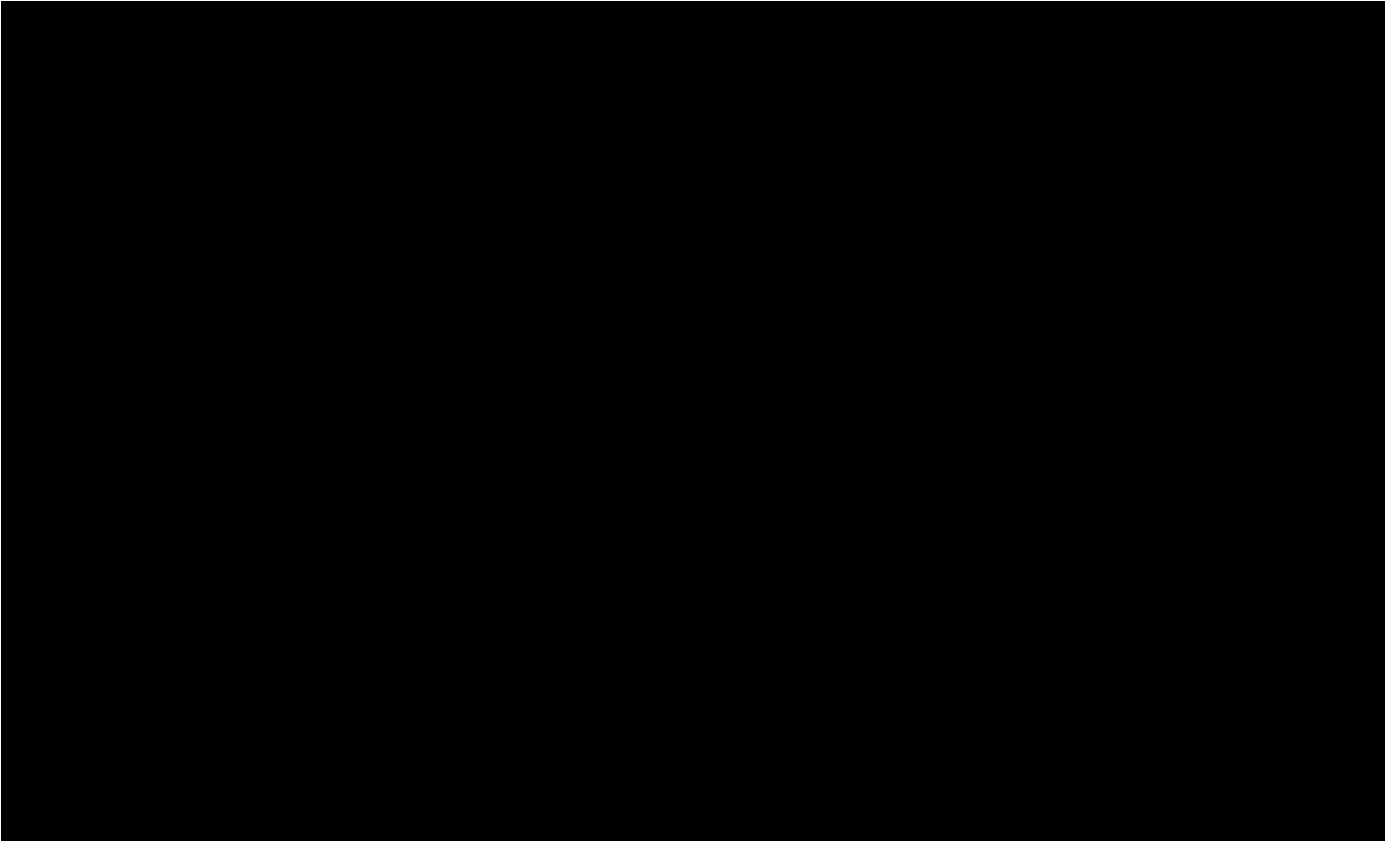
Sarah O'Brien | Consultant Development Manager

Mobile: [REDACTED]



magna.org.uk #teammagna

Please note – my working days are generally Tuesday, Wednesday and Thursday.



Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

This is a final reminder to please provide information to inform Dorset Council’s Housing Land Trajectory (HLT). Your input is important for our assessment of future housing delivery in the area and would be very much appreciated. Please can you give a best estimate a trajectory for the site detailed below, and any other additional information you can at this time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Wednesday 22 May 2024 at the latest.

Planning application number (if applicable): 2/2018/1437/FUL

Site location: St Martins Extra Care

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	55				

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year. It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	55
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	Building completion is anticipated to be exactly 1 year later than original programme forecast. The contractor insists that labour and power have been the key drivers for late delivery.
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on	

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	n/a

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?		n/a
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?		n/a
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?		n/a
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		n/a

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<p>Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?</p>		<p>Legal land transfer for new substation was delayed by SSE/MUA due to wording of transfer being agreed, but this has now been resolved and power is on. The cost is substantial to the contractor as the scheme is now running a year late and LADs have been applied for non-delivery.</p>
<p>Has the site been marketed and how long for? What interest has there been in the site?</p>		<p>Will be marketed by Dorset Council, Dorset Care and Magna as it is over 55years with care provision</p>
<p>Are there any other issues that are delaying the delivery of your site?</p>		<p>Labour availability in Gillingham reported as key issue, and labour levels have remained low on site throughout the build</p>

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Wednesday 22 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk
dorsetcouncil.gov.uk



18.4. J H Rose & Sons, Station Road

Evidence

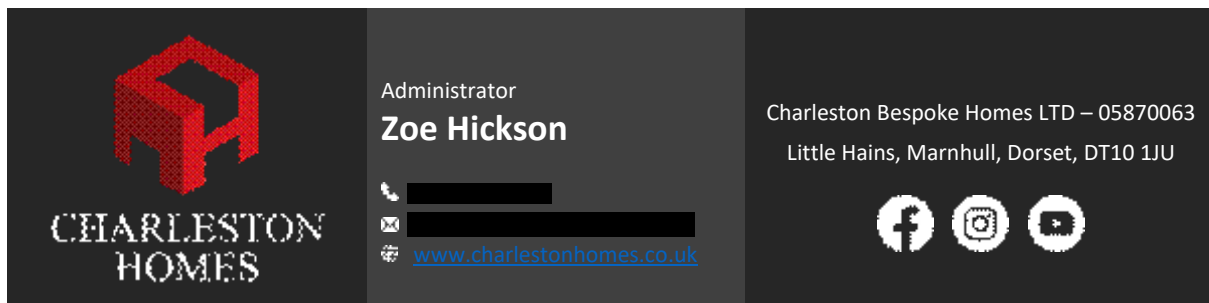
From: [REDACTED]
Sent: 23 April 2024 09:01
To: planningpolicy
Cc: Gary Adlem
Subject: Re: Dorset Council Housing Land Trajectory
Attachments: Dorset Council Housing Land Trajectory.pdf

Good Morning,

Please see attached.

Kind Regards,

Zoe



The image shows a business card for Charleston Homes. On the left is the logo, a red 3D cube with the text 'CHARLESTON HOMES' below it. The middle section identifies the Administrator as 'Zoe Hickson' and provides contact information: a phone number, an email address, and the website 'www.charlestonhomes.co.uk'. The right section lists the company name 'Charleston Bespoke Homes LTD – 05870063' and the address 'Little Hains, Marnhull, Dorset, DT10 1JU'. At the bottom right are icons for Facebook, Instagram, and YouTube.



This email and any files attached are intended solely for the use of the individual or entity to whom they are addressed to. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy, distribute, or disclose it to anyone else. If you have received this email in error, please notify the sender immediately. The recipient should check this email and any attachments for the presence of viruses. We accept no liability for any damage caused by any virus transmitted by this email.

From: Gary Adlem [REDACTED]
Date: Friday, 19 April 2024 at 15:26
To: [REDACTED]
Subject: FW: Dorset Council Housing Land Trajectory

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Best Regards,

 CHARLESTON HOMES	Director Gary Adlem ☎ [REDACTED] ✉ [REDACTED] # www.charlestonhomes.co.uk	Charleston Bespoke Homes LTD – 05870063 Little Hains, Marnhull, Dorset, DT10 1JU   
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Planning application number (if applicable): P/FUL/2022/02964

Site location: J H Rose & Sons, Station Road

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	0	17			

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	None.
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	Cannot sell the site.
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If

more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	Yes	Demolishing of the existing commercial unit has been completed.
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	No	No issues.
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	No	
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	Yes	Yes – build cost and value of site.
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	
Has the site been marketed and how long for? What interest has there been in the site?	Yes	15 months – very little interest.
Are there any other issues that are delaying the delivery of your site?	Yes	Restrains by the council, need more houses on the site to gain the value.

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Friday 03 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>

Date: Friday, 19 April 2024 at 14:44

To: [REDACTED]

Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): P/FUL/2022/02964

Site location: J H Rose & Sons, Station Road

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes					

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more

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information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?		
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?		
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		
Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Friday 03 May 2024.**

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



19. Holt

19.1. Springfields

Evidence

From: Martin Short
Sent: 29 April 2024 13:48
To: planningpolicy
Cc: Paul Derrien
Subject: RE: Dorset Council Housing Land Trajectory

Good morning

Thank you for your email (below), which has been forwarded to me to reply.

