



BCP Council response to the Inspector's initial questions

Addendum to EXAM 1A: Question 8 Nitrogen
Reduction in Poole Harbour

8 November 2024

Inspector's initial question 8 in EXAM1:

The Nutrient Neutrality Assessment within the HRA states that there is sufficient mitigation in the Poole Harbour catchment for around 5,000 homes. It further states that it is anticipated that the remaining housing allocations will achieve nutrient neutrality through the purchase of mitigation credits that will be generated in the catchment in subsequent years, or through the delivery of nutrient 'headroom' from the Poole Harbour Nutrient Management Scheme. Are mitigate credits available to purchase to allow developments to go ahead? Is it known whether 'headroom' will be available within the Poole Harbour Nutrient Management Scheme?

BCP Council initial response

The Council provided a response to Question 8 in EXAM1A on 11 September.

BCP Council updated response

This paper provides an update to that response following the publication of the 2024 monitoring report on 8 November 2024:

Phosphorus

Natural England wrote to BCP Council on 24 May 2024 stating:

This letter provides confirmation from Natural England that our advice that new development in the Poole Harbour SPA/ Ramsar catchment should achieve nutrient neutrality for phosphorus, is no longer required. Please note that our advice regarding nutrient neutrality for nitrogen remains unchanged.

The removal of the requirement for phosphorus mitigation in Poole Harbour is due to the proposed upgrading of wastewater treatment works required by the Levelling Up and Regeneration Act. This includes the period up to 2030, so is effective immediately. The letter is at Appendix 1.

Nitrates

The letter confirms that nitrogen mitigation is still necessary within the Poole harbour catchment. Since the introduction of the ONE7 Nitrogen Reduction in Poole Harbour SPD (2017), the Council has taken on the responsibility for securing the required mitigation using Community Infrastructure Levy (CIL) and Section 106 contributions. This has enabled development to go ahead without delay or burden to applicants. The Council has used the CIL/S106 to award grants to local wildlife bodies to purchase and change the management of agricultural land within the Poole Harbour catchment to low nitrate input.

Due to (i) the difficulty in securing mitigation land within the catchment on the open market; and (ii) the lag in CIL receipts (payable upon commencement of development) we operate this managed approach to implementation. The Council made a £2.8M CIL investment to enable the purchase of a farm in 2021 (Wild Woodbury) and continues to secure further mitigation opportunities as they arise.

In recent years further nitrate issues have arisen elsewhere in the country and a national approach to mitigation is now being implemented, whereby the onus is placed upon the developer to secure from the market the required amount of mitigation credits. The strategic approach as set out in the SPD will need to be revised to be consistent with the new national approach. Dorset Council chose to delete the SPD at Cabinet in September 2024 and align with the new established national approach. BCP Council will consider a similar change in 2025 but is unable to do this at the current time due to the focus in resource on the Local Plan examination. In the meantime, BCP Council will continue to use CIL/S106 payments to secure mitigation as per the SPD strategy.

The ONE8 Nitrogen monitoring report (2022) has now been superseded by a new version published 8 November 2024 (Appendix 2).

Para 3.5 refers to planning permissions completed since the strategy commenced in 2017 or currently under construction:

- 3.5 BCP Council has delivered a total of **221.3 hectares** of mitigation and **156.03 hectares** are required to mitigate the impacts from development that has been completed or is under construction in BCP Council area between 1 April 2017 and 31 March 2024. This leaves a surplus of **65.27 hectares** mitigation for BCP Council.

Para 4.2 refers to planning permissions yet to commence at 1 April 2024:

- 4.2 BCP Council therefore must put measures in place to offset the impact of **4,352 additional people** by changing the way **127.80 hectares** of land is managed from high nitrogen input uses to low nitrogen input uses and this change needs to be in place in perpetuity.

In Local Plan Habitats Regulations Assessment (HRA) (SD6c) that supports the Draft Local Plan, we estimated credits being currently available for around 5,000 homes. This is updated as follows:

- BCP Council will continue to be spend CIL to secure mitigation credits under the current approach. As set out in para 3.5 above there is currently 65.27 hectares of credit at Wild Woodbury which would mitigate around **1,098 homes**. This leaves 62.53 hectares of mitigation (127.80ha -65.27ha) for the Council to secure using CIL to enable the occupation of a further **1,052 homes** with planning permission. We continue to work to secure these credits.
- 4.63M DEFRA Local Nutrient Mitigation Fund Round 1 grant was secured by BCP Council and Dorset Council for the catchment. Assuming 50% of the fund was solely available to BCP Council it would fund mitigation projects for another **1,875 homes** based on past delivery rates. Note this grant has not yet been spent. The Councils will use this grant to bring forward projects to the market providing nitrogen credits for purchase by developers. The grant must be recycled to bring new projects forward, which will then provide more credits for purchase by developers throughout the plan period.
- Natural England's own Nutrient Mitigation Scheme at Lyscombe will mitigate around 3,700 homes. We assumed **around 1,000 homes** could be used to mitigate development in BCP area, but this could be higher. This scheme was launched on to the market on 31 July 2024 enabling developers to buy nitrogen credits direct from Natural England - <https://www.gov.uk/government/publications/natural-englands-nutrient-mitigation-scheme-for-developers/poole-harbour-catchment-how-to-apply-for-nutrient-mitigation-credits-from-natural-England>

This totals **5,025 homes**. Of this mitigation has already been secured for around 1,098 homes using CIL at Wild Woodbury and credits for 1,000-3700 homes are available to purchase at Lyscombe. The remainder can be secured from CIL, DEFRA grant and Natural England's mitigation scheme. We also expect third parties to offer credits for sale on the market.

Over the plan period the DEFRA grant will be recycled to bring new projects to market and maintain a credit buffer. The grant enables BCP Council and Dorset Council to work with providers to bring mitigation schemes to the market. The grant is recouped through the sale of credits and reinvested into new projects, maintaining a buffer of mitigation, subject to the availability of land/projects to bring forward onto the market.

For Poole Harbour, there is a good supply of mitigation at the current time and potential for future mitigation projects to enable the Council to continue to grant planning permissions. The Council has worked in partnership with Dorset Council since 2017 to deliver mitigation and will continue to do so in future to ensure there is a healthy supply of credits and avoid a moratorium.

Appendix 1

Date: 24 May 2024

Our Ref:



Horizon House
Deanery Road
Bristol
BS1 5AH

By email only:

Steve Dring, Planning Policy Manager, BCP Council
[REDACTED]

Announcement of Wastewater Treatment Works to be upgraded under Levelling-Up and Regeneration Act (LURA)

Dear Mr Dring

As Deputy Director for the Natural England Wessex Area, I wanted to write to you at the earliest opportunity to inform your Authority of a change in Natural England's advice in relation to Poole Harbour Special Protection Area/Ramsar and nutrient neutrality.

As you are aware, the Water Industry Act 1991 (as amended by the Levelling-up and Regeneration Act 2023) sets a new duty on water companies to ensure relevant wastewater treatment works meet specified nutrient removal standards by an upgrade date in designated catchments.

Competent authorities (including local planning authorities) considering planning proposals for development draining via a sewer to a wastewater treatment works subject to the upgrade duty are required to consider that the nutrient pollution standard will be met by the upgrade date for the purposes of Habitats Regulations Assessments.

Defra has published a list of over [140 wastewater treatment works](#) that must be upgraded by water companies to meet nutrient removal standards in designated areas particularly affected by nutrient pollution. This includes additional upgrades for phosphorus at seven smaller wastewater treatment works in the Poole Harbour catchment, by 1 April 2035. This is in addition to the required upgrades for phosphorus and nitrogen at all works serving a population equivalent above 2,000 in the catchment by 1 April 2030.

Natural England's assessment is that this will deliver the reduction in phosphorus levels required to achieve the conservation objectives of the site, with headroom for new development. It is therefore Natural England's view that the upgrades provide a legally binding solution to restore sustainable phosphorus levels in the Poole Harbour SPA/Ramsar.

This letter provides confirmation from Natural England that our advice that new development in the Poole Harbour SPA/ Ramsar catchment should achieve nutrient neutrality for phosphorus, is no longer required. Please note that our advice regarding nutrient neutrality for nitrogen remains unchanged.

To align with the change in advice on nutrients in Poole Harbour SPA/ Ramsar, Natural England has amended the Poole Harbour nutrient budget calculator. The updated version of the calculator only generates values for nitrogen (rather than nitrogen and phosphorus) and will be available on Gov.uk shortly.

I also wanted to take the opportunity to let you know that Natural England's Nutrient Mitigation Scheme is currently working to set a date for the release of its first nitrogen mitigation credits in the

Poole Harbour catchment. We will provide a further update on our credit release plans in due course.

Should you wish to discuss the information set out in this letter, please do not hesitate to contact me.

Yours sincerely

Rachel Williams
Deputy Director
Wessex Area Team



Working in Partnership



Nitrogen Reduction in Poole Harbour

Monitoring, Projects and Implementation Plan

Author: Planning Policy
Version: Final Draft
Date: November 2024

Executive summary

This report sets out how Bournemouth Christchurch and Poole Council (BCP Council) and Dorset Council are providing mitigation in accordance with the Nitrogen Reduction in Poole Harbour Supplementary Planning Document (SPD) (April 2017).

The councils are responsible as competent authorities under the Conservation of Habitats and Species Regulations 2017 to ensure that when granting planning permission for housing and tourism development in the catchment of Poole Harbour that the development will not have an adverse effect on integrity of the Poole Harbour SPA and Ramsar site. The strategy as set out in the SPD is to ensure that new development is nitrogen neutral.

To achieve nitrogen neutrality the councils are delivering projects to offset the impact of residential and tourism development by changing the land management of agricultural fields to eliminate or reduce nitrogen. Changes in land management can include woodland planting and conservation grazing. The councils are also investigating opportunities to deliver wetlands as these can be more effective in reducing nutrients.

This Monitoring, Projects and Implementation Plan outlines the amount of mitigation needed to offset the impacts of sites granted planning permission between April 2017, when the SPD was adopted, and March 2024. It focusses on permissions that are either built or are under construction. This is because the mitigation is required at the point that the development is occupied, not at the point when planning permission is granted. The report also outlines the mitigation that will be needed for sites with planning permission where work on implementing the permission has not yet started.

The report demonstrates that sufficient mitigation has been provided to avoid adverse impacts from development granted planning permission over the period from April 2017 to March 2024 which has either been completed or is under construction.

The challenge for the councils will be to bring forward sufficient projects to mitigate the impact of planning permissions where building work on implementing the permission has not yet commenced. Very few opportunities to secure suitable mitigation land have come onto the market to maintain a supply of mitigation projects.

The councils have appointed a Nitrate Mitigation Co-ordinator who has responsibility for identifying and facilitating delivery of nitrogen mitigation projects. The Co-ordinator reports to a Steering Group, which will regularly review upcoming projects and monitor progress against the need for mitigation as outlined in this report.

The report sets out the work the councils are undertaking to deliver future mitigation projects. Where necessary, the councils could consider temporary offsetting to provide additional mitigation whilst long term projects such as wetlands are progressed. This may involve council owned land or working with landowners and farmers in the Poole Harbour Catchment.

Early in 2022 Natural England published new advice concerning the need for nutrient neutrality (for both nitrogen and phosphorus) within the Poole Harbour catchment. Subsequently, parliament passed changes to the Water Industry Act 1991 through the Levelling Up and Regeneration Act 2023. The new nutrient pollution standards will impose stricter requirements on water companies to reduce concentrations of nutrients in treated wastewater effluent that is discharged from their plant into Poole Harbour. Following clarification around the application of the nutrient pollution standards, Natural England have now confirmed to the councils that there is no longer a need for development to demonstrate phosphorous neutrality as the nutrient pollution standards will bring levels of this nutrient below a threshold level.