The Housing Enabling team are aware of this proposed scheme, which proposes to provide six affordable homes, as rural exception site. The breakdown of the scheme is as follows:

3 x 3 bedroom houses. Rented.

2 x 3 bedroom houses. Shared Ownership

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1 x 4 bedroom house. Shared Ownership

A planning application has been submitted for the scheme and is currently under consideration by the case officer.

We have not been made aware of timeframe for delivery of these homes but anticipate completion in year 26/27.

Thank you

Best regards

Martin Short
Housing Enabling Officer
Housing
Dorset Council

[Redacted]

Monday-Thursday (Friday - non-working day)

dorsetcouncil.gov.uk



From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>

Sent: Friday, April 26, 2024 11:15 AM

To: Paul Derrien [Redacted]

Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable):

Site location: Springfields, Holt

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

2024/25	2025/26	2026/27	2027/28	2028/29
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Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Anticipated delivery of homes			6		
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If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this		

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

affect housing delivery on site?		
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?		
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		
Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Friday 03 May 2024.**

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure



Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



20. Lytchett Matravers

20.1. Blaney's Corner

Evidence

From: Tim Hoskinson - Wyatt Homes [REDACTED]
Sent: 03 May 2024 16:15
To: planningpolicy
Subject: Re: Dorset Council Housing Land Trajectory

Dear Strategic Planning Team

Please see below for the completed housing trajectory for land at Blaneys Corner, Lytchett Matravers.

Kind regards

Tim

Tim Hoskinson MRTPI
PLANNING DIRECTOR

Email [REDACTED]
Mobile [REDACTED]
Direct Dial [REDACTED]



Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Company News | Construction commences on our new head office at our Rivers Edge development in Wimborne. [Read more](#)

Head Office: 01202 668266 | 1 Parkstone Road, Poole, Dorset BH15 2NN

wyatthomes.co.uk



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Please consider the environment before printing.

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>

Date: Friday, 19 April 2024 at 14:45

To: Tim Hoskinson - Wyatt Homes [REDACTED]

Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): P/FUL/2022/01095

Site location: Blaney's Corner, Lytchett Matravers

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes		4	21		

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating	

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	Full planning application for 25 homes submitted February 2022. Determination is pending, subject to progress of the Purbeck Local Plan. Delivery programme is also contingent on resolution of nutrient neutrality requirements.

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?		
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?		
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		
Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Friday 03 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



20.2. East of Flowers Drive

Evidence

From: Tim Hoskinson - Wyatt Homes [REDACTED]
Sent: 03 May 2024 16:47
To: planningpolicy
Subject: FW: Dorset Council Housing Land Trajectory

Dear Strategic Planning Team

Please note there is an error my previous email below regarding East of Flowers Road, Lytchett Matravers. The correct information for this site is set out below.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes			12	16	

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	Full planning application for 28 homes is currently being prepared for submission Q3 2024. Delivery programme is subject to progress of the Purbeck Local Plan and resolution of nutrient neutrality requirements.

Kind regards

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Tim

Tim Hoskinson MRTPI
PLANNING DIRECTOR

Email [REDACTED]
Mobile [REDACTED]
Direct Dial [REDACTED]



Company News | Construction commences on our new head office at our Rivers Edge development in Wimborne. [Read more](#)

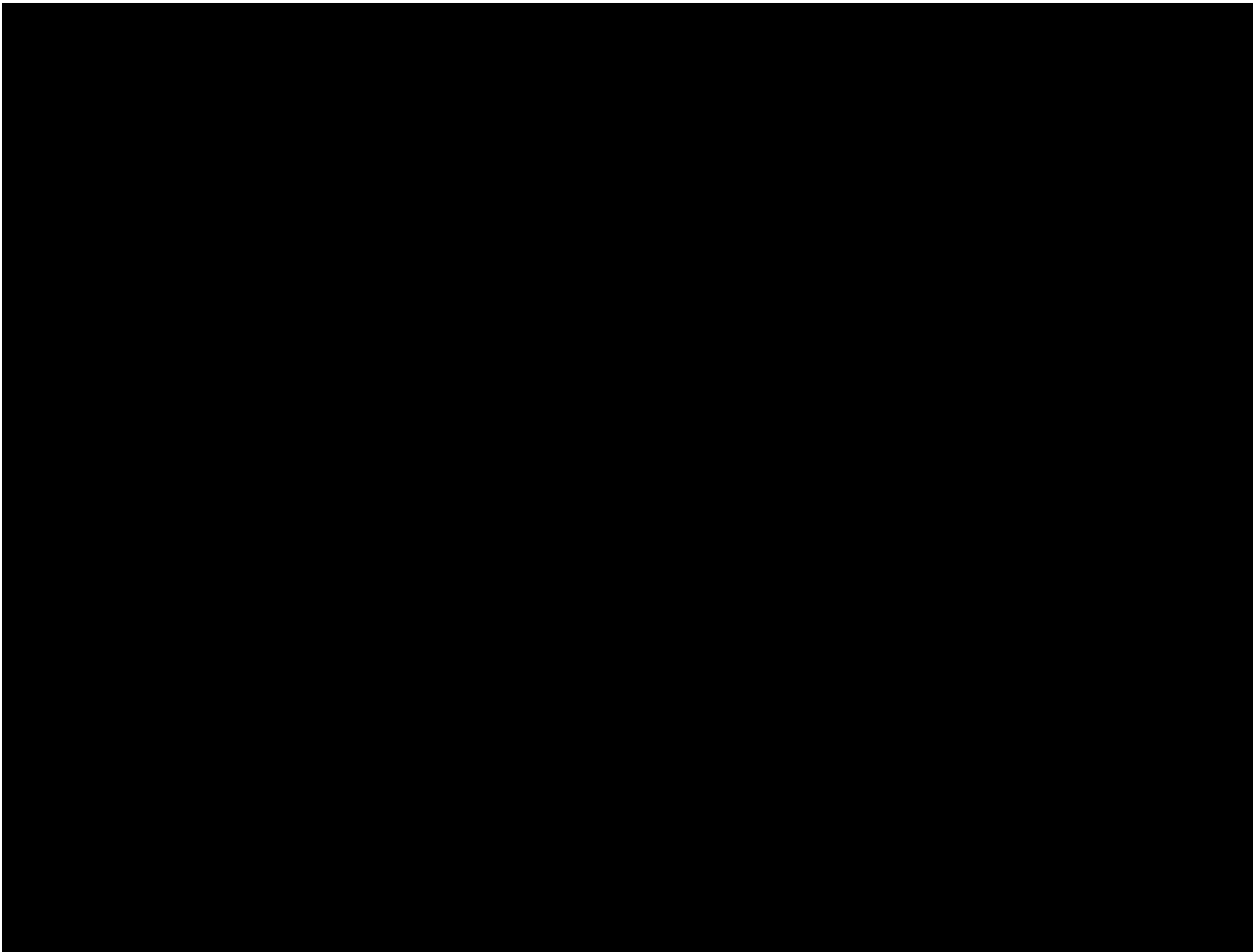
Head Office: 01202 668266 | 1 Parkstone Road, Poole, Dorset BH15 2NN

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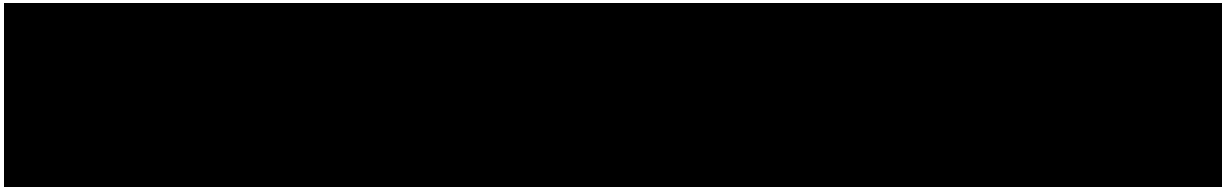
Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Planning application number (if applicable): n/a

Site location: East of Flowers Drove, Lytchett Matravers

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.



If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?		
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?		
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		
Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

We would be very grateful if you could respond with this information **by Friday 03 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



20.3. East of Wareham Road

Evidence

From: Tim Hoskinson - Wyatt Homes [REDACTED]
Sent: 03 May 2024 16:36
To: planningpolicy
Subject: Re: Dorset Council Housing Land Trajectory

Dear Strategic Planning Team

Please see below for the completed housing trajectory for East of Wareham Road, Lytchett Matravers.

Kind regards

Tim

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Tim Hoskinson MRTPI
PLANNING DIRECTOR

Email [REDACTED]
Mobile [REDACTED]
Direct Dial [REDACTED]



Company News | Construction commences on our new head office at our Rivers Edge development in Wimborne. [Read more](#)

Head Office: 01202 668266 | 1 Parkstone Road, Poole, Dorset BH15 2NN

wyatthomes.co.uk



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Please consider the environment before printing.