The councils have bid and been awarded Local Nutrient Mitigation Fund grant from government. As part of the first round of funding, government awarded a total of £57million to eight successful councils. A total of

£4.63million was awarded to Dorset Council to deliver mitigation in the Poole Harbour catchment. to support the delivery of sustainable development.

Both councils have committed to review the strategy and approach to achieving nitrogen neutrality taking account of Natural England's updated guidance, the nutrient pollution standards and the award of the Local Nutrient Mitigation Fund grant. Both councils will keep all parties up to date on their respective positions on these issues through information and announcements presented on their websites.

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1. Background

- 1.1 This report sets out how Bournemouth Christchurch and Poole Council (BCP Council) and Dorset Council have provided mitigation in accordance with the Nitrogen Reduction in Poole Harbour Supplementary Planning Document (SPD) (April 2017).
- 1.2 Poole Harbour is a natural harbour that is designated as a Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) and Ramsar site for its nature conservation importance.
- 1.3 The councils are responsible as competent authorities under the Conservation of Habitats and Species Regulations 2017 to ensure that new housing and tourism development granted planning permission in the catchment of Poole Harbour is nitrogen neutral. To grant planning permission for new development that could generate nitrogen discharges through wastewater, each council must be certain that the mitigation needed to avoid adverse effects upon Poole Harbour is effective and can be delivered before occupation of the development.
- 1.4 This report sets out the results of the monitoring of planning permissions for both housing and tourism development against the delivery of mitigation projects implemented to achieve nitrogen neutrality for consented development.
- 1.5 The councils' current strategy for mitigating nitrogen pollution focusses on offsetting the impact of residential development by changing the way high nitrogen input agricultural land is managed in the catchment. This includes alternative uses which eliminate inputs or lower nitrogen input uses such as conversion to permanent grassland, reducing the intensity of grazing, creating scrub and woodland habitats through planting or natural regeneration and by progressing the delivery wetland solutions. The reduction in nitrogen inputs arising from a change in land management offsets the additional nitrogen inputs that come from new housing and tourism development. Further information on this strategy is set out in the SPD.
- 1.6 In accordance with the current approach in the SPD, it is critical that sufficient mitigation is delivered in the catchment to mitigate the impacts from completed housing and tourism development. Mitigation must be delivered before occupation of this development. In extreme circumstances the local authorities may have to refuse planning applications for new housing or tourism development until such a time as adequate mitigation has been provided.
- 1.7 In some instances, it may be possible for developers to provide site specific nitrogen mitigation projects either on site or on other land in their ownership or control. Both councils also encourage site specific mitigation for delivery alongside allocations for new homes in their local plans and local communities neighbourhood plans. Due to the geography of the Poole Harbour catchment, and availability of land, offsetting mitigation projects involving a change in land management are only likely to be delivered within Dorset Council area. The councils recognise that it is more challenging for site specific mitigation to be delivered alongside brownfield developments in urban areas. In these instances, the councils have historically used monies collected through Community Infrastructure Levy (CIL) or planning obligations to fund the required mitigation on behalf of the applicants/developers.
- 1.8 It is the responsibility of each council to ensure that a suitable proportion of the monies from CIL and planning obligations are spent on securing the necessary mitigation. The monies needed to fund the mitigation is top sliced from the overall CIL receipts to ensure that delivery of mitigation is prioritised. Subject to local conditions (including underlying geology), the mitigation can be delivered anywhere within the Poole Harbour catchment and the councils work together to ensure appropriate delivery. The mitigation needs to be provided before the new development is occupied and must be retained in perpetuity.

2. Mitigation of housing and tourism development

- 2.1 The starting point for monitoring of the SPD is 1 April 2017, the beginning of the monitoring year in which it was adopted. This monitoring report sets out:
- (i) the number of homes and tourism development granted planning permission between 1 April 2017 and 31 March 2024 within the Poole Harbour catchment.
 - (ii) the amount of agricultural land needed to be changed to a low nitrogen input use to act as mitigation by offsetting nitrogen inputs from completed development.
 - (iii) the mitigation projects delivered to date.
 - (iv) emerging projects to mitigate future development; and
 - (v) the councils' implementation plan for delivery of further mitigation projects

Amount of development

- 2.2 The amount of development that has been completed or is under construction within the Poole Harbour catchment that was consented over the period from 1 April 2017 to the end of the current monitoring year (31 March 2024) is shown in Table 1. This corresponds to the period from when the Nitrogen Reduction in Poole Harbour Strategy was adopted and implemented to the point of the most up to date available monitoring information.
- 2.3 Some development outside of Poole Harbour's hydrological catchment is also required to provide mitigation where the wastewater from the development is processed by wastewater recycling centres which discharge into Harbour's catchment (e.g. Broadstone and Bearwood feed into Poole wastewater recycling centre). We have taken account of planning permissions and completed development that is served by these wastewater treatment works in this monitoring report.
- 2.4 There are some developments that achieve nitrogen neutrality on site. These schemes do not require further mitigation and would not need to be included in the table below. In Dorset Council area there were schemes in Poundbury (Dorchester) and Milborne St Andrew. There is a further development in Milborne St Andrew where Dorset Council will be exploring the opportunities to deliver site specific nitrogen mitigation measures. There were no such schemes granted in the period 2017/18 to 2020/2021 in BCP area.

Table 1: Completions and sites under construction in the Poole Harbour catchment following a grant of planning permission during the period 1 April 2017 to 31 March 2024 (all figures are net)

	Houses	Flats	Care Beds	Tourist beds	Tourist attractions
BCP Council					
Completions	815	1,107	78		
Under construction	219	550	0		
Total	1,034	1,657	78		
Dorset Council					
Completions	731	298	0	0	0
Under construction	125	124	9	0	0
Total	856	422	9	0	0

Mitigation required

- 2.5 For BCP Council, the amount of offsetting required to mitigate the impacts from development within the catchment (that has been consented since 1 April 2017) which has either been completed or is under construction is summarised in Table 2. Similarly, the amount of offsetting required to mitigate development within the catchment (that has been consented since 1 April 2017) within the Dorset

Council area which has either been completed or is under construction for each relevant monitoring year is also summarised in Table 3.

- 2.6 To determine the offsetting mitigation required, the SPD describes a three-step calculation. Firstly, the increase in population arising from the development is calculated at a rate of 2.42 people per house, 1.65 people per flat and 1 person per care bed.
- 2.7 The next step is to multiply the population by the amount of nitrogen produced per person. On average each person produces sewage containing 0.0035 tonnes of nitrogen per year. Wessex Water is responsible for treating 75% of nitrogen from wastewater on a catchment wide basis (some wastewater treatment works exceed 75% and some are below 75% nitrogen removal). Taking account of variations in efficiency of wastewater treatment works across the catchment as a whole, the calculation assumes all development should mitigate the remaining 25% nitrogen. This equates to 0.000875 tonnes of nitrogen per person per year (25% of 0.0035 tonnes).
- 2.8 The final step is to calculate the area of agricultural land required to mitigate the equivalent input arising from the development. Changing the land management of agricultural land from high nitrogen input (e.g., arable crops or intensive grazing use) to a low nitrogen input use (e.g, rough grazing or woodland) would reduce the nitrogen input by 0.0298 tonnes per hectare per year.

Table 2: BCP Council mitigation requirements for the period 1 April 2017 to 31 March 2024 (homes permitted between which are completed or under construction)

Calculation	Amount	Multiplier	Sub/Totals
Step 1. Net population increase: <ul style="list-style-type: none"> Net number of houses Net number of flats Net number of care beds Net number tourist beds Net visitors to tourist attractions 	1,034 1,657 78 0 0	Houses x 2.42 Flats x 1.65 Beds x 1 Beds x 1 Visitors	Total occupancy: 2,502 2,734 78 0 0 = 5,314 people
Step 2. Nitrogen produced by population growth in catchment: <ul style="list-style-type: none"> Estimated population of development multiplied by 25% of a person's average annual production of nitrogen in sewage 	5,314 people	25% = 0.000875 (load in tonnes per person per year)	Total nitrate load = 4.65 tonnes per year
Step 3. Amount of land required to offset the nitrogen produced: <ul style="list-style-type: none"> Row 2 divided by net change in nitrogen for conversion of agricultural land to low input uses 	4.65 tonnes per year	Nitrogen production ÷ 0.0298 (Nitrogen change in tonnes per ha per year)	Land required 156.03 ha

- 2.9 BCP Council therefore must offset the impact of **5,314 additional people** by changing the way **156.03 hectares** of land is managed from high nitrogen input uses to low nitrogen input uses, and this change needs to be in place in perpetuity.

Table 3: Dorset Council mitigation requirements for the period 1 April 2017 to 31 March 2024 (homes permitted which are under construction or completed)

Calculation	Amount	Multiplier	Sub/Totals
Step 1. Net population increase: <ul style="list-style-type: none"> Net number of houses Net number of flats Net number of care beds Net number tourist beds Net visitors to tourist attractions 	856 422 9 0 0	Houses x 2.42 Flats x 1.65 Beds x 1 Beds x 1 Visitors	Total occupancy: 2,071 696 9 0 0 = 2776.82 people
Step 2. Nitrogen produced by population growth in catchment: <ul style="list-style-type: none"> Estimated population of development multiplied by 25% of a person's average annual production of nitrogen in sewage 	2776.82 people	25% = 0.000875 (load in tonnes per person per year)	Total nitrate load = 2.43 tonnes per year
Step 3. Amount of land required to offset the nitrogen produced: <ul style="list-style-type: none"> Row 2 divided by net change in nitrogen for conversion of agricultural land to low input uses 	2.42 tonnes per year	Nitrogen production ÷ 0.0298 (Nitrogen change in tonnes per ha per year)	Land required 81.54 (ha)

2.10 Dorset Council therefore must offset the impact of **2777 additional people** by changing the management of **81.54 hectares** of land from high nitrogen input uses to low nitrogen input uses and this change needs to be in place in perpetuity.

2.11 At a catchment wide level **237.57 hectares** of agricultural land was needed to mitigate the completed, and development that is under construction, which has been consented since April 2017.

3. Mitigation projects delivered to date

3.1 Mitigation funding for the development in Table 1 has been secured through Community Infrastructure Levy (CIL) or planning obligations. The councils have used this funding to deliver mitigation on several sites as set out in Table 4. Mitigation is delivered on a catchment wide basis with funds being drawn from the available contributions that each council hold to secure the mitigation.

Table 4: Mitigation projects implemented since April 2017

Project	Mitigation secured (ha)	Notes
Wild Woodbury	157.64	Grant paid to Dorset Wildlife Trust to take land out of intensive agriculture to eliminate inputs through rewilding 'Wild Woodbury' project at Bere Regis
Briantspuddle - South Meadows	3.19	Grant paid to the Erica Trust to take land out of intensive grazing to eliminate inputs.
Briantspuddle - North Meadows	9.8	Agricultural field bought by BCP to take land out of intensive grazing to eliminate inputs. Exploring feasibility of wetland on the site that could mitigate additional homes.
Soldiers Road, Arne	5.6	Grant paid to National Trust to take land out of agricultural use to form part of a heathland National Nature Reserve.
Upton Park Farm SANG and estate	55.20	BCP Farm tenancy managed as low nitrogen agricultural use from 2014 onwards. 55.2ha for 2017 onwards.
Glebe Farm	6.24	Grant paid to change the way DC owned land managed to reduce nutrient flows.
West Holme	22.56	Grant paid to Dorset Wildlife Trust to take land out of intensive agricultural use and for the land to be managed in way that is consistent with the wider objectives of Wareham Arc Landscape Recovery project.
Total	260.23	

3.2 Across the catchment, there was a need for **237.56 hectares** of agricultural land to be changed from high nitrogen input uses to low nitrogen input uses as detailed in section 2 of this report.