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>

Date: Friday, 19 April 2024 at 14:45

To: Tim Hoskinson - Wyatt Homes [REDACTED]

Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): 6/2021/0282

Site location: East of Wareham Road, Lytchett Matravers

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes		12	48	35	

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	Full planning application for 95 homes submitted May 2021. Determination is pending, subject to progress of the Purbeck Local Plan. Delivery programme is also contingent on resolution of nutrient neutrality requirements.

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?		
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these		

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?		
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		
Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Friday 03 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk





21. Milborne St Andrew

21.1. Goulds Farm, Little England

Evidence

From: MDM Developments Ltd [REDACTED]
Sent: 22 April 2024 12:01
To: planningpolicy
Subject: RE: Dorset Council Housing Land Trajectory

Please see responses below.

[MDM Developments Ltd | T \[REDACTED\]](#)

www.mdmdevelopments.co.uk

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: 19 April 2024 14:44
To: MDM Developments Ltd [REDACTED]
Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): 2/2009/0206/PLNG + P/VOC/2021/00510

Site location: Goulds Farm, Little England, MILBORNE ST ANDREW

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

2024/25	2025/26	2026/27	2027/28	2028/29
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Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Anticipated delivery of homes	7				
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If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	Building out Goults Farm now.
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this	No	

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

affect housing delivery on site?		
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	No	
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	No	
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	No	
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	
Has the site been marketed and how long for? What interest has there been in the site?		Not Yet
Are there any other issues that are delaying the delivery of your site?	No	

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Friday 03 May 2024.**

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure



Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



21.2. Land South Of Milborne Business Centre

Evidence

From: Richard Smith [REDACTED]
Sent: 21 May 2024 16:43
To: planningpolicy
Subject: FW: Dorset Council Housing Land Trajectory

Richard Smith
Land & Planning Director

BrackenGroup
Building developers est.1979

[REDACTED]
[REDACTED]
www.brackengroup.co.uk

14 Minterne Road, Poole, Dorset, BH14 8NA



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Dear Sirs

Please find your form relating to our site at Milborne St Andrew, duly completed.

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Kind regards

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: Tuesday, May 7, 2024 12:26 PM
To: Bracken Developments [REDACTED]
Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

For those who have already received this request regarding Dorset Council’s Housing Land Trajectory, this is a gentle reminder to please provide a response. It would be helpful if you could provide your best estimate of a trajectory for the site detailed below, and any other additional information you can at this time.

If you haven’t already received the request, it is because we have updated the relevant contact information for the site and are sending it to you for the first time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Tuesday 14th May 2024 at the latest.

-

Planning application number (if applicable): 2/2019/0403/OUT

Site location: Land South Of Milborne Business Centre

Blandford Hill

Milborne St Andrew

Dorset

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes		10	30	18	

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	No	

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	No	
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	Yes	Approval of the RM application and delivery of the site is stalled pending a resolution to the Poole Harbour nutrient neutrality issue.
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	Yes	The cost of achieving nutrient neutrality credits is currently unknown.
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	Yes	As above
Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Tuesday 14 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council



Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



22. Okeford Fitzpaine

22.1. Buildings And Land At Pleydells Farm, Lower Street

Evidence

From: Mark Parsons [REDACTED]
Sent: 15 May 2024 11:02
To: planningpolicy
Subject: RE: Final Reminder - Dorset Council Housing Land Trajectory

Dear Sirs

Please find our completed Housing Land Trajectory.

If you need clarification on any of the below, please either e-mail or call on the below number.

Thanks

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Mark Parsons
Parsons & Joyce Contractors Limited



t: [REDACTED]
f: [REDACTED]
e: [REDACTED]
a: **44 Ashley Road, Parkstone, Poole, Dorset, BH14 9BN**

Registered in England No. 1397067
Registered Company Address - 44 Ashley Road,
Parkstone, Poole, Dorset, BH14 9BN

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From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: Wednesday, May 15, 2024 10:28 AM
To: Mark Parsons [REDACTED]
Subject: Final Reminder - Dorset Council Housing Land Trajectory

Dear Sir/Madam,

This is a final reminder to please provide information to inform Dorset Council's Housing Land Trajectory (HLT). Your input is important for our assessment of future housing delivery in the area and would be very much appreciated. Please can you give a best estimate a trajectory for the site detailed below, and any other additional information you can at this time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Wednesday 22 May 2024 at the latest.

-

Planning application number (if applicable): P/FUL/2021/01931

Site location: Buildings And Land At Pleydells Farm, Lower Street, Okeford Fitzpaine

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	0	10 HA and low cost housing.	17 Private Sale		

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
	P/FUL/2021/01931
Number of homes under construction and completed each year.	AS Above
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	Awaiting sign off from the Council on Planning conditions. Date for period ended 29 th April 2024.
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	Yes	Site Clearance of existing buildings
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	No	
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	Yes	<p>Build costs meeting new Building Control requirements.</p> <p>The increase in material and labour cost. This has had an increase to the cost to build these units by around 25%.</p> <p>To provide the HA units we are have to contribute £300,000 to the build cost. This doesn't help with section 106 payment being sought on these units.</p> <p>Consideration given on materials to be used, Planning Conditions. Hands of the Planning Officer.</p> <p>House Prices increasing to reduce the gap. Unlikely this year.</p> <p>We have looked at Using GSHP, with the idea that purchasers would pay a premium to have stable fuel costs. The agents do not believe we would achieve</p>

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

		additional re-sale figures in this approach.
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	No	
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	
Has the site been marketed and how long for? What interest has there been in the site?	No	
Are there any other issues that are delaying the delivery of your site?	No	

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Wednesday 22 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



23. Shaftesbury

23.1. Land off Wincombe Lane

Evidence

From: Briggs, Sam [REDACTED]
Sent: 25 April 2024 16:08
To: planningpolicy
Subject: RE: *EXTERNAL:Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Please see below the information filled in regarding Land off Wincombe Lane.

Kind regards


Sam Briggs
Trainee Planner
Barratt David Wilson Southampton



[REDACTED]
[REDACTED]
<http://www.barrattddevelopments.co.uk>

BDW Southampton | Tollbar House | Tollbar Way
Hedge End | Southampton SO30 2UH

Dear Sir/Madam,

Planning application number (if applicable): P/FUL/2021/01429

Site location: Land off Wincombe Lane

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	40	34	25	Nothing confirmed yet	Nothing Confirmed yet

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	162 units in total and completed each year varies as per the above 40 in 24/25 and 24 in 25/26 FY.
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	No	
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	No	
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	No	
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	No	
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	
Has the site been marketed and how long for? What interest has there been in the site?	Yes	The site has been marketed since 27 th May 2022 and Been slow there, which has now picked up.
Are there any other issues that are delaying the delivery of your site?		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Friday 03 May 2024.**

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



24. Sixpenny Handley

24.1. Land south of Common Road

Evidence

From: Martin Short
Sent: 29 April 2024 13:48
To: planningpolicy
Cc: Paul Derrien
Subject: RE: Dorset Council Housing Land Trajectory

Good morning

Thank you for your email (below), which has been forwarded to me to reply.

The Housing Enabling team are aware of this proposed scheme, which is CLT led. Aster are the RP working with the CLT, at this time. We understand that no planning application has currently been submitted, although this should happen shortly.

We have not been made aware of timeframe for delivery of these homes but anticipate completion in year 26/27.

Thank you

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Best regards

Martin Short
Housing Enabling Officer
Housing
Dorset Council

██████████

Monday-Thursday (Friday - non-working day)

dorsetcouncil.gov.uk



From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>

Sent: Friday, April 26, 2024 11:17 AM

To: Paul Derrien ██████████

Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable):

Site location: Land south of Common Road, Sixpenny Handley

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes			10		

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?		
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these		

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financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?		
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		
Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Friday 03 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk





24.2. Land off Dean Lane

Evidence

From: Philip Saunders - Wyatt Homes [REDACTED]
Sent: 03 May 2024 13:05
To: planningpolicy
Subject: Dorset Council Housing Land Trajectory - Land off Dean Lane, Sixpenny Handley SHLAA ref: LA/SIXP/004

Dear Sir / Madam,

Site location: Land off Dean Lane, Sixpenny Handley **SHLAA ref: LA/SIXP/004**

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29	2029/2030
Anticipated delivery of homes				10	25	20

Housing delivery of c. 50 units (private and affordable) could take place towards the end of the 5 year trajectory period, and into the years beyond (please see table above). However, this would likely be subject to a housing allocation within the emerging Dorset Local Plan and a subsequent planning permission.

I would also be grateful if you could update the contact details you hold for this site to mine for future reference.

Kind regards

Philip

Philip Saunders MRTPI
PLANNING MANAGER

Email [REDACTED]
Mobile [REDACTED]
Direct Dial [REDACTED]



Company News | Construction commences on our new head office at our Rivers Edge development in Wimborne. [Read more](#)

Head Office: 01202 668266 | 1 Parkstone Road, Poole, Dorset BH15 2NN

wyatthomes.co.uk



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Please consider the environment before printing.

24.3. Land at Back Lane (site 1)

Evidence

From: Alex King [REDACTED]
Sent: 07 May 2024 17:48
To: planningpolicy
Subject: RE: Dorset Council Housing Land Trajectory

Hi

Answers below – its brief, but let me know if you need anything further that would assist you

Kind regards,

Alex King - Managing Director

Mission Town Planning Ltd

Tel; [REDACTED]



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From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: Tuesday, May 7, 2024 3:42 PM
To: Alex King [REDACTED]
Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

For those who have already received this request regarding Dorset Council's Housing Land Trajectory, this is a gentle reminder to please provide a response. It would be helpful if you could provide your best estimate of a trajectory for the site detailed below, and any other additional information you can at this time.

If you haven't already received the request, it is because we have updated the relevant contact information for the site and are sending it to you for the first time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Tuesday 14th May 2024 at the latest.

-

Planning application number (if applicable): P/FUL/2021/05768

Site location: Land at Back Lane (site 1), Sixpenny Handley

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes			22		

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	Ref; P/FUL/2021/05768
Number of homes under construction and completed each year.	All within 26/27
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	The application has been with the Council for 3 years waiting for determination.
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	No	
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	no	
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	Yes	The viability issue of delivering the site are significant.
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	Yes	Delivery of the development in terms of AH delivery, and build cost are significant.
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	
Has the site been marketed and how long for? What interest has there been in the site?	No	
Are there any other issues that are delaying the delivery of your site?	Yes	Obtaining planning permission.

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Tuesday 14 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



24.4. Land off The Orchard

Evidence

From: Richard Mears [REDACTED]
Sent: 10 May 2024 15:59
To: planningpolicy
Cc: Peter Lamb
Subject: Dorset Council Housing Land Trajectory - Land off The Orchard, Sixpenny Handley

Dear Sir / Madam,

On behalf of Peter Lamb, please find below our response in regards Land off The Orchard, Sixpenny Handley.

Please do let us know if any further information is required.

Kind regards,

Richard Mears MRTPI
Associate
Central South Planning

Savills, Wessex House, Priors Walk, East Borough, Wimborne, BH21 1PB



Tel : [REDACTED]
Email : [REDACTED]
Website : www.savills.co.uk



From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: Tuesday, May 7, 2024 11:55 AM
To: Peter Lamb [REDACTED]
Subject: Dorset Council Housing Land Trajectory

EXTERNAL EMAIL: Be cautious when opening attachments or clicking links

Dear Sir/Madam,

For those who have already received this request regarding Dorset Council’s Housing Land Trajectory, this is a gentle reminder to please provide a response. It would be helpful if you could provide your best estimate of a trajectory for the site detailed below, and any other additional information you can at this time.

If you haven’t already received the request, it is because we have updated the relevant contact information for the site and are sending it to you for the first time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Tuesday 14th May 2024 at the latest.

-

Planning application number (if applicable):

Site location: Land off The Orchard, Sixpenny Handley

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes					30

Comment - 30 units anticipated for delivery by 2028/29 or if later, by 2034. Build out could occur over a one to two year period

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If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	N/A
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	N/A
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	N/A

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	Yes	Agricultural use could cease in 12 months
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are	No	

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the timescales for resolution of ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?		Most likely that site would be delivered by a developer via option agreement
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		Abnormal costs have not be identified at this stage
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	
Has the site been marketed and how long for? What interest has there been in the site?	No	
Are there any other issues that are delaying the delivery of your site?	No	

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Tuesday 14 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk





25. Stalbridge

25.1. Land South Of The Paddocks

Evidence

From: Briggs, Sam [REDACTED]
Sent: 25 April 2024 16:13
To: planningpolicy
Subject: RE: *EXTERNAL:Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Please see the relevant information filled in below.

Kind regards



Sam Briggs
Trainee Planner
Barratt David Wilson Southampton



[REDACTED]
[REDACTED]
<http://www.barrattddevelopments.co.uk>

BDW Southampton | Tollbar House | Tollbar Way

Hedge End | Southampton S030 2UH

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: 25 April 2024 15:33
To: Jones, Julian D [REDACTED]
Subject: *EXTERNAL:Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): P/RES/2022/06181

Site location: Land South Of The Paddocks

Lower Road

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	23	27	27	27	Nothing Confirmed Yet

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	114 and as per the below an Average of about 25 homes completed each year currently.
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	no	
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	no	
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	no	
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	no	
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their	no	

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resolution?		
Has the site been marketed and how long for? What interest has there been in the site?	Yes	The site has been marketed since the 28/02/24. Early stages still.
Are there any other issues that are delaying the delivery of your site?	no	

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Friday 03 May 2024.**

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



26. Stoborough

26.1. West Lane, Land at Steppingstones Fields

Evidence

From: Edward Leeson [REDACTED]
Sent: 03 May 2024 16:43
To: planningpolicy
Cc: Michael Drake; Gavin Davis
Subject: RE: Dorset Council Housing Land Trajectory

Good afternoon,

In response to Dorset Council's email below, regarding planning application P/FUL/2022/07955 and the expected delivery of units on the site for the Council's Housing Land Trajectory, we would advise that 9 units are expected to be delivered in the year 2025/26. We would also advise that the issue of nutrient neutrality is likely to have an impact on the timeframe for determining the application.

I trust the above is helpful and of use but please do come back to us if you have any queries.

Kind regards

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: 22 April 2024 16:17
To: Amber Janney [REDACTED]
Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): P/FUL/2022/07955

Site location: West Lane, Land at Steppingstones Fields, Stoborough

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

2024/25	2025/26	2026/27	2027/28	2028/29
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Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Anticipated delivery of homes					
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If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this		

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

affect housing delivery on site?		
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?		
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		
Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Friday 03 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure



Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



26.2. Land North of West Lane

Evidence

From: Martin Miller [REDACTED]
Sent: 14 May 2024 11:29
To: planningpolicy
Subject: Re: Dorset Council Housing Land Trajectory
Attachments: West Lane Stoborough Delivery timetable.docx

Dear Sir / Madam

Here is our estimate of delivery for the West Lane Stoborough site.

Regards

Martin

--

Martin Miller MPhil MRTPI
Director
Office [REDACTED]
Mobile [REDACTED]



Planning application number (if applicable): 6/2019/0639

Site location: Land North of West Lane, Stoborough

Dorset Council resolved to approve outline planning application 6/2019/0639 in August 2021. The section 106 agreement was signed in March 2022 but the planning permission has not been able to be issued due to nutrient neutrality. A solution has, however, been identified and so we are hopeful that the planning permission will be issued by 1 June 2024. This will pave the way for a reserved matters application to be prepared and submitted.

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	0	0	8	7	0

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	N/A
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	N/A
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	The site will be built out by a local development company. We currently anticipate the construction of 8 dwellings per annum.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	No	
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what	No	

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progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	No	
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	No	
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	
Has the site been marketed and how long for? What interest has there been in the site?	Yes	The site has been marketed for the last five years and a development partner has been identified
Are there any other issues that are delaying the delivery of your site?	Yes	Nutrient neutrality has delayed the issuing of the planning permission

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>

Date: Tuesday, 7 May 2024 at 11:55

To: Martin Miller [REDACTED]

Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

For those who have already received this request regarding Dorset Council’s Housing Land Trajectory, this is a gentle reminder to please provide a response. It would be helpful if you could provide your best estimate of a trajectory for the site detailed below, and any other additional information you can at this time.

If you haven’t already received the request, it is because we have updated the relevant contact information for the site and are sending it to you for the first time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Tuesday 14th May 2024 at the latest.

-

Planning application number (if applicable): 6/2019/0639

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Site location: Land North of West Lane, Stoborough

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes					

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

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Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?		
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?		
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		
Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

We would be very grateful if you could respond with this information **by Tuesday 14 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



27. Sturminster Newton

27.1. Clarkes Yard

Evidence

From: Simon Sharp [REDACTED]
Sent: 22 April 2024 10:00
To: planningpolicy
Subject: FW: Clarke's Yard, Sturminster Newton, Dorset Council Housing Land Trajectory

Thank you for your email. The tables are populated below as requested.

Kind regards

Simon

Simon Sharp

| [REDACTED]

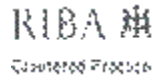
Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

BSc (Hons) BA (Hons) DipTP MRTPI
Associate | Town Planner



📍 Motivo | Alvington
Yeovil | BA20 2FG
📞 Office. [REDACTED]
Mob. [REDACTED]

🌐 www.boonbrown.com



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From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: Friday, April 19, 2024 2:44 PM
To: Simon Sharp [REDACTED]
Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): n/a

Site location: Clarkes Yard

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	0	12	18	0	0

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If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	We are intending to submit a full application in Summer 2025 with sufficient information to avoid the need for pre-commencement conditions. A Housing Association is already secured to deliver the affordable housing.
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	Yes	6 months following permission being granted.
Are there any ownership issues that may affect delivery? Do you anticipate that	No	

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these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	No	
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	Yes	Made ground (former railway cutting)
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	
Has the site been marketed and how long for? What interest has there been in the site?	N/A	
Are there any other issues that are delaying the delivery of your site?	Could affect delivery	Securing planning permission from Dorset Council

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Friday 03 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure



Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



27.2. Land at Bull Ground Lane

Evidence

From: Tim Hoskinson - Wyatt Homes [REDACTED]
Sent: 03 May 2024 17:14
To: planningpolicy
Subject: Re: Dorset Council Housing Land Trajectory

Dear Strategic Planning Team

Please see below for the completed housing trajectory for Bull Ground Lane, Sturminster Newton.