3.3 The mitigation secured on a catchment wide basis totals **260.23 hectares** through a mixture of projects and therefore across the catchment as a whole, sufficient mitigation has been provided to offset the impact arising from development. The projects have been funded by both BCP Council and Dorset Council, but the proportion of funds that each council has invested to deliver a particular project has varied individually. In part, this is due to the higher levels of development that take place within the BCP area but also due to the availability of funds at any particular point in time. There have also been opportunities that have arisen for BCP Council which were secured by them independently of Dorset Council to keep the process for securing mitigation as straightforward as possible.

3.4 Dorset Council has delivered a total of **38.9 hectares** of mitigation and **81.53 hectares** are required to mitigate the impacts from development that has been completed or is under construction in Dorset Council area between 1 April 2017 and 31 March 2024. This leaves a deficit of **42.63 hectares** of mitigation for Dorset Council to find.

- 3.5 BCP Council has delivered a total of **221.3 hectares** of mitigation and **156.03 hectares** are required to mitigate the impacts from development that has been completed or is under construction in BCP Council area between 1 April 2017 and 31 March 2024. This leaves a surplus of **65.27 hectares** mitigation for BCP Council.

4. Emerging mitigation requirement for consented development

Housing development with planning permission that has not yet started

4.1 Tables 5 and 6 summarise the number of homes, and amount of tourist development, granted planning permission within the Poole harbour catchment between 1 April 2017 to 31 March 2024, where building working on implementing the permission has yet to start (i.e. they had not begun construction on site as at 31 March 2024). Some developments outside of the hydrological catchment are required to provide mitigation in accordance with the SPD as their wastewater is processed at wastewater recycling centres which discharge into the Poole Harbour catchment.

Table 5: BCP Council mitigation requirement for sites granted consent since 1 April 2017 but not started on 31 March 2024

Calculation	Amount	Multiplier	Sub/Totals
Step 1. Net population increase: <ul style="list-style-type: none"> Net number of houses Net number of flats Net number of care beds Net number tourist beds Net visitors to tourist attractions 	798 1,422 75 0 0	Houses x 2.42 Flats x 1.65 Beds x 1 Beds x 1 Visitors	Total occupancy: 1,931 2,346 75 0 0 = 4,352 people
Step 2. Nitrogen produced by population growth in catchment: <ul style="list-style-type: none"> Estimated population of development multiplied by 25% of a person's average annual production of nitrogen in sewage 	4,352 people	25% = 0.000875 (load in tonnes per person per year)	Total nitrate load = 3.8 tonnes per year
Step 3. Amount of land required to offset the nitrogen produced: <ul style="list-style-type: none"> Row 2 divided by net change in nitrogen for conversion of agricultural land to low input uses 	3.8 tonnes per year	Nitrogen production ÷ 0.0298 (Nitrogen change in tonnes per ha per year)	Land required 127.80 (ha)

4.2 BCP Council therefore must put measures in place to offset the impact of **4,352 additional people** by changing the way **127.80 hectares** of land is managed from high nitrogen input uses to low nitrogen input uses and this change needs to be in place in perpetuity.

Table 6: Dorset Council mitigation requirements for sites granted consent since 1 April 2017 but not started on 31 March 2014.

Calculation	Amount	Multiplier	Sub/Totals
Step 1. Net population increase: <ul style="list-style-type: none"> Net number of houses Net number of flats Net number of care beds Net number tourist beds Net visitors to tourist attractions 	76 98 11 0 0	Houses x 2.42 Flats x 1.65 Beds x 1 Beds x 1 Visitors	Total occupancy: 183.92 161.70 11 0 0 = 356.62 people
Step 2. Nitrogen produced by population growth in catchment: <ul style="list-style-type: none"> Estimated population of development multiplied by 25% of a person's average annual production of nitrogen in sewage 	356.62 people	25% = 0.000875 (load in tonnes per person per year)	Total nitrate load = 0.31 tonnes per year
Step 3. Amount of land required to offset the nitrogen produced: <ul style="list-style-type: none"> Row 2 divided by net change in nitrogen for conversion of agricultural land to low input uses 	0.31 tonnes per year	Nitrogen production ÷ 0.0298 (Nitrogen change in tonnes per ha per year)	Land required 10.47 (ha)

4.3 Dorset Council must therefore put measures in place to offset the impact of **357** additional people by changing the way **10.47 hectares** of land is managed from high nitrogen input uses to low nitrogen input uses and this change needs to be in place in perpetuity.

Mitigation required

4.4 At a catchment wide level **138.26 hectares** of agricultural land would be needed to mitigate the impact from development consented since 1 April 2017 that has not yet been started.

4.5 Once the required mitigation for development that is either completed or under construction has been considered, there is an existing surplus of **22.64 hectares** of mitigation across the catchment as a whole. Monitoring therefore indicates that a further **115.62 hectares** of mitigation land will be needed to mitigate the impacts from development with planning permission where building work has yet to start. This report goes onto to explain the councils' approach to mitigating the impacts from this future development. Mitigation needs to be in place at the point of a dwelling being occupied and not at the point of planning consent being granted and some of those homes with planning permission will also not be delivered.

5. Implementation Plan to secure further mitigation

- 5.1 This report demonstrates that the councils' have a successfully delivered a series of projects to mitigate the impacts of nitrogen in Poole Harbour. Despite this, as part of conducting the monitoring work for this report and considering feedback from the Nitrate Mitigation Co-ordinator the councils have identified several issues that arise from the approach in the adopted SPD.
- 5.2 The first issue relates to the methods used to assess nutrient budgets for development. The method for assessing nutrient budgets in the SPD is based on a series of broad assumptions (including assumptions about the performance of wastewater treatment plant across the catchment and typical nutrient flows arising from different types of land use). Natural England have issued a series of new nutrient budget calculators which allow for more refined and accurate nutrient budget calculations.
- 5.3 The second issue relates to the funding mechanism and time taken to deliver mitigation projects. Most of the nutrient mitigation projects have been funded through Community Infrastructure Levy (CIL) receipts that are collected at the point when building work on implementing the planning permission begins. To effectively mitigate the impacts from development the mitigation projects for consented development must then be delivered prior to occupation of the qualifying development. This puts a significant pressure and onus on the council to deliver mitigation in what can be a relatively narrow window of time.
- 5.4 The third issue relates to challenges around the delivery of mitigation projects. The costs of suitable and available land within the Poole Harbour catchment area have steadily risen since the SPD was published in April 2017. Many landowners are now giving special values to agricultural land within the catchment because of the opportunities to deliver nitrogen mitigation projects alongside managing land to achieve Biodiversity Net Gain. Alongside rising costs of mitigation, the CIL includes several exemptions and opportunities for relief. Where development benefits from an exemption, or where relief is achieved, no contributions through CIL are made. To date the councils have funded this mitigation through other receipts to the CIL. As consequences the CIL receipts from liable development has been used to fund mitigation for development which is exempt or subject to relief from the requirements of the CIL.
- 5.5 The fourth issue relates to the relationship between spending of the Local Nutrient Mitigation Fund and the existing mitigation strategy in the adopted SPD. The grant provided through the Local Nutrient Mitigation Fund gives the councils discretion to invest to deliver larger scale mitigation projects, but the councils must recover the costs of delivering mitigation and seek to reinvest this in further mitigation projects. The existing approach of investing CIL receipts does not provide a mechanism for maintaining the Local Nutrient Mitigation Fund to deliver further nutrient mitigation projects.
- 5.6 Through the Nitrates Mitigation Co-ordinator, the councils are committed to identifying, developing and delivering suitable mitigation projects. As part of this process the councils remain committed to working in partnership and alongside other organisations as well as exploring innovative approaches to mitigation which take advantage of the latest technology and are informed by the growing evidence and best practice guidance on this issue.
- 5.7 Both councils remain committed to joint working on this strategic approach, but Dorset Council has decided to move away from the mitigation delivery strategy in the adopted SPD. From the 31 July 2024 onwards the council no longer gave weight to the approach to funding and delivering mitigation through the SPD and on the 19 September 2024 Dorset Council took the formal decision to revoke the SPD. Moving forward in Dorset Council area, applicant's and developers will assume responsibility for funding and delivering the necessary mitigation for their proposals. Mitigation may be delivered:
- on-site or through land in the ownership of the developer
 - through an agreement with an accredited third-party mitigation provider

- through the Dorset and BCP Council nutrient mitigation scheme (i.e. mitigation projects funded and delivered using Local Nutrient Mitigation Fund grant)
- 5.8 As negotiations around the delivery of mitigation projects are currently ongoing, and therefore commercially sensitive, this report does not include specific names or details of the projects in question.
- 5.9 BCP Council will continue the approach under the SPD, whereby developers can be assured that the Council will use CIL/S106 to fund mitigation until further notice. However, it is likely BCP Council will align with the national approach (and Dorset Council) during 2025 whereby the developer will take on the responsibility for securing mitigation.

Natural England managed nutrient mitigation scheme

- 5.10 Natural England formally announced on the 11 July 2024 that they would be able to make nutrient mitigation credits for sale through a series of distinct bidding rounds. They have confirmed that the first round would open on the 31 July and close on the 27 August 2024. They indicated that credits (with 1 credit equating to 1 TN kg/yr) would be sold for £3,250 each.
- 5.11 Natural England will apportion credits in accordance with a policy which makes a greater proportion (60%) available to smaller developments (below 50 new homes) and the remaining proportion (40%) to larger development (over 50 new homes). A further prioritisation will be applied to ensure that each credit supports delivery of the greatest number of homes possible. During an initial round of sales in the Summer/Autumn of 2024 Natural England successfully sold mitigation credits to support delivery of around 400 new homes. Further credits will be made available for sale between January and February 2025. It is estimated that these credits could provide mitigation for a similar number of homes as the initial round of sales.
- 5.12 Where an application is successful, the applicant will receive an unassigned nutrient credit certification and be asked to check the information on the nutrient credit certificate and pay a deposit for the credits. After receiving a deposition Natural England will issue a provisional nutrient credit certificate to reserve the credits which will be valid for 36 weeks.
- 5.13 Natural England will issue a final nutrient credit certificate after the decision is taken on the planning application and when it receives the remaining balance for the nutrient credits. The applicant must share the provisional and final nutrient credit certificates with the council prior to commencing on site so that they can be taken into consideration when assessing the planning application and determining whether the requirements of planning conditions have been satisfied.

Land-use change

- 5.14 The Nitrogen Mitigation Co-ordinator is investigating opportunities for land purchase or to provide grants towards the purchase of land by environmental charities where their management change can be secured in-perpetuity. This model of joint working has proved effective elsewhere as the councils have already successfully worked with other environmental charities to deliver a number of mitigation projects across Dorset which also confer wider benefits.
- 5.15 As part of the role, the Nitrates Mitigation Co-ordinator is also actively seeking opportunities to deliver mitigation projects working with existing private third-party landowners in the Poole Harbour catchment. In these circumstances a permanent, easily monitored, in-perpetuity land-use change, such as to orchards, woodland, riparian buffers and wetlands are required. Strategically located riparian buffers with woodland planting/natural regeneration can provide mitigation through land use change but have the added benefit of directly intercepting nutrient flows through surface run-off into watercourses. The council will engage through Catchment Partnership working and farm clusters to identify opportunities to work with landowners and farmers to secure land-use change in appropriate locations.