Kind regards

Tim

Tim Hoskinson MRTPI
PLANNING DIRECTOR

Email [REDACTED]
Mobile [REDACTED]
Direct Dial [REDACTED]



Company News | Construction commences on our new head office at our Rivers Edge development in Wimborne. [Read more](#)

Head Office: 01202 668266 | 1 Parkstone Road, Poole, Dorset BH15 2NN

wyatthomes.co.uk



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♻️ Please consider the environment before printing.

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

From: Tim Hoskinson - Wyatt Homes [REDACTED] >
Date: Friday, 19 April 2024 at 14:57
To: Tim Hoskinson - Wyatt Homes [REDACTED]
Subject: Dorset Council Housing Land Trajectory

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: Friday, April 19, 2024 2:44 PM
To: Tom Owen - Wyatt Homes [REDACTED]
Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): 2/2019/1801/FUL

Site location: Land at Bull Ground Lane

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	3	42	42	11	

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

<p>For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):</p>	
<p>Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.</p>	<p>Full planning permission has been granted for 98 homes. Pre-commencement conditions have been discharged. Development has commenced with construction of access into the site.</p>

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
<p>Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?</p>	yes	<p>Majority of necessary clearance work has been completed.</p>
<p>Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?</p>	yes	<p>Delivery is contingent on completion of land acquisition, anticipated 2024.</p>
<p>Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?</p>	yes	<p>Delivery is contingent on completion of land acquisition, anticipated 2024.</p>
<p>Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?</p>	yes	
<p>Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales</p>	yes	<p>Delivery is contingent on completion of land acquisition, anticipated 2024.</p>

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for their resolution?		
Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?	yes	Seasonal ecological mitigation requirements.

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Friday 03 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



27.3. Land at The Bull

Evidence

From: Paul Harrington [REDACTED]
Sent: 07 May 2024 12:02

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

To: planningpolicy
Subject: RE: Dorset Council Housing Land Trajectory

See below.

Kind regards
Paul Harrington | Architect | Director | RIBA

Morgan Carey Architects

The Goods Shed | Sandford Lane | Wareham | Dorset | BH20 4DX

t: [REDACTED]

e: [REDACTED]

w: www.morgancarey.co.uk

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: Tuesday, May 7, 2024 11:54 AM
To: Paul Harrington [REDACTED]
Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

For those who have already received this request regarding Dorset Council’s Housing Land Trajectory, this is a gentle reminder to please provide a response. It would be helpful if you could provide your best estimate of a trajectory for the site detailed below, and any other additional information you can at this time.

If you haven’t already received the request, it is because we have updated the relevant contact information for the site and are sending it to you for the first time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Tuesday 14th May 2024 at the latest.

-

Planning application number (if applicable): 2/2017/1912/OUT

Site location: Land at The Bull

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	X				

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated	No	

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timescales for clearance and how will this affect housing delivery on site?		
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	No	
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	No	
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	No	
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	
Has the site been marketed and how long for? What interest has there been in the site?	N/A	
Are there any other issues that are delaying the delivery of your site?	no	

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Tuesday 14 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team



Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



28. Swanage

28.1. Purbeck Centre (former Grammar School), Northbrook Road

Evidence

From: Briggs, Sam [REDACTED]
Sent: 25 April 2024 16:23
To: planningpolicy
Subject: RE: *EXTERNAL:Dorset Council Housing Land Trajectory

Dear Sir/madam,

Please see the below information filled in.

Kind regards


Sam Briggs
Trainee Planner
Barratt David Wilson Southampton



[REDACTED]

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

<http://www.barratdevelopments.co.uk>

BDW Southampton | Tollbar House | Tollbar Way
Hedge End | Southampton SO30 2UH

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: 19 April 2024 14:45
To: Ballam, Rachel [REDACTED]
Subject: *EXTERNAL:Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): 6/2021/0314

Site location: Purbeck Centre (former Grammar School), Northbrook Road, Swanage, BH19 1QE

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	17	X	X	X	X

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	90 Units – as above states 17 in FY 25/25 – can't comment on how many completed each year unfortunately
If delivery has either exceeded or not progressed as expected, commentary indicating	

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	No	
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	no	
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	no	
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	no	

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Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	no	
Has the site been marketed and how long for? What interest has there been in the site?	yes	Marketed for a few years now since 2020 and plots being bought and occupied.
Are there any other issues that are delaying the delivery of your site?	no	

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Friday 03 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



28.2. Former St Marys School, Manor Road

Evidence

From: Richard Smith [REDACTED]
Sent: 21 May 2024 16:36
To: planningpolicy
Subject: Re: Final Reminder - Dorset Council Housing Land Trajectory

Dear Sirs

Please find attached your form relating to our site at St Marys School, Swanage

Kind regards

Richard Smith
Land & Planning Director

BrackenGroup
Building developers est.1979

[REDACTED]
[REDACTED]
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From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Date: Wednesday 15 May 2024 at 10:28
To: Richard Smith [REDACTED]
Subject: Final Reminder - Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

This is a final reminder to please provide information to inform Dorset Council’s Housing Land Trajectory (HLT). Your input is important for our assessment of future housing delivery in the area and would be very much appreciated. Please can you give a best estimate a trajectory for the site detailed below, and any other additional information you can at this time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Wednesday 22 May 2024 at the latest.

-

Planning application number (if applicable): 6/2020/0432

Site location: Former St Marys School, Manor Road, Swanage, BH19 2BH

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	20	10			

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	Construction underway
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle	

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?		
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?		
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Wednesday 22 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



29. Upton

29.1. Land at Policemans lane (phase 2)

Evidence

From: Tim Hoskinson - Wyatt Homes [REDACTED]
Sent: 03 May 2024 15:59
To: planningpolicy
Subject: Re: Dorset Council Housing Land Trajectory

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Dear Strategic Planning Team

Please see below for the completed housing trajectory for Policemans Lane Phase 2.

Kind regards

Tim

Tim Hoskinson MRTPI
PLANNING DIRECTOR

Email [REDACTED]
Mobile [REDACTED]
Direct Dial [REDACTED]



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wyatthomes.co.uk



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Please consider the environment before printing.

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>

Date: Friday, 19 April 2024 at 14:45

To: Tim Hoskinson - Wyatt Homes [REDACTED]

Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): 6/2019/0717

Site location: Land at Policemans lane, Upton (phase 2)

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

2024/25	2025/26	2026/27	2027/28	2028/29
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Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Anticipated delivery of homes		13	52	27	
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If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	Full planning application for 92 homes submitted in 2019, determination is pending, subject to progress of the Purbeck Local Plan. Delivery programme is also contingent on resolution of nutrient neutrality requirements.

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?		

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?		
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		
Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Friday 03 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure



Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



30. Verwood

30.1. Potterswood Phase 2, Land South of Edmondsham Road

Evidence

From: Ben Arnold [REDACTED]
Sent: 22 April 2024 10:15
To: planningpolicy
Subject: RE: Dorset Council Housing Land Trajectory

Dear Strategic Planning Team

Thank you for your email and we have three separate projects in build at the current time in the Dorset Council area. None of them are held up due to land/planning issues and all are in active construction. I summarise the details for all three below but have not completed the tables below as there are now no issues which are holding up their delivery:

Oakwood Grove, Ringwood Road, Alderholt - 3/19/2077/RM pursuant to 3/16/1446/OUT – Permission for 45 new homes (15% affordable all First homes)

Completions for 24/25: 19 units

Completions for 25/26: 26 units

Potterswood Phase 2, Land South of Edmondsham Rd, Verwood - 3/19/2512/RM pursuant to 3/16/1291/OUT - – Permission for 187 new homes (35% affordable) this development is nearing completion.

Completions for 24/25: 9 units

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Potterswood Phase 3, Land South of Edmondsham Rd, Verwood - P/FUL/2022/03125 –
Permission for 38 new homes (50% affordable all First Homes)

Completions for 24/25: 8 units

Completions for 25/26: 30 units

If you have any further questions please let me know

Kind regards

Ben



Ben Arnold BSc (Hons) MRICS
Land & Planning Director

T: [REDACTED] DDI: [REDACTED]

M: [REDACTED]

Pennyfarthing House, Ossemsley, New Milton, BH25 5TL

www.pennyfarthinghomes.co.uk



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From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>

Sent: Friday, April 19, 2024 2:45 PM

To: Karen Barnes [REDACTED]

Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): P/FUL/2022/03125

Site location: Land south of Edmondsham Road

Verwood

Dorset

BH31 6YL

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes					

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information		
Does the site require clearance or for the existing use to cease before development can		

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?		
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?		
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		
Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Friday 03 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team



Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



30.2. Potterswood Phase 3, Land South of Edmondsham Road

Evidence

From: Ben Arnold [REDACTED]
Sent: 22 April 2024 10:15
To: planningpolicy
Subject: RE: Dorset Council Housing Land Trajectory

Dear Strategic Planning Team

Thank you for your email and we have three separate projects in build at the current time in the Dorset Council area. None of them are held up due to land/planning issues and all are in active construction. I summarise the details for all three below but have not completed the tables below as there are now no issues which are holding up their delivery:

Oakwood Grove, Ringwood Road, Alderholt - 3/19/2077/RM pursuant to 3/16/1446/OUT – Permission for 45 new homes (15% affordable all First homes)

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Potterswood Phase 2, Land South of Edmondsham Rd, Verwood - 3/19/2512/RM pursuant to 3/16/1291/OUT - – Permission for 187 new homes (35% affordable) this development is nearing completion.

Completions for 24/25: 9 units

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Potterswood Phase 3, Land South of Edmondsham Rd, Verwood - P/FUL/2022/03125 – Permission for 38 new homes (50% affordable all First Homes)

Completions for 24/25: 8 units

Completions for 25/26: 30 units

If you have any further questions please let me know

Kind regards

Ben



Ben Arnold BSc (Hons) MRICS
Land & Planning Director

T: [REDACTED] DDI: [REDACTED]

M: [REDACTED]

Pennyfarthing House, Ossemsley, New Milton, BH25 5TL

www.pennyfarthinghomes.co.uk



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From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>

Sent: Friday, April 19, 2024 2:45 PM

To: Karen Barnes [REDACTED]

Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): P/FUL/2022/03125

Site location: Land south of Edmondsham Road

Verwood

Dorset

BH31 6YL

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes					

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information		
Does the site require clearance or for the existing use to cease before development can		

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?		
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?		
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		
Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Friday 03 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team



Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



31. Wareham

31.1. Former Gas Works Site (H7) and autopoint

Evidence

From: Tim Waters [REDACTED]
Sent: 17 May 2024 18:57
To: planningpolicy
Subject: Re: Final Reminder - Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Please see the below.

Regards

Tim

From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Date: Wednesday, 15 May 2024 at 10:28
To: Tim Waters [REDACTED]
Subject: Final Reminder - Dorset Council Housing Land Trajectory

Dear Sir/Madam,

This is a final reminder to please provide information to inform Dorset Council's Housing Land Trajectory (HLT). Your input is important for our assessment of future housing delivery in the area and

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

would be very much appreciated. Please can you give a best estimate a trajectory for the site detailed below, and any other additional information you can at this time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Wednesday 22 May 2024 at the latest.

-

Planning application number (if applicable): P/FUL/2022/01906

Site location: Former Gas Works Site (H7) and autopoint

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes			9		

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	
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Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	No	
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	No	
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	No	None currently known.
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	No	
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	
Has the site been marketed and how long for? What interest has there been in the site?	No	

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Are there any other issues that are delaying the delivery of your site?	Yes	Resolution of current nutrient neutrality issue.
---	-----	--

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Wednesday 22 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



32. Weymouth

32.1. Holly Court, Waverley Road, Weymouth

Evidence

From: Nick Hodgskin [REDACTED]
Sent: 10 May 2024 09:38
To: planningpolicy
Subject: FW: Dorset Council Housing Land Trajectory [LICH-DMS.FID387192]

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Hello

With reference to the below site, please find below update.

Thanks

Nick



Nick Hodgskin
Senior Development Manager
Tel: [REDACTED]
anchor.org.uk



From: planningpolicy <[REDACTED]>
Sent: Tuesday, May 7, 2024 11:54 AM
To: Bristol [REDACTED]
Subject: Dorset Council Housing Land Trajectory

CAUTION: This email originated from an external source.
Dear Sir/Madam,

For those who have already received this request regarding Dorset Council's Housing Land Trajectory, this is a gentle reminder to please provide a response. It would be helpful if you could provide your best estimate of a trajectory for the site detailed below, and any other additional information you can at this time.

If you haven't already received the request, it is because we have updated the relevant contact information for the site and are sending it to you for the first time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Tuesday 14th May 2024 at the latest.

-

Planning application number (if applicable): P/FUL/2023/03241

Site location: Holly Court

Waverley Road

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Weymouth

Dorset

DT3 5ED

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes		37			

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	37 under construction
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	As expected
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?		
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?		
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		
Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Tuesday 14 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



32.2. LITT1: Littlemoor Urban Extension

Evidence

From: Perry, Diarmad (LPSWEST) [REDACTED]
Sent: 08 May 2024 17:30
To: planningpolicy
Cc: GRESSWELL, Jake (LPSWEST); Brett Spiller
Subject: RE: Dorset Council Housing Land Trajectory. Litt1

Hello Dorset Strategic Planning Team

Please find the queries completed on the email below.

Kind regards

Diarmad

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Diarmad Perry

Development Manager

LOVELL

A MORGAN SINDALL GROUP COMPANY

M: [REDACTED]

Winslade House, Winslade Park, Manor Drive, Clyst St Mary, Exeter, EX5 1FY

lovell.co.uk



From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>

Sent: Friday, April 19, 2024 2:43 PM

To: Brett Spiller [REDACTED]

Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): P/RES/2021/04983

Site location: LITT1: Littlemoor Urban Extension

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Anticipated delivery of homes	88	69	69	69	69	69	67

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

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It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	Since commencing April'23 there has been a year of enabling and infrastructure works. Numerous foundations have been commenced and a number of dwellings have been constructed. The first units have been completed and occupied April/May 2024.
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	Discharging pre-commencement conditions took until April 2023. Mobilisation of groundworkers was delayed until commencement could be undertaken.
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	No	
Are there any ownership issues that may affect delivery? Do you anticipate that these	No	

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ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	Yes	OM sales values and rates could slow the predicted rate of construction to prevent having multiple completed stock units.
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	Yes	Electrical Connection Capacity. There is limited capacity in the network, the site is 500 units but there is only capacity to connect circa 150 units. A reinforcement payment was made during the planning process but the reinforcement works by National Grid are not due to be complete until Nov.2026. if these are delayed there is a danger construction will have to stop.
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	
Has the site been marketed and how long for? What interest has there been in the site?	NA	
Are there any other issues that are delaying the delivery of your site?	NA	

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Friday 03 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team



Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



32.3. Curtis Fields Phases 2A, 3A, 3B

Evidence

From: Serena Mansfield [REDACTED]
Sent: 15 May 2024 14:27
To: planningpolicy
Subject: FW: Final Reminder - Dorset Council Housing Land Trajectory

Good afternoon.

Please see the responses below. I assume your dates go from April to April?

Kind Regards

Serena

BETTERMENT PROPERTIES (Weymouth) Ltd.



Unit 1, 2 Curtis Way, Weymouth, Dorset DT4 0TR. T: [REDACTED] W: www.betterment.co.uk E: [REDACTED]

Registered Office: Leanne House, 6 Avon Close, Weymouth, Dorset. DT4 9UX Registered in England 903201 VAT Registered No. 186 3703 45
Directors: S. Mansfield & J. Saunders

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Planning application number (if applicable): WP/19/00693/RES

Site location: Curtis Fields Phases 2A, 3A, 3B

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	22	48	48	48	48

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	50
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	As predicted
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

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Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?		N/A
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?		N/A
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?		NO
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		NO
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		NO
Has the site been marketed and how long for? What interest has there been in the site?		N/A
Are there any other issues that are delaying the delivery of your site?		NO

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Wednesday 22 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



32.4. Curtis Fields (Phase 4)

Evidence

From: Serena Mansfield [REDACTED]
Sent: 15 May 2024 14:32
To: planningpolicy
Subject: FW: Final Reminder - Dorset Council Housing Land Trajectory

Good afternoon

Please see below.

Kind Regards

Serena

BETTERMENT PROPERTIES (Weymouth) Ltd.



Unit 1, 2 Curtis Way, Weymouth, Dorset DT4 0TR. T: [REDACTED] W: www.betterment.co.uk E: [REDACTED]

Registered Office: Leanne House, 6 Avon Close, Weymouth, Dorset, DT4 9UX Registered in England 903201 VAT Registered No. 186 3703 45
Directors: S. Mansfield & J. Saunders

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Site location: Curtis Fields (Phase 4)

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	15	7			

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	12
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	We have slowed down this site due to a decline in the housing market.
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	This site will come to an end in 2025

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Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?		
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?		
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		
Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

We would be very grateful if you could respond with this information **by Wednesday 22 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



32.5. Land at Newtons Road, Newtons Road (Former QinetiQ Site, Bincelaves)

Evidence

From: Hayzee Pritchard [REDACTED]
Sent: 26 April 2024 09:43
To: planningpolicy
Subject: RE: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): P/OUT/2022/00852

Site location: Land at Newtons Road, Newtons Road, Weymouth (Former QinetiQ Site, Bincelaves)

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

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With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes		51	80		

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	N/A
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	N/A
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	Currently have outline planning consent and are looking to commence early 2025. By July/August 2024 we aim to have submitted and signed off all pre commencement conditions.