- 5.16 The councils will also make another call for 'mitigation projects' within the catchment to help identify and deliver mitigation in the future. The first call for sites was announced through the Poole Harbour Nutrient Management Scheme Newsletter (Winter 2021). The councils sought to explore and bring forward small scale wetlands located on spring lines, treating water from minor water courses or from blocking ditches are effective at reducing nutrient pollution and may in certain circumstances provide mitigation for nitrogen pollution. Due to their relative size and location, this scale of wetland is often simpler and more cost effective to deliver. Appropriate projects are being sought working farmers and landowners within the catchment.
- 5.17 Wetlands using water (high in nitrates) from main rivers are also being explored at two sites, one on land owned by councils. One project is moving forward to implementation subject to the required Environment Agency consents. A further project is still under consideration and will require further feasibility work.
- 5.18 Large scale wetlands located on main rivers which may link in with river restoration and reconnection with floodplain are effective in reducing nutrient pollution and securing other benefits for wildlife and for people. These projects are often complex and time consuming to deliver. The councils are working with partners, in particular with the Wareham Arc Landscape Recovery project to identify nitrogen mitigation options. Other locations in the catchment are being considered, identified by the wetland opportunity mapping.
- 5.19 Wetlands associated with the outflow of a wastewater recycling centres can directly mitigate the wastewater nutrient discharge however, by their very nature, there are limited opportunities for delivery. The Councils are currently exploring the potential for this with Wessex Water at two locations.
- 5.20 In the future, should mitigation opportunities not keep pace with the rate of development, the councils may need to be more proactive in securing mitigation through routes such as compulsory purchase of land.

Partnerships

- 5.21 The Nitrates Mitigation Co-ordinator will also work closely with other colleagues, groups and organisations to achieve delivery of nitrogen mitigation projects jointly alongside other mitigation/enhancements to biodiversity/biodiversity net-gain projects.
- 5.22 The councils are also working with other partner organisations to identify the potential for delivering nutrient mitigation through projects which will provide wider landscape nature recovery and environmental benefits

Appendix 1: Planning permissions

Listed below are planning permissions granted where there was a net increase in dwellings and tourist accommodation since the Supplementary Planning Document was adopted on 1st April 2017. Reserved matters applications following the ruling in the Sweetman case are also included.

BCP Council completions from 1 April 2017 to 31 March 2024 (net)

Application	Address	Houses	Flats	Care home beds
APP/18/01390/F	Sopers Lane	32	95	0
APP/17/00008/F	Magna Road	48	35	0
APP/16/01862/F	1-3 Commercial Road	0	80	0
APP/17/00008/F	Magna Road	53	25	0
APP/17/00008/F	Magna Road	57	15	0
APP/18/00792/P	Poole Pottery Old Orchard	0	64	0
APP/17/00008/F	Magna Road	50	0	0
APP/17/00018/P	12 & 14 & Land adjacent to Poole Labour Club Wimborne Road	-2	50	0
APP/17/01593/F	Lake Road	28	14	0
APP/17/00008/F	Magna Road	41	0	0
APP/21/00620/F	West of Wheelers Lane	35	6	0
APP/19/01232/PA	Crown Offices Park Road	0	40	0
APP/17/01593/F	Lake Road	29	8	0
APP/17/01157/F	1-5 Lindsay Road	-3	37	0
APP/18/00745/F	2 to 4 Sandbanks Road	0	32	0
APP/18/00540/F	46-48 Tower Road & Adjoining Land	-2	32	0
APP/21/00632/F	539 Ashley Road	-1	29	0
APP/17/01593/F	Lake Road	23	2	0
APP/18/00976/F	311-313 Wimborne Road	0	25	0
APP/19/01444/F	56 Herbert Avenue	0	24	0
APP/17/00211/F	23 & 25 Upton Road	-2	24	0
APP/18/01077/F	89 High Street	0	21	0
APP/19/00280/F	101-107 Commercial Road	0	20	0
APP/18/01293/F	Park Road	0	17	0
APP/20/01047/F	51-55 Commercial Road	0	14	0
APP/17/00785/F	11 Martello Road South	-1	14	0
APP/18/00065/F	16 Commercial Road	13	0	0
APP/19/00218/F	8 & 10 Yarmouth Road	-1	13	0
APP/17/01754/F	38A The Avenue	-1	12	0
APP/19/00576/F	24-26 & 89-93 (and 32 Brixey) Brixey Road & Rosemary Road	11	0	0
APP/18/00094/F	241A & 243 Blandford Road	10	0	0
APP/19/00048/F	8A Parr Street	2	8	0
APP/19/00622/F	56 The Avenue	-1	11	0
APP/19/01153/F	Blocks L, M, N, P, Q Blandford Road	0	10	0
APP/21/01123/F	311-313 Wimborne Road	0	10	0
APP/17/00448/P	32A & 32B Spur Hill Avenue	-2	11	0
APP/18/00561/F	21 West Quay Road	-1	10	0
APP/18/01014/F	171 Bournemouth Road	-1	10	0

Application	Address	Houses	Flats	Care home beds
APP/19/00273/F	97A and 99 & 18A High Street & Lagland Street	0	9	0
APP/19/00676/F	8A Lindsay Road	-1	10	0
APP/21/00216/F	Sunnyhill Road	9	0	0
APP/21/00688/F	80 Fernside Road	0	9	0
APP/18/00290/F	167-169 Bournemouth Road	-2	10	0
APP/18/00557/F	69-77 Rosemary Road	8	0	0
APP/18/00931/F	10-16 Middle Road	8	0	0
APP/18/01198/F	15-17 Wills Road	8	0	0
APP/21/01358/F	6 New Quay Road	-1	9	0
APP/21/01690/F	31 Danecourt Road	-1	9	0
APP/16/01724/F	14 Pinewood Road	1	6	-18
APP/17/00062/F	32 York Road	-1	8	0
APP/18/00753/F	25 Springfield Road	-1	8	0
APP/19/00193/F	109 Commercial Road	-1	8	0
APP/19/01084/P	27 St Peters Road	-1	8	0
APP/20/00677/F	7 Chaddesley Glen	-1	8	0
APP/21/00065/F	556, 558 & 560 Blandford Road	9	-2	0
APP/21/00127/F	15 Danecourt Road	-1	8	0
APP/21/00345/F	13 Danecourt Road	-1	8	0
APP/21/01854/F	38 Dorset Lake Avenue	-1	8	0
APP/16/01545/F	26 Birchwood Road	-1	7	0
APP/16/01874/F	14-34 Ringwood Road	6	0	0
APP/17/00423/F	21 Springfield Road	-1	7	0
APP/17/01481/J	20 Uppleby Road	6	0	0
APP/17/01872/F	152-158 Lower Blandford Road	6	0	0
APP/18/00438/F	159 Lower Blandford Road	-1	7	0
APP/18/01426/F	Moor View Road	6	0	0
APP/19/01563/F	134 High Street	0	6	0
APP/20/01491/F	95 Commercial Road	0	6	0
APP/17/00521/F	66 High Street	5	0	0
APP/17/00625/F	52 Rossmore Road	5	0	0
APP/17/01553/F	244 High Street North	0	5	0
APP/18/00056/F	370-372 Ashley Road	0	5	0
APP/18/00415/F	241 Blandford Road	0	5	0
APP/18/00533/F	245 Blandford Road	5	0	0
APP/18/00592/F	7 Ridgeway	-1	6	0
APP/18/01595/F	36 Tower Road	0	5	0
APP/19/00533/F	203 Ashley Road	0	5	0
APP/20/00066/F	137 Rosemary Road	-1	6	0
APP/21/00824/F	403 Ringwood Road	0	5	0
APP/17/00418/F	8 Leslie Road	4	0	0
APP/17/01261/J	17A Sancreed Road	4	0	0
APP/18/00198/F	7A Curtis Road	4	0	0
APP/18/00533/F	245 Blandford Road	4	0	0
APP/18/01187/F	580-588 Ashley Road	0	4	0
APP/19/00074/F	32-36 Lacey Crescent	4	0	0

Application	Address	Houses	Flats	Care home beds
APP/19/00151/F	126 & land at 124 York Road	4	0	0
APP/19/00321/F	2 Norrish Road	0	4	0
APP/19/00829/F	113-115 Foxholes Road	4	0	0
APP/19/01577/F	2 Delhi Close	0	4	0
APP/20/00696/F	41-45 Northbrook Road	4	0	0
APP/21/00006/F	5 & 7 Rosemary Road	4	0	0
APP/21/00620/F	West of Wheelers Lane	4	0	0
APP/21/00689/F	28A, 28B, 30 & 32 Kimmeridge Avenue	4	0	0
APP/22/00505/F	427 Ashley Road	0	4	0
APP/17/00782/F	230-234 Blandford Road	3	0	0
APP/17/00950/F	245 Blandford Road	3	0	0
APP/17/01144/F	21 Christopher Crescent	0	3	0
APP/18/00188/F	33-35 Abbotsbury Road	3	0	0
APP/18/00701/F	27 Forest Road	3	0	0
APP/18/00827/F	1-7 Grove Road	3	0	0
APP/18/01015/F	256-260 Wimborne Road	3	0	0
APP/18/01490/F	2 Glenmount Drive	3	0	0
APP/18/01610/F	89 Ashley Road	-1	4	0
APP/19/00990/PA	1 St Clements Road	0	3	0
APP/19/01226/F	37-39 Northbrook Road	3	0	0
APP/19/01288/F	39-41 Cynthia Road	3	0	0
APP/19/01375/F	1 North Road	-1	4	0
APP/20/00171/F	37-41 Abbotsbury Road	3	0	0
APP/20/00312/F	286 Herbert Avenue	3	0	0
APP/20/00429/F	81 & 83 Rosemary Road	3	0	0
APP/20/00777/PA	303 Ashley Road	0	3	0
APP/21/00079/F	29 St Osmunds Road	-1	4	0
APP/21/00236/PA	10 Windsor Road	0	3	0
APP/21/01001/F	61 & 63 Brixey Road	3	0	0
APP/21/01160/PA	268-270 Herbert Avenue	0	3	0
APP/22/00209/F	247 Blandford Road	-1	4	0
APP/14/01662/F	38 Upper Road	2	0	0
APP/17/00641/F	17 Preston Road	2	0	0
APP/17/00824/F	14 Durlston Road	2	0	-28
APP/17/00833/F	3-5 Glenair Avenue	2	0	0
APP/17/00989/F	20 Cavan Crescent	2	0	0
APP/17/01586/F	7 - 19 Old Coach Mews	2	0	0
APP/17/01749/F	46-50 Cynthia Road	2	0	0
APP/17/01798/F	6 Ballard Road	2	0	0
APP/17/01876/F	37-39 Good Road	2	0	0
APP/18/00086/F	91 Lake Road	2	0	0
APP/18/00195/F	The Quay	2	0	0
APP/18/00388/F	183-185 Ringwood Road	2	0	0
APP/18/00504/F	76-78 Dorchester Road	2	0	0
APP/18/00617/PA	279 Ashley Road	0	2	0
APP/18/01183/F	25 Benmoor Road	2	0	0

Application	Address	Houses	Flats	Care home beds
APP/18/01280/F	3 Mansfield Road	0	2	0
APP/18/01406/F	8 & 9 Mount Grace Drive	2	0	0
APP/18/01466/F	159-161 Fernside Road	2	0	0
APP/19/00102/F	12 to 14 Granville Road	2	0	0
APP/19/00361/P	2 Hennings Park Road	2	0	0
APP/19/00561/F	16 Denmark Lane	2	0	0
APP/19/00914/F	7 Abbotsbury Road	2	0	0
APP/19/00996/F	80 Parkstone Road	0	2	0
APP/19/01466/F	456-458 Ashley Road	0	2	0
APP/19/01552/F	10 to 14 Munster Road	2	0	0
APP/20/00022/F	79 Rosemary Road	2	0	0
APP/20/00247/F	44 Western Road	2	0	0
APP/20/00279/F	8 Trinidad Crescent	2	0	0
APP/20/00776/F	9 Pascoe Close	2	0	0
APP/20/00994/F	51-53 Victoria Crescent	2	0	0
APP/20/01197/F	41 Longfleet Road	0	2	0
APP/20/01215/PA	197 Bournemouth Road	0	2	0
APP/20/01226/K	414-416 Ashley Road	0	2	0
APP/20/01302/F	145 High Street	0	2	0
APP/21/00053/F	2 Meriden Close	2	0	0
APP/21/00258/F	91 Commercial Road	0	2	0
APP/21/00294/F	73A, 73B and 75 Waterloo Road	2	0	0
APP/21/01737/F	431 & 435 Ashley Road	0	2	0
APP/22/00005/F	53 & 55 Tatnam Road	2	0	0
APP/22/00010/F	2 Glenair Avenue	2	0	0
APP/22/00516/F	32A Fernside Road	2	0	0
No Application	83C Sterte Road	-1	3	0
APP/16/01857/F	2 Dornie Road	1	0	0
APP/17/00104/F	4 to 10 Mellstock Road	1	0	0
APP/17/00104/F	4 and 6 Mellstock Road	1	0	0
APP/17/00108/F	146 Magna Road	1	0	0
APP/17/00126/F	407 Ringwood Road, (Access from 315 Herbert Avenue)	1	0	0
APP/17/00128/F	36 Glen Road	1	0	0
APP/17/00145/F	21 Whitecliff Road	1	0	0
APP/17/00165/F	11 Palmer Road	1	0	0
APP/17/00183/F	65 Bournemouth Road	0	1	0
APP/17/00191/F	109 Herbert Avenue	1	0	0
APP/17/00238/F	465 Ashley Road	0	1	0
APP/17/00250/F	132 Bournemouth Road	0	1	0
APP/17/00300/F	294, 296 and 298 Ringwood Road	1	0	0
APP/17/00310/F	75-77 Churchill Road	0	1	0
APP/17/00326/F	7 Kenyon Close	1	0	0
APP/17/00332/F	3 Marianne Road	1	0	0
APP/17/00348/F	81 Rosemary Road	0	1	0
APP/17/00366/F	10, 12 & 14 Munster Road	1	0	0
APP/17/00394/F	5 Kings Crescent	1	0	0

Application	Address	Houses	Flats	Care home beds
APP/17/00405/F	2 Western Avenue	1	0	0
APP/17/00449/F	11 Leicester Road	1	0	0
APP/17/00493/F	24 Penn Hill Avenue	0	1	0
APP/17/00511/F	7 Chaddesley Wood Road	2	-1	0
APP/17/00533/F	26 Collwood Close	1	0	0
APP/17/00550/F	46, 52, 54 & 56 Abbotsbury Road	1	0	0
APP/17/00568/F	14 Ridgeway	1	0	0
APP/17/00574/F	14 Ridgeway	1	0	0
APP/17/00586/F	1 Langley Road	1	0	0
APP/17/00613/J	24 St James Close	0	1	0
APP/17/00630/J	46 Rosemary Road	0	1	0
APP/17/00656/F	7 Almer Road	1	0	0
APP/17/00667/PA	185 Bournemouth Road	0	1	0
APP/17/00727/F	28 Churchill Road	-1	2	0
APP/17/00752/F	50 Fortescue Road	1	0	0
APP/17/00824/F	14 Durlston Road	1	0	-28
APP/17/00835/F	610 Ashley Road	0	1	0
APP/17/00914/F	78 Penn Hill Avenue	1	0	0
APP/17/00927/F	41 Kings Avenue	1	0	0
APP/17/00943/F	28 Felton Road	1	0	0
APP/17/00976/F	48 Dale Valley Road	1	0	0
APP/17/00997/F	5 Canford Cliffs Avenue	1	0	0
APP/17/01027/PA	5 Hosiers Lane	1	0	0
APP/17/01031/F	207 Lower Blandford Road	0	1	0
APP/17/01047/F	123 Gough Crescent	1	0	0
APP/17/01059/F	35 Lulworth Avenue	1	0	0
APP/17/01074/F	35 Victoria Road	-1	2	0
APP/17/01102/F	25 Stokes Avenue	1	0	0
APP/17/01149/F	7 Church Road	-1	2	0
APP/17/01151/F	27 Churchill Road	1	0	0
APP/17/01174/J	7 Warburton Road	0	0	0
APP/17/01195/F	424 Blandford Road	1	0	0
APP/17/01227/F	27 Lower Blandford Road	1	0	0
APP/17/01230/F	22 Northmere Drive	1	0	0
APP/17/01256/F	232 Sandbanks Road	1	0	0
APP/17/01277/J	1A Cranbrook Road	2	-1	0
APP/17/01495/F	23 Buckland Road	1	0	0
APP/17/01512/F	124 Uppleby Road	1	0	0
APP/17/01529/F	8 Jubilee Road	1	0	0
APP/17/01555/F	101 Longfleet Road	1	0	0
APP/17/01570/F	37 Alton Road	1	0	0
APP/17/01579/F	77 Longfleet Road	0	5	0
APP/17/01668/F	9 Brownsea Road	1	0	0
APP/17/01708/F	29 & 31 Mansfield Close	1	0	0
APP/17/01749/F	46-50 Cynthia Road	1	0	0
APP/17/01753/F	92 North Road	1	0	0
APP/17/01761/F	6 Newton Road	1	0	0

Application	Address	Houses	Flats	Care home beds
APP/17/01762/F	1, 1A & Rear of 96 Canford Cliffs Avenue & Canford Cliffs Road	1	0	0
APP/17/01821/F	3 Compton Gardens	1	0	0
APP/17/01830/F	14 Gosling Close	1	0	0
APP/17/01883/F	19 Canford Cliffs Road	1	0	0
APP/17/01890/F	3 Cotes Avenue	1	0	0
APP/18/00013/F	60 Wimborne Road	1	0	0
APP/18/00077/F	51 Clarendon Road	1	0	0
APP/18/00111/F	1 Victoria Crescent	1	0	0
APP/18/00184/F	57 Galloway Road	1	0	0
APP/18/00210/F	8 Dornie Road	1	0	0
APP/18/00232/F	12 Farcroft Road	1	0	0
APP/18/00270/F	221A Bournemouth Road	1	0	0
APP/18/00278/J	291B Wallisdown Road	0	1	0
APP/18/00328/F	31 Clifton Road	1	0	0
APP/18/00329/F	3 Canford Cliffs Avenue	1	0	0
APP/18/00358/F	8 Station Approach	0	1	0
APP/18/00406/J	Newfoundland House The Quay	0	1	0
APP/18/00411/J	Newfoundland House The Quay	0	1	0
APP/18/00422/F	12 Pinetree Walk	1	0	0
APP/18/00430/F	546 Blandford Road	1	0	0
APP/18/00483/F	28 Milne Road	1	0	0
APP/18/00563/F	2 Clyde Road	1	0	0
APP/18/00578/F	353 Ashley Road	1	0	0
APP/18/00608/F	61 Bailey Crescent	1	0	0
APP/18/00671/F	91 & 23 Salterns Road and Worthington Crescent	1	0	0
APP/18/00682/F	14 Lionheart Close	1	0	0
APP/18/00690/F	24-30 Chalice Close	0	1	0
APP/18/00740/C	21 Parkstone Road	0	1	0
APP/18/00749/F	1 Hastings Road	1	0	0
APP/18/00788/J	Newfoundland House The Quay	0	1	0
APP/18/00789/J	Newfoundland House The Quay	0	1	0
APP/18/00835/F	25 Chapel Road	0	1	0
APP/18/00836/F	32 Cavan Crescent	1	0	0
APP/18/00867/PA	383 Ashley Road	0	1	0
APP/18/00873/PA	424 Ashley Road	0	1	0
APP/18/00898/F	49 Links Road	1	0	0
APP/18/00939/F	11 Greenwood Avenue	1	0	0
APP/18/00945/F	31 Roberts Road	1	0	0
APP/18/01026/J	484D Ashley Road	0	1	0
APP/18/01046/F	14 Northmere Drive	1	0	0
APP/18/01083/F	4 Brackenhill	1	0	0
APP/18/01125/F	62 Albert Road	0	1	0
APP/18/01180/F	121 South Western Crescent	1	0	0
APP/18/01248/F	71 Lake Drive	1	0	0
APP/18/01267/J	26 Courtenay Road	0	1	0

Application	Address	Houses	Flats	Care home beds
APP/18/01323/F	6 Northmere Drive	1	0	0
APP/18/01379/F	21 Petersham Road	1	0	0
APP/18/01481/F	26 Fairview Drive	1	0	0
APP/18/01498/F	49 & 49a Vicarage Road	0	1	0
APP/18/01499/F	50 Gwynne Road	1	0	0
APP/18/01510/F	84 Rosemary Road	1	0	0
APP/18/01516/F	7 Alington Road	0	1	0
APP/18/01522/F	24 Edwina Drive	1	0	0
APP/18/01559/F	20 Haven Road	0	1	0
APP/18/01581/F	42 Northmere Road	1	0	0
APP/18/01634/F	44 Cynthia Road	1	0	0
APP/18/01638/F	104 Warburton Road	1	0	0
APP/18/01650/F	72 Alton Road	1	0	0
APP/18/01656/F	39 Worbarrow Gardens	1	0	0
APP/19/00028/F	10 Plantation Road	1	0	0
APP/19/00036/F	113 Rossmore Road	1	0	0
APP/19/00037/F	48 Shaftesbury Road	1	0	0
APP/19/00050/F	22 Beamish Road	1	0	0
APP/19/00080/F	47 Clifton Road	1	0	0
APP/19/00182/F	200A Ringwood Road	0	1	0
APP/19/00191/F	3 Minterne Road	1	0	0
APP/19/00198/F	71 Oakdale Road	1	0	0
APP/19/00216/F	45 Connaught Crescent	1	0	0
APP/19/00220/F	17 Scarf Road	1	0	0
APP/19/00278/F	62 Coles Avenue	1	0	0
APP/19/00300/F	59 Bailey Crescent	1	0	0
APP/19/00316/F	66-78 Ashley Road	0	1	0
APP/19/00319/F	34 Cavan Crescent	1	0	0
APP/19/00350/F	38C Sandecotes Road	1	0	0
APP/19/00367/F	7 Sunnyside Road	1	0	0
APP/19/00378/F	43 Elgin Road	1	0	0
APP/19/00389/F	2 & 3 Partridge Walk	1	0	0
APP/19/00435/F	17 Gosling Close	1	0	0
APP/19/00464/F	18 Penn Hill Avenue	1	0	0
APP/19/00479/F	58 Anthonys Avenue	1	0	0
APP/19/00514/F	12 Wills Road	1	0	0
APP/19/00539/F	9 Compton Drive	1	0	0
APP/19/00575/F	55 Chaddesley Glen	1	0	0
APP/19/00595/F	580-588 Ashley Road	1	0	0
APP/19/00640/F	72 Cranbrook Road	1	0	0
APP/19/00671/F	560 Ashley Road	1	0	0
APP/19/00728/F	22 Blake Hill Avenue	1	0	0
APP/19/00790/F	15 Boldre Close	1	0	0
APP/19/00817/F	59 Wimborne Road	0	1	0
APP/19/00881/F	93 & 95 Longfleet Road	1	0	0
APP/19/01078/F	35 Sea View Road	0	1	0
APP/19/01095/F	10 Brudenell Avenue	1	0	0