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

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Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	No	
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	No	
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	No	
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		Install and upgrade to sea defence works. Estimated costs circa £6 million. Construction of this to begin early 2025.
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	
Has the site been marketed and how long for? What interest has there been in the site?	No	
Are there any other issues that are delaying the delivery of your site?	No	

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Friday 03 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



32.6. Council Offices, North Quay

Evidence

From: Craig Bates
Sent: 29 April 2024 10:12
To: planningpolicy
Subject: RE: Dorset Council Housing Land Trajectory

North Quay

We expect to procure a development partner this year, subject to detailed planning consent. Final contract to be signed by May 2025 so they can start building late 2025. As the scheme has yet to be determined I have estimated 75 units. It could be more. If the scheme is all flats then completion may not be until 26/27 with none in 25/26

Kind regards,

Craig

Craig Bates
Interim Development Manager
Assets & Property
Dorset Council



dorsetcouncil.gov.uk



From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>

Sent: Friday, April 26, 2024 1:27 PM

To: Craig Bates [REDACTED]

Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable):

Site location: Council Offices, North Quay, Weymouth

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes		30	45		

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to	

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commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?		
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?		
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		

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Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		
Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Friday 03 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team

Economic Growth and Infrastructure

Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



32.7. Lakeside Superbowl, St Nicholas Street

Evidence

From: Craig Bates
Sent: 29 April 2024 10:17

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers


To: planningpolicy
Subject: RE: Dorset Council Housing Land Trajectory

The Weymouth Bowl site will be turned into a temporary car park once the buildings are cleared this year. No definite scheme has been decided yet but we expect procurement of a developer to take place within the next two years. Use of this site will be influenced by other regeneration sites in Weymouth. The site could support 60-70 units.

Craig Bates
Interim Development Manager
Assets & Property
Dorset Council


dorsetcouncil.gov.uk



From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: Friday, April 26, 2024 1:28 PM
To: Craig Bates 
Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable):

Site location: Lakeside Superbowl, St Nicholas Street, Weymouth

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes					65

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If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?		
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are		

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the timescales for resolution of ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?		
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		
Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Friday 03 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk





33. Wimborne

33.1. Land south of Leigh Road

Evidence

From: Ballam, Rachel [REDACTED]
Sent: 30 April 2024 16:47
To: Christopher Lee
Cc: planningpolicy
Subject: RE: *EXTERNAL:Dorset Council Housing Land Trajectory

Good afternoon Chris,

The development subject to permission 3/19/0820/CONDR has been fully built out in respect of residential dwellings.

South of this, the development subject to permission 3/18/3305/FUL is now underway. The build rate is estimated as follows:

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	74	52	27	16	0

5 of the total 174 dwellings have already been built.

Kind regards,



Rachel Ballam Msc Bsc (Hons).
She/Her

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Planner
Barratt David Wilson Southampton



<http://www.barrattdevelopments.co.uk>

BDW Southampton | Tollbar House | Tollbar Way
Hedge End | Southampton SO30 2UH



From: Christopher Lee [REDACTED]
Sent: 23 April 2024 10:19
To: Ballam, Rachel [REDACTED]
Cc: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Subject: RE: *EXTERNAL:Dorset Council Housing Land Trajectory

Dear Rachel

Thank you for your email. We did intend to ask about the 3/19/2449/FUL permission for the Care Home development, and we had a separate contact [REDACTED] for the Park Farm, Leigh Road development you refer to. I would be grateful if you could confirm whether you are the correct contact for these two developments, so that we may update our records?

If you are able to supply the information for Park Farm as well as the Care Home scheme that would be really helpful.

Kind regards

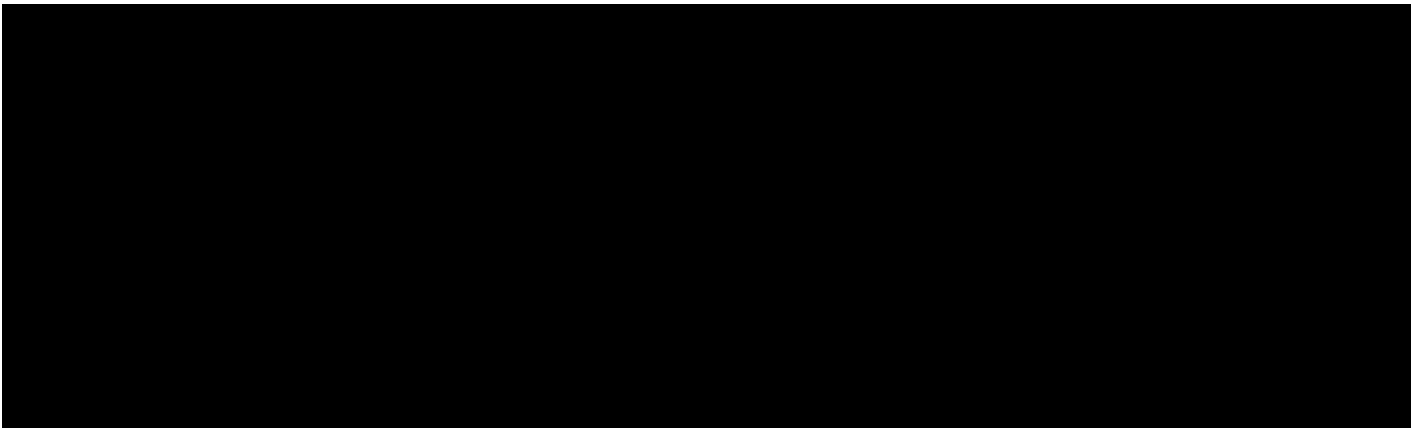
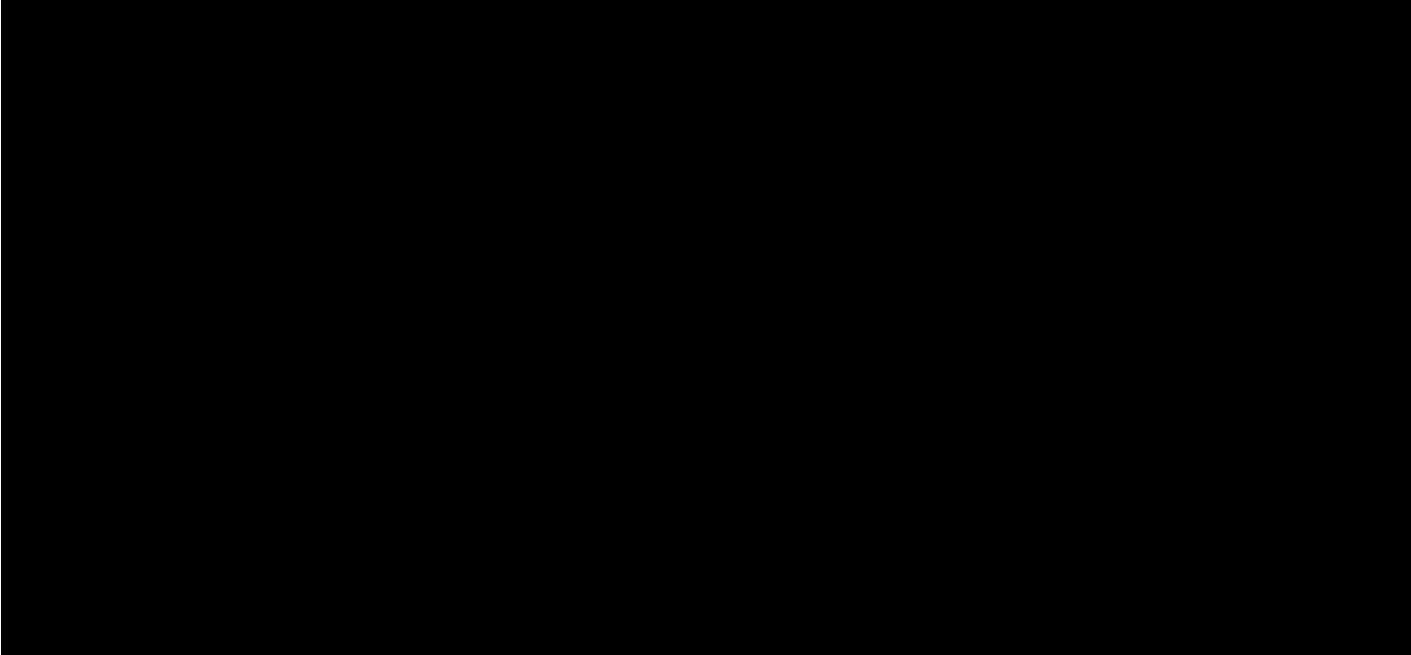
Christopher Lee
Planning Policy Officer
Economic Growth and Infrastructure



Dorset Council



[dorsetcouncil.gov.uk](https://www.dorsetcouncil.gov.uk)



Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers



From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: 19 April 2024 14:45
To: Ballam, Rachel [REDACTED]
Subject: *EXTERNAL:Dorset Council Housing Land Trajectory

Dear Sir/Madam,

Planning application number (if applicable): 3/19/2449/FUL

Site location: Land south of Leigh Road

Wimborne

Dorset

BH21 2DA (2 Longsdale Road)

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	0	0	0	0	0

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
---------------------	------------------

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

For sites with detailed planning permission:	
Number of homes under construction and completed each year.	
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?		
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?		
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome?		