Application	Address	Houses	Flats	Care home beds
APP/19/01136/F	55 Coles Avenue	1	0	0
APP/19/01422/F	47 and 49 Nansen Avenue	1	0	0
APP/19/01451/F	11 Bingham Avenue	1	0	0
APP/19/01540/F	18 Rozelle Road	1	0	0
APP/19/01574/F	6 Hiley Road	1	0	0
APP/20/00033/F	31 Sandecotes Road	1	0	0
APP/20/00040/F	136 York Road	1	0	0
APP/20/00147/F	8 Mill Lane	1	0	0
APP/20/00170/F	64 Cynthia Road	1	0	0
APP/20/00189/F	2 Samson Road	1	0	0
APP/20/00205/J	142 York Road	1	0	0
APP/20/00254/PA	297 Ashley Road	0	1	0
APP/20/00256/PA	293 Ashley Road	0	1	0
APP/20/00260/F	102 Beamish Road	1	0	0
APP/20/00341/F	2 Meriden Close	1	0	0
APP/20/00354/F	30 Collwood Close	1	0	0
APP/20/00464/F	32 Ashmore Avenue	1	0	0
APP/20/00511/F	2 Dorchester Road	1	0	0
APP/20/00568/F	40 Lakeside Road	1	0	0
APP/20/00701/F	1 to 4 Almer Road	1	0	0
APP/20/00706/F	49 Langdon Road	1	0	0
APP/20/00774/J	21 & 21a Burton Road	1	0	0
APP/20/00811/F	213 Ashley Road	0	1	0
APP/20/00840/J	12 Carlton Grove	-1	2	0
APP/20/00868/F	138 Petersham Road	1	0	0
APP/20/00912/F	19 Maureen Close	1	0	0
APP/20/01010/F	427 Blandford Road	1	0	0
APP/20/01057/F	21 Mill Lane	1	0	0
APP/20/01087/F	14 Glencoe Road	1	0	0
APP/20/01089/F	66 Lilliput Road	1	0	0
APP/20/01091/F	130 Stanley Green Road	1	0	0
APP/20/01169/F	26 Adastral Road	1	0	0
APP/20/01240/F	55 Jolliffe Road	1	0	0
APP/20/01313/F	183A South Western Crescent	1	0	0
APP/20/01314/F	43 Shaftesbury Road	1	0	0
APP/20/01402/F	9 & 11 Tuckers Lane	1	0	0
APP/20/01436/F	293 - 297 Ashley Road	0	1	0
APP/20/01461/F	254 Wimborne Road	1	0	0
APP/20/01468/J	62 Cranbrook Road	1	0	0
APP/20/01504/F	1 North Road	0	1	0
APP/20/01511/F	43 Rossmore Road	-1	2	0
APP/21/00073/F	30-32 Douglas Road	1	0	0
APP/21/00082/F	22 Clifton Road	1	0	0
APP/21/00117/F	44 Roberts Road	1	0	0
APP/21/00162/F	1 Felton Road	1	0	0
APP/21/00227/F	15 Mansfield Road	0	1	0
APP/21/00286/F	30 Furze Hill Drive	1	0	0

Application	Address	Houses	Flats	Care home beds
APP/21/00382/PA	297 - 299 Ashley Road	1	0	0
APP/21/00447/F	42 Cynthia Road	1	0	0
APP/21/00506/F	56 Hamble Road	1	0	0
APP/21/00529/F	8 & 3 Trinidad Crescent & Hobbs Road	1	0	0
APP/21/00533/F	272 Herbert Avenue	1	0	0
APP/21/00580/PA	199 Bournemouth Road	0	1	0
APP/21/00643/F	11 to 14 Croft Road	0	1	0
APP/21/00659/F	106 Kitchener Crescent	1	0	0
APP/21/00800/F	34 Banks Road	0	1	0
APP/21/00818/F	16 Scarf Road	1	0	0
APP/21/01108/F	64 Verity Crescent	1	0	0
APP/21/01148/F	325 Verity Crescent	1	0	0
APP/21/01227/F	17 & 19 Kings Avenue	1	0	0
APP/21/01299/F	203 Rossmore Road	1	0	0
APP/21/01311/J	41 Jubilee Road	-1	2	0
APP/21/01446/F	3 Durrant Road	1	0	0
APP/21/01464/F	34 Anthonys Avenue	1	0	0
APP/21/01593/F	56 Rosemary Road	1	0	0
APP/21/01682/F	17 Borley Road	1	0	0
APP/21/01725/F	109 North Road	1	0	0
APP/21/01806/PA	Knighton Lane	1	0	0
APP/21/01865/PA	191 Ashley Road	1	0	0
APP/22/00106/J	127b Commercial Road	0	1	0
APP/22/00146/F	9 Rosemary Road	1	0	0
APP/22/00194/J	385 Ashley Road	0	1	0
APP/22/00259/F	35 Pottery Road	1	0	0
APP/22/00549/F	28 St Clements Road	1	0	0
APP/22/00567/F	51-55 Commercial Road	1	0	0
APP/22/00730/F	134 High Street	0	1	0
APP/22/00834/F	1 Wavell Avenue	1	0	0
APP/22/00927/F	127-129 Penn Hill Avenue	0	1	0
APP/22/00936/F	76-78 Ashley Road	0	1	0
APP/22/01017/J	74 Parkstone Heights	0	1	0
APP/22/01018/J	74 Parkstone Heights	0	1	0
APP/22/01019/J	74 Parkstone Heights	0	1	0
APP/22/01023/J	74 Parkstone Heights	0	1	0
APP/22/01053/F	127 Alexandra Road	1	0	0
APP/22/01080/F	1-3 Commercial Road	0	1	0
APP/22/01194/F	49 Abbotsbury Road	1	0	0
APP/22/01237/F	74 Parkstone Heights	-1	2	0
APP/22/01290/F	12 Sea View Road	0	1	0
APP/22/01312/F	2 Norrish Road	1	0	0
APP/22/01432/F	198 Ashley Road	0	1	0
APP/22/01449/J	11a Whitecliff Road	0	1	0
APP/23/00041/PA	217A Rossmore Road	1	0	0
APP/23/00738/J	14 Station Road	1	0	0

Application	Address	Houses	Flats	Care home beds
No Application	221a Ashley Road	0	1	0
No Application	8 Georgina Close	0	1	0
APP/17/00277/F	55 Warburton Road	1	0	0
APP/17/00513/F	1 Crown Close	0	0	0
APP/17/00528/F	6 Dalkeith Road	0	0	0
APP/17/00558/F	11 Arley Road	0	0	0
APP/17/00581/F	5 Chaddesley Glen	0	0	0
APP/17/00594/F	11 Newton Road	0	0	0
APP/17/00696/F	2 Daylesford Close	2	-2	0
APP/17/00721/F	38 Napier Road	0	0	0
APP/17/00776/F	21 Salter Road	0	0	0
APP/17/00819/F	74 Elgin Road	0	0	0
APP/17/00882/F	14A Elms Avenue	0	0	0
APP/17/00964/J	19 Cranbrook Road	0	0	0
APP/17/01111/F	16 Alington Road	0	0	0
APP/17/01510/F	10-12 Plantation Road	0	0	0
APP/17/01513/F	16 Cliff Drive	0	0	0
APP/17/01582/F	26 Upper Golf Links Road	0	0	0
APP/17/01594/F	9 Ettrick Road	0	0	0
APP/17/01720/F	42 Pearce Avenue	0	0	0
APP/17/01762/F	1, 1A & Rear of 96 Canford Cliffs Avenue & Canford Cliffs Road	0	0	0
APP/17/01921/F	24 Mayfield Avenue	0	0	0
APP/18/00007/F	59 Sherwood Avenue	0	0	0
APP/18/00244/F	3 Salterns Way	0	0	0
APP/18/00734/F	12 Brownsea Road	0	0	0
APP/18/00823/F	22 High Park Road	0	0	0
APP/18/00965/J	11 Constitution Hill Road	-1	1	0
APP/18/01057/F	28 Ravine Road	0	0	0
APP/18/01170/F	7 Shore Road	0	0	0
APP/18/01274/K	131 Magna Road	0	0	0
APP/18/01346/F	84 Lulworth Avenue	0	0	0
APP/18/01368/F	5 Southill Avenue	0	0	0
APP/18/01402/F	5 The Horseshoe	0	0	0
APP/18/01413/F	22 Canford Cliffs Avenue	0	0	0
APP/18/01468/F	Corner of Hoyal Road and Lake Road	0	0	68
APP/18/01477/F	90 Lulworth Avenue	0	0	0
APP/18/01642/F	28 Links Road	0	0	0
APP/18/01654/F	41 Elms Avenue	0	0	0
APP/19/00056/F	82 Elgin Road	0	0	0
APP/19/00101/F	16A Crichel Mount Road	0	0	0
APP/19/00130/F	12 & 14 Sandringham Road	2	-2	0
APP/19/00307/F	72 Haven Road	0	0	0
APP/19/00700/F	21 Elms Avenue	0	0	0
APP/19/00714/F	67 Kingland Road	0	0	0
APP/19/00753/F	22 Westminster Road	0	0	0

Application	Address	Houses	Flats	Care home beds
APP/19/00845/F	26 Western Avenue	0	0	0
APP/19/00947/F	141 Clarendon Road	0	0	0
APP/19/01060/F	63 Sterte Road	0	0	0
APP/19/01068/F	29 Elgin Road	0	0	0
APP/19/01075/F	4 Excelsior Road	0	0	0
APP/19/01111/F	276 Blandford Road	0	0	0
APP/20/00028/F	15 Compton Avenue	0	0	0
APP/20/00043/F	18 Merriefield Drive	0	0	0
APP/20/00108/F	16 Wilderton Road	0	0	0
APP/20/00116/F	61 Sherwood Avenue	0	0	0
APP/20/00184/F	62 Whitchurch Avenue	0	0	0
APP/20/00269/F	47 Pearce Avenue	0	0	0
APP/20/00411/F	2 Mornish Road	0	0	0
APP/20/00425/F	49 Chaddesley Glen	0	0	0
APP/20/00580/F	10 St Clair Road	0	0	0
APP/20/00688/F	18 Old Coastguard Road	0	0	0
APP/20/00734/F	127 Banks Road	0	0	0
APP/20/00805/F	59 Alton Road	0	0	0
APP/20/01023/F	123 Commercial Road	0	0	0
APP/20/01158/F	3 Worthington Crescent	0	0	0
APP/20/01234/J	9 McWilliam Close	0	0	0
APP/20/01319/F	97 Twin Oaks Close	0	0	0
APP/20/01361/F	2 Meriden Close	0	0	0
APP/20/01367/F	63 Lake Drive	0	0	0
APP/20/01469/F	65 Lake Road	0	0	0
APP/21/00205/F	84 Blake Hill Crescent	0	0	0
APP/21/00277/F	25A The Avenue	0	0	0
APP/21/00284/F	4 Tower Road West	0	0	0
APP/21/00419/J	7 Woking Road	0	0	0
APP/21/00641/J	10 Tolstoi Road	0	0	0
APP/21/00897/F	11 Clarendon Close	0	0	0
APP/21/00934/F	12A Cliff Drive	0	0	0
APP/21/01044/F	25 Whitecliff Road	0	0	0
APP/21/01045/J	24 Alcester Road	0	0	0
APP/21/01047/J	138 Alder Road	0	0	0
APP/21/01059/F	47 Longfleet Road	0	0	0
APP/21/01191/F	1 Firs Lane	0	0	0
APP/21/01422/J	339 Bournemouth Road	0	0	0
APP/21/01495/F	51 Blake Dene Road	0	0	0
APP/21/01496/J	18 Buckland Road	0	0	0
APP/21/01552/F	1 Durrant Road	0	0	0
APP/21/01558/F	22 Recreation Road	0	0	0
APP/22/00100/F	25 Furze Hill Drive	0	0	0
APP/22/00251/F	90 Parkstone Avenue	0	0	0
APP/22/00403/J	481 Wallisdown Road	0	0	0
APP/22/00508/F	2B Lower Golf Links Road	1	-1	0
APP/22/00585/F	19 Wilderton Road	0	0	0

Application	Address	Houses	Flats	Care home beds
APP/22/00618/F	199 Sandbanks Road	0	0	0
APP/22/00705/J	21 Marianne Road	0	0	0
APP/22/00708/F	35 Cliff Drive	0	0	0
APP/22/01247/J	285 Wallisdown Road	0	0	0
APP/23/00335/F	38 Merriefield Drive	0	0	0
APP/23/00477/F	12 Brookdale Close	0	0	0
APP/23/00582/F	157 Ashley Road	0	0	0
APP/23/00748/J	429 Wallisdown Road	0	0	0
APP/23/00949/J	546 Ringwood Road	0	0	0
APP/23/01252/J	20 Maple Road	0	0	0
APP/17/00902/F	15 Windsor Road	1	-2	0
APP/17/01415/F	The Oakdale Kingsmill Road	0	-1	84
APP/17/01653/J	81 Lulworth Avenue	-1	0	0
APP/17/01897/F	38 Lower Blandford Road	-1	0	0
APP/18/00018/F	332-334 Ashley Road	0	-1	0
APP/18/00175/F	31 Chester Road	1	-2	0
APP/18/00649/F	7 Alington Road	0	-1	0
APP/18/00964/J	15 Constitution Hill Road	-1	0	0
APP/18/01252/F	21A Upton Way	1	-2	0
APP/18/01513/PA	94 Magna Road	-1	0	0
APP/19/00792/F	93 Longfleet Road	0	-1	0
APP/20/00177/C	123 Commercial Road	0	-1	0
APP/20/00287/C	2 Rigler Road	-1	0	0
APP/20/01176/C	124 Bournemouth Road	-1	0	0
APP/21/00797/F	70 Magna Road	0	-1	0
APP/21/01215/F	7 Chaddesley Glen	0	-1	0
APP/22/00498/K	39 Fortescue Road	1	-2	0
APP/20/00595/C	85 Longfleet Road	0	-2	0
APP/21/01172/J	9 Sandringham Road	1	-5	0
APP/19/01382/F	1 Cynthia Close	10	-27	0

Dorset Council completions from 1 April 2017 to 31 March 2024

Application Ref	Parish	Houses	Flats	Care home beds
6/2018/0090	Bere Regis	1		
6/2019/0377	Bere Regis	1		
6/2018/0670	Bere Regis	6		
6/2016/0544	Church Knowle	1		
6/2019/0350	Corfe Castle	2		
6/2019/0084	Corfe Castle	1		
WD/D/18/000814	Crossways	1		
WD/D/18/001037	Crossways	1		
WD/D/17/001443	Crossways	2		
WD/D/17/002522	Crossways	10		
WD/D/18/002168	Dorchester	0		
WD/D/17/001406	Dorchester	1		
WD/D/18/001217	Dorchester	1		
WD/D/18/002756	Dorchester	1		

Application Ref	Parish	Houses	Flats	Care home beds
WD/D/18/002795	Dorchester	1		
WD/D/19/000444	Dorchester	1		
WD/D/19/001602	Dorchester	1	1	
WD/D/17/001273	Dorchester		2	
WD/D/18/001766	Dorchester	2		
WD/D/19/000899	Dorchester	1		
WD/D/18/002071	Dorchester	2		
WD/D/18/002937	Dorchester	2		
WD/D/17/000045	Dorchester		3	
WD/D/19/001365	Dorchester		4	
WD/D/16/002572	Dorchester		5	
WD/D/17/000970	Dorchester		5	
WD/D/18/000314	Dorchester		8	
WD/D/19/002927	Dorchester		8	
WD/D/17/001253	Dorchester		10	
WD/D/16/002361	Dorchester	30		
6/2018/0551	East Stoke	1		
6/2019/0098	East Stoke	1		
6/2018/0675	East Stoke	6		
6/2019/0560	Kingston	1		
6/2017/0226	Langton Matravers	1		
6/2017/0206	Lytchett Matravers	1		
6/2017/0313	Lytchett Matravers	1		
6/2017/0329	Lytchett Matravers	1		
6/2018/0196	Lytchett Matravers	1		
6/2018/0216	Lytchett Matravers	1		
6/2019/0182	Lytchett Matravers	1		
6/2018/0140	Lytchett Matravers	2		
6/2018/0433	Lytchett Matravers	2		
6/2018/0362	Lytchett Matravers		4	
6/2019/0585	Lytchett Matravers	6		
6/2017/0220	Lytchett Minster and Upton	1		
6/2017/0400	Lytchett Minster and Upton	1		
6/2018/0045	Lytchett Minster and Upton	1		
6/2018/0381	Lytchett Minster and Upton	1		
6/2018/0541	Lytchett Minster and Upton	1		
6/2018/0634	Lytchett Minster and Upton	1		
6/2019/0524	Lytchett Minster and Upton	1		
6/2019/0693	Lytchett Minster and Upton	1		
6/2017/0072	Lytchett Minster and Upton	2		
6/2017/0303	Lytchett Minster and Upton	3		
6/2017/0305	Lytchett Minster and Upton	4		
6/2017/0564	Lytchett Minster and Upton	3		
6/2016/0653	Lytchett Minster and Upton	4		
6/2018/0014	Lytchett Minster and Upton	9	12	
6/2018/0674	Lytchett Minster and Upton	1		
6/2018/0327	Morden	3		
2/2019/0777/FUL	Hilton	1		
6/2018/0280	Wareham St. Martin	2		
6/2017/0128	Arne	1		

Application Ref	Parish	Houses	Flats	Care home beds
6/2019/0181	Arne	1		
6/2017/0015	Wareham	1		
6/2017/0175	Wareham	1		
6/2018/0346	Wareham	1		
6/2018/0479	Wareham	1		
6/2017/0086	Wareham	2		
6/2019/0192	Wareham		4	
6/2017/0260	Wareham	5		
6/2018/0611	Wareham	9		
6/2020/0295	Wareham	1		
6/2017/0751	Wareham	1		
6/2020/0297	Wareham	1		
6/2020/0235	Wareham	1		
WD/D/19/002293	WDDC Rural	1		
WD/D/17/002272	WDDC Rural	1		
WD/D/19/000375	WDDC Rural	2		
WD/D/18/000539	Broadmayne	5		
WD/D/18/001651	Broadmayne	1		
WD/D/19/001901	Broadmayne	5		
WD/D/17/002147	Broadmayne	1		
WD/D/18/002958	Cerne Abbas	1		
WD/D/16/002922	Cerne Abbas	2		
WD/D/18/001239	Cerne Abbas	1		
WD/D/19/000673	Cerne Abbas	14		
WD/D/17/002270	Cerne Abbas	1		
WD/D/17/002642	Charminster	1		
WD/D/17/002701	Charminster	1		
WD/D/18/000376	Charminster	1		
WD/D/18/000296	Charminster	52		
WD/D/19/001544	Charminster	2		
WD/D/17/000696	Charminster	4		
WD/D/19/003045	Cheselbourne	1		
WD/D/17/000419	Cheselbourne	1		
WD/D/18/000976	Frampton	1		
WD/D/19/001681	Frome Vauchurch	1		
WD/D/19/001760	Godmanstone	1		
WD/D/17/001741	Maiden Newton	1		
WD/D/17/002555	Maiden Newton		2	
WD/D/18/001644	Owermoigne	9		
WD/D/18/002046	Piddlehinton	1		
WD/D/17/000099	Piddlehinton	6		
WD/D/19/001547	Piddletrenthide	1	1	
WD/D/16/000758	Puddletown	7		
WD/D/19/001303	Puddletown	1		
WD/D/19/002520	Puddletown	1	1	
WD/D/18/000490	Stratton	1		
WD/D/17/000656	Tincton	1		
WD/D/17/002029	Tincton	1		
WD/D/17/001951	West Chelborough (Halstock)	1		
WD/D/20/000932	West Stafford	10		

Application Ref	Parish	Houses	Flats	Care home beds
WD/D/17/000939	Winterborne Abbas	13		
WD/D/17/002445	Winterborne St Martin	1		
WD/D/18/002638	Winterbourne Abbas	1		
WD/D/20/000332	Charminster	1		
WD/D/19/002089	Chilfrome	1		
WD/D/19/002412	West Stafford	1		
WD/D/19/002998	West Lulworth	1		
WD/D/20/002190	Wool	1		
WD/D/20/000199	Wool	1		
6/2018/0221	Wool	1		
6/2020/0012	Hilton	2		
6/2017/0590	Wool	1		
6/2018/0404	Cattistock	1		
2/2017/0443/FUL	Owermoigne	1		
WD/D/17/003033	Hilton	1		
WD/D/16/000290	Corfe Castle	1		
WD/D/17/001396	Puddletown	1		
2/2017/0805/FUL	Dorchester		1	
6/2017/0112	West Lulworth	1		
WD/D/17/002672	Wool	1		
2021/2022				
6/2020/0618	Bere Regis	1	0	
WD/D/18/001416	Cerne Abbas	1	0	
WD/D/19/002630	Cerne Abbas	5	0	
WD/D/20/000901	Charminster	1	0	
WD/D/20/000332	Charminster	1	0	
WD/D/20/001532	Charminster	1	0	
6/2019/0583	Corfe Castle	1	0	
WD/D/20/000606	Crossways	4	0	
WD/D/18/002305	Crossways	1	0	
WD/D/20/003079	Crossways	2	0	
P/FUL/2021/03512	Crossways	2	0	
WD/D/16/001455	Dorchester	0	4	
WD/D/18/000599	Dorchester	1	1	
WD/D/18/001153	Dorchester	0	44	
WD/D/20/000947	Dorchester	0	3	
WD/D/19/000235	Dorchester	3	0	
WD/D/18/002487	Dorchester	2	0	
WD/D/18/002168	Dorchester	0	3	
P/FUL/2021/04341	Dorchester	1	0	
P/FUL/2022/00337	Dorchester	1	0	
6/2018/0374	Lytchett Matravers	1	0	
6/2019/0585	Lytchett Matravers	3	0	
PDA/2020/0001	Lytchett Matravers	1	0	
6/2019/0441	Lytchett Matravers	1	0	
6/2021/0087	Lytchett Matravers	0	1	
6/2021/0044	Lytchett Matravers	19	0	
P/VOC/2021/03144	Lytchett Matravers	1	0	
6/2020/0081	Lytchett Minster and Upton	1	0	

Application Ref	Parish	Houses	Flats	Care home beds
6/2020/0111	Lytchett Minster and Upton	3	0	
6/2019/0249	Lytchett Minster and Upton	1	0	
WD/D/16/000542	Maiden Newton	1	0	
WD/D/20/000597	Maiden Newton	2	0	
WD/D/18/001554	Piddlehinton	2	0	
WD/D/16/000290	Piddletrethide	1	0	
WD/D/19/000475	Puddletown	1	0	
WD/D/20/002069	Stratton	1	0	
6/2019/0390	Wareham Town	1	0	
6/2019/0185	Wareham Town	1	0	
6/2018/0611	Wareham Town	2	0	
6/2020/0239	Wareham Town	3	0	
WD/D/20/001850	Warmwell	1	0	
WD/D/19/003063	West Knighton	8	0	
6/2018/0324	Winfrith Newburgh	0	4	
6/2019/0667	Winfrith Newburgh	1	0	
WD/D/20/000199	Winterborne St. Martin	1	0	
WD/D/20/001652	Winterborne St. Martin	1	0	
6/2020/0012	Wool	1	0	
6/2019/0241	Wool	1	0	
WD/D/12/000082	Dorchester	37	0	
P/VOC/2021/05488	Winterbourne Abbas	1	0	
P/FUL/2022/00533	Dorchester	0	1	
P/FUL/2021/04748	Dorchester	1	0	
2022/2023				
WD/D/17/002760	Crossways	0	16	
WD/D/18/002594	Dorchester	0	63	
WD/D/18/000794	Dorchester	0	29	
WD/D/20/003009	Dorchester	9	0	
WD/D/17/002723	Dorchester	0	9	
WD/D/20/001839	Dorchester	4	0	
6/2019/0397	Wareham	1	0	
6/2020/0417	Wareham	1	0	
6/2020/0486	Wareham	1	0	
6/2020/0613	Wareham	2	0	
6/2021/0108	Wareham	1	0	
P/FUL/2022/00887	Wareham	0	0	
6/2019/0407	Upton	1	0	
P/CLE/2022/06545	Bradford Peverell CP	1	0	
P/CLE/2022/07561	Bradford Peverell CP	1	0	
WD/D/19/000343	Broadmayne	3	0	
WD/D/19/001648	Broadmayne CP	1	0	
WD/D/17/001086	Broadmayne CP	1	0	
WD/D/16/002922	Cerne Abbas	1	0	
WD/D/19/003097	Charminster CP	17	6	
P/FUL/2021/04235	Dewlish CP	1	0	
P/VOC/2021/01599	Hooke CP	5	0	
WD/D/20/002894	Maiden Newton CP	6	0	
WD/D/18/001698	Owermoigne	1	0	