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What are the timescales for resolution of financial constraints?		
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?		
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?		
Has the site been marketed and how long for? What interest has there been in the site?		
Are there any other issues that are delaying the delivery of your site?		

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Friday 03 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



33.2. 20-23 East Street, Wimborne Minster

Evidence

From: Alister Scott [REDACTED]
Sent: 09 May 2024 16:46
To: planningpolicy
Cc: Scott Rawlings
Subject: FW: Dorset Council Housing Land Trajectory

Further to your email, please find below your form completed.

Regards

Alister Scott BA (hons) Dip Arch RIBA



ANKERS & RAWLINGS
COMMERCIAL • RESIDENTIAL • PLANNING

Ankers & Rawlings Developments Ltd
22 Ringwood Road
Longham
Dorset
BH22 9AN

Tel. [REDACTED]
Registered in England and Wales No. 1217177

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From: planningpolicy <planningpolicy@dorsetcouncil.gov.uk>
Sent: Tuesday, May 7, 2024 11:55 AM

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

To: Scott Rawlings [REDACTED]
Subject: Dorset Council Housing Land Trajectory

Dear Sir/Madam,

For those who have already received this request regarding Dorset Council’s Housing Land Trajectory, this is a gentle reminder to please provide a response. It would be helpful if you could provide your best estimate of a trajectory for the site detailed below, and any other additional information you can at this time.

If you haven’t already received the request, it is because we have updated the relevant contact information for the site and are sending it to you for the first time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Tuesday 14th May 2024 at the latest.

-

Planning application number (if applicable): P/VOC/2022/04526

Site location: 20-23 East Street

Wimborne Minster

Wimborne

BH21 1DT

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes					

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Number of homes under construction and completed each year.	24/25 – 8 units 25-26 – 7 units
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	Delays on build out rate due to current high build cost and availability of labour.
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	No	
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	No	
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for	Yes	Availability of labour which we have hopefully resolved, construction costs are extremely high and are bringing into question

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

resolution of financial constraints?		the projects viability. Currently sourcing alternative supply chain partners.
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	No	
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	
Has the site been marketed and how long for? What interest has there been in the site?	N/A	
Are there any other issues that are delaying the delivery of your site?	No	

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

We would be very grateful if you could respond with this information **by Tuesday 14 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk



33.3. Furzehill, former East Dorset Council Offices site

Evidence

From: Stella Yates
Sent: 10 May 2024 11:32
To: planningpolicy
Subject: Dorset Council Housing land Trajectory - Response for Furzehill, former East Dorset Council Offices site

Good Afternoon

The previously selected developer due to purchase the site at **Furzehill** withdrew over a year ago due to increased costs impacting the viability of their proposed scheme.

In February 2024 the site was re-marketed with offers invited to purchase and develop the site.

We are currently reviewing the offers received which are all subject to planning. From the returned offers a calculation of the number of housing units is assumed at this stage and equally the projected delivery dates. This is the assumption of what might be achieved:

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes			15	20	

Kind Regards

Stella Yates
Interim Lead Manager Developments
Assets & Property
Dorset Council

[dorsetcouncil.gov.uk](https://www.dorsetcouncil.gov.uk)



33.4. Land north of Wimborne Road, Corfe Mullen

Evidence

From: Jonathan Pittard [REDACTED]
Sent: 15 May 2024 14:03
To: planningpolicy
Subject: Re: Final Reminder - Dorset Council Housing Land Trajectory

Please see below. Many thanks

Jonathan Pittard BA (Hons) MA Dip Arch ARB RIBA
Chartered Architect

jpittardlimited

Architecture. Planning. Design.



[REDACTED]



jpittard.co.uk



[9 The Square, Wimborne, Dorset BH21 1JA](#)

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On 15 May 2024, at 10:28, planningpolicy <planningpolicy@dorsetcouncil.gov.uk> wrote:

Dear Sir/Madam,

This is a final reminder to please provide information to inform Dorset Council's Housing Land Trajectory (HLT). Your input is important for our assessment of future housing delivery in the area and would be very much appreciated. Please can you give a best estimate a trajectory for the site detailed below, and any other additional information you can at this time.

If you need any assistance with this request, please contact the Planning Policy team by reply. We ask that you respond by Wednesday 22 May 2024 at the latest.

-

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Planning application number (if applicable): 3/20/0667/RM

Site location: LAND NORTH OF WIMBORNE ROAD, CORFE MULLEN, WIMBORNE, BH21 3DY

Dorset Council is updating its Housing Land Trajectory (HLT). The HLT is important for planning purposes, as it will indicate the number of houses/ flats that we expect to be built over the next few years. This is critical evidence that helps inform plan making and decision taking.

With regards to the above site, please can you update us on your anticipated timeframe for delivery? The table below gives a template for submitting the information we require. Please fill in this table with details of the expected delivery of this site.

	2024/25	2025/26	2026/27	2027/28	2028/29
Anticipated delivery of homes	34				

If you expect that the build out rate or commencement goes beyond the dates in the table above, please indicate this and include details of the anticipated delivery beyond the 2028/29 year.

It would be especially helpful if you could provide a brief commentary/ explanation of the forecasted housing delivery rates, lead in times, build out rates and any perceived barriers to delivery. For example:

Further information	Response/comment
For sites with detailed planning permission:	
Number of homes under construction and completed each year.	34. All to be completed this year.
If delivery has either exceeded or not progressed as expected, commentary indicating the reasons for acceleration or delays to commencement on site or effects on built out rates.	
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of the Brownfield Land Register):	
Information about anticipated build out rates including the current planning status, timescales for commencement on site and progress towards detailed permission.	

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Further information that would be helpful (if relevant) would be an explanation of the following matters if they affect the delivery of housing. Providing this information will give Dorset Council a greater understanding of any issues that are preventing the delivery of housing within the area. If more information is provided, our understanding of the issues preventing delivery will be greater enabling us to take action to aid delivery.

Further information	Yes/No	Comments
Does the site require clearance or for the existing use to cease before development can commence? If so, what are the anticipated timescales for clearance and how will this affect housing delivery on site?	No	
Are there any ownership issues that may affect delivery? Do you anticipate that these ownership issues can be resolved? What are the timescales for resolution of ownership issues and what progress is being made?	No	
Are there financial constraints/issues that may affect delivery? Do you anticipate that these financial constraints/issues can be overcome? What are the timescales for resolution of financial constraints?	No	
Have abnormal costs been identified that may affect delivery? If so, what are these abnormal costs and what are the timescales for resolution of these issues?	No	
Are there any legal constraints which may affect delivery? If so, what are these abnormal costs and what are the timescales for their resolution?	No	
Has the site been marketed and how long for? What interest has there been in the site?	Yes	Reasonable level of interest
Are there any other issues that are delaying the delivery of your site?	No	

Please note that these estimates of housing delivery may be published in accordance with GDPR rules, and we will use this information to confirm our 5 Year Housing Land Supply.

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

We would be very grateful if you could respond with this information **by Wednesday 22 May 2024**.

Should you require any further information, please do not hesitate to contact the Strategic Planning Team.

Best regards,

Strategic Planning Team
Economic Growth and Infrastructure
Dorset Council

[<image001.jpg>](#)

planningpolicy@dorsetcouncil.gov.uk

dorsetcouncil.gov.uk

[<image002.png>](#) [<image003.png>](#) [<image004.png>](#)

33.5. Land Adjacent To Julians Road, Cowgrove Road And The River Stour (Cuthbury allotments New Neighbourhood)

Evidence

From: Tim Hoskinson - Wyatt Homes [REDACTED]
Sent: Tuesday, May 21, 2024 9:02 AM
To: Christopher Lee [REDACTED]
Subject: Re: Delivery rates - Dorset Council housing land trajectory

Dear Christopher

Please see below, which takes these sites up to completion.

Site	2020/21	2021/22	2022/23	23/24	24/25	25/26
Land Adjacent To Julians Road, Cowgrove Road And The River Stour (Cuthbury allotments New Neighbourhood)	8	97	21	13	35	29

Dorset Council Annual Position Statement 2024 – Appendix H – correspondence with developers

Land West of Charminster Farm, Between Wanchard Lane and A37, Charminster			23	35	24	
Land North West of Three Lanes Way			20	15	6	

Kind regards

Tim

Tim Hoskinson MRTPI
PLANNING DIRECTOR

Email [REDACTED]
Mobile [REDACTED]
Direct Dial [REDACTED]



Company News | Construction commences on our new head office at our Rivers Edge development in Wimborne. [Read more](#)

Head Office: 01202 668266 | 1 Parkstone Road, Poole, Dorset BH15 2NN wyathomes.co.uk

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