Application Ref	Parish	Houses	Flats	Care home beds
WD/D/18/001629	Piddletrenthide	1	0	
P/FUL/2021/02238	Piddletrenthide CP	1	0	
P/FUL/2021/01348	Piddletrenthide CP	1	0	
WD/D/20/000836	Puddletown CP	1	0	
WD/D/18/001124	Puddletown	18	2	
WD/D/20/002847	Warmwell CP	1	0	
WD/D/20/002968	Winterborne St. Martin CP	1	0	
WD/D/18/001816	Winterborne St. Martin CP	4	0	
WD/D/18/001283	Cattistock	1	4	
6/2021/0044	Lytchett Matravers	31	6	
6/2016/0333	Winfrith Newburgh	1	0	
6/2018/0287	Lytchett Matravers	20	5	
6/2019/0523	Wool	0	7	
6/2020/0314	Lytchett Matravers	1	0	
6/2021/0038	Lytchett Matravers CP	1	0	
6/2021/0161	Worth Matravers CP	1	0	
P/VOC/2022/04621	Worth Matravers CP	1	0	
P/FUL/2021/02593	Wool CP	1	0	
6/2021/0352	Lytchett Matravers CP	1	0	
2/2020/0473/FUL	Hilton	2	0	
2/2019/0777/FUL	Hilton	1	0	
2/2018/1240/FUL	Milborne St. Andrew	1	2	
P/FUL/2021/00111	Milton Abbas CP	1	0	
P/FUL/2021/00489	Milton Abbas CP	1	0	
2023/2024				
WD/D/17/002760	Crossways	21		
WD/D/19/003097	Charminster	44	0	
WD/D/18/001124	Puddletown	21		
6/2021/0044	Lytchett Matravers	9	0	
6/2021/0352	Lytchett Matravers	2	0	
WD/D/18/001177	Dorchester		1	
P/FUL/2021/00987	Dorchester	4	12	
P/FUL/2022/04328	Dorchester	1		
P/FUL/2021/02056	Dorchester	1		
6/2018/0084	Wareham	1		
6/2020/0309	Wareham		1	
WD/D/20/001614	Cerne Abbas	1		
P/RES/2021/01854	Frome Vauchurch	1		
WD/D/20/002496	Godmanstone	1		
WD/D/18/001973	Maiden Newton	2		
P/FUL/2021/05628	Worth Matravers	1		
P/FUL/2021/02595	Lytchett Matravers	2		
P/FUL/2021/04253	Bere Regis	1		
P/VOC/2022/05166	Bere Regis	1		
P/FUL/2022/01663	Wool	1		
PDR/2020/0002	Wool		3	
6/2021/0377	Winfrith Newburgh	1		
P/FUL/2022/04201	Corfe Castle	1		
P/FUL/2023/01026	Corfe Castle	1		

BCP Council under construction on 31 March 2024 (net)

Application	Address	Houses	Flats	Care home beds
APP/19/00942/F	11 Western Avenue	0	0	0
APP/20/00848/F	66 Blake Dene Road	0	0	0
APP/21/01855/F	79-81 Lake Drive	2	0	0
APP/20/00609/F	9 Martello Road South	1	0	0
APP/21/00976/F	52 Compton Avenue	1	-2	0
APP/19/01536/F	22 St Clair Road	2	-3	0
APP/19/00125/F	23 Brudenell Avenue	1	0	0
APP/20/00813/F	21 Panorama Road	0	0	0
APP/21/00810/F	56 Lulworth Avenue	0	0	0
APP/19/01190/F	10 Glenmount Drive	-1	8	0
APP/20/00525/F	3 Harbour View Road	0	0	0
APP/21/01604/F	2 Durliston Road	0	0	0
APP/21/00156/F	47 Compton Avenue	1	0	0
APP/21/01118/F	29 West Way	-1	6	0
APP/20/00198/F	20 Upton Way	-1	6	0
APP/21/01603/P	11 Lindsay Road	-1	16	0
APP/21/00627/F	7-9 Lindsay Road	-2	28	0
APP/22/00382/F	21 Burton Road	0	0	0
APP/21/01621/F	14 Wilderton Road	0	0	0
APP/21/01656/F	16 Western Road	0	0	0
APP/21/00842/F	11A Bury Road	0	0	0
APP/21/00019/F	1 Oratory Gardens	2	0	0
APP/21/01660/F	55 Cliff Drive	0	0	0
APP/22/00369/F	46 Nairn Road	0	0	0
APP/21/01165/F	16 Nairn Road	1	0	0
APP/22/00863/F	67 Banks Road	0	0	0
APP/21/01465/F	23 Banks Road	0	0	0
APP/22/01298/F	28 Panorama Road	0	0	0
APP/22/00565/F	110 Panorama Road	0	0	0
APP/21/01259/F	342 Sandbanks Road	0	0	0
APP/20/00989/F	7 Gardens Crescent	0	0	0
APP/22/00695/F	21 Over Links Drive	0	0	0
APP/20/00565/F	142 Blandford Road	-1	2	0
APP/22/00722/F	99 Lulworth Avenue	0	0	0
APP/20/00502/F	66 Twemlow Avenue	2	-2	0
APP/22/00335/F	45 Sherwood Avenue	0	0	0
APP/22/01425/F	33 Elms Avenue	0	0	0
APP/22/01056/F	226 Sandbanks Road	0	0	0
APP/19/00769/F	44 Brownsea View Avenue	1	0	0
APP/21/00325/F	5 Greenwood Avenue	1	0	0
APP/22/00164/F	83 Kings Avenue	1	0	0
APP/21/00614/F	98 High Street	2	2	0
APP/20/00290/F	18-20 Market Street	0	7	0
APP/21/01796/F	36 Sterte Esplanade	2	0	0

Application	Address	Houses	Flats	Care home beds
APP/21/01445/F	78-80 Longfleet Road	0	9	0
APP/23/00634/F	18 Cheam Road	0	0	0
APP/21/01294/F	17 Lindsay Road	0	7	0
APP/18/01072/F	2 Wilderton Road	0	18	0
APP/21/01090/F	1 Brudenell Road	0	0	0
APP/20/00407/F	3 Brudenell Road	1	6	0
APP/22/00287/F	11 Over Links Drive	0	0	0
APP/22/00891/F	23 Over Links Drive	0	0	0
APP/22/01052/F	9 Brudenell Road	0	7	0
APP/22/01716/F	8 Oratory Gardens	0	0	0
APP/23/00178/F	4 Meriden Close	0	0	0
APP/22/01485/F	18 Nairn Road	1	0	0
APP/22/01492/F	4 Alington Road	1	0	0
APP/23/00376/F	5 Links Road	0	0	0
APP/20/00161/F	19 Blandford Road	0	0	0
APP/21/01590/F	34 Galloway Road	1	0	0
APP/22/00877/F	16 Beckhampton Road	1	0	0
APP/22/01467/F	8 Branksea Avenue	0	0	0
APP/23/01204/F	86 Lake Drive	0	0	0
APP/23/01242/K	4 Kenyon Close	0	0	0
APP/23/00095/F	30 Bournemouth Road	3	-1	0
APP/23/00539/F	6 Glenair Avenue	0	0	0
APP/23/00497/F	21 Sandbanks Road	1	0	0
APP/21/01487/F	97 Orchard Avenue	0	0	0
APP/22/01476/F	40A Orchard Avenue	0	0	0
APP/22/01054/F	8 Sandbanks Road	1	0	0
APP/22/00293/F	43 Elms Avenue	0	0	0
APP/23/00294/F	4 Pearce Avenue	0	0	0
APP/23/00247/F	9 Partridge Walk	1	0	0
APP/22/01519/F	4 Anthonys Avenue	0	0	0
APP/19/01386/F	25 Elgin Road	0	0	0
APP/21/00152/F	7 Broadwater Avenue	0	0	0
APP/21/01035/F	1 Flambard Road	1	0	0
APP/23/00031/F	8 Warwick Road	0	0	0
APP/19/01564/F	16-18 Durrant Road	-2	9	0
APP/22/01008/F	125 Longfleet Road	0	4	0
APP/23/00626/F	96 Panorama Road	0	0	0
APP/21/00909/F	125 Magna Road	1	0	0
APP/21/01676/R	14 Station Approach	0	33	0
APP/23/00678/F	201-203 Lower Blandford Road	0	6	0
APP/22/01031/F	9 Grange Road	1	0	0
APP/20/00185/F	5 Higher Blandford Road	2	0	0
APP/18/00549/F	8 Springdale Road	1	0	0
APP/19/01373/F	20 Upton Way	0	6	0
APP/22/01020/F	9 Withingham Road	1	0	0
APP/22/00996/F	4 Lawrence Drive	1	0	0
APP/21/00760/F	7 Martello Road South	1	0	0

Application	Address	Houses	Flats	Care home beds
APP/19/01334/F	17 Cliff Drive	0	1	0
APP/22/00365/F	The Drive Brudenell Avenue	1	0	0
APP/20/00424/F	7 Canford Cliffs Avenue	1	0	0
APP/22/00268/F	14 Links Road	1	0	0
APP/20/00390/P	Adastral Square	0	9	0
APP/21/00804/F	8 Hastings Road	1	0	0
APP/22/00827/F	6 Branksea Avenue	1	0	0
APP/21/00865/F	1 to 4 Almer Road	1	0	0
APP/19/01153/F	Blocks L, M, N, P, Q Blandford Road	0	9	0
APP/22/00606/F	1 Sunnyhill Road	1	0	0
APP/23/00082/F	81A Rosemary Road	0	1	0
APP/22/00273/F	202 Ringwood Road	2	0	0
APP/23/00275/F	15 Palmer Road	2	0	0
APP/23/00105/F	24-26 Vicarage Road	1	0	0
APP/20/00356/F	15 Johnston Road	1	0	0
APP/22/00817/F	113 Foxholes Road	1	0	0
APP/19/00472/F	16 Cotes Avenue	1	0	0
APP/22/00144/F	1 Felton Road	1	0	0
APP/22/00257/F	24 Britannia Road	1	0	0
APP/21/00505/F	23 Lilliput Road	1	0	0
APP/22/00084/F	58- 60 Langdon Road	3	0	0
APP/17/01004/F	107 - 117 Bournemouth Road	9	0	0
APP/23/00971/F	62 High Street	0	2	0
APP/20/00054/F	96 and 96A High Street	0	2	0
APP/21/00556/F	96 and 96A High Street	2	0	0
APP/23/01023/PA	110 High Street	0	1	0
APP/20/00446/F	76 Lagland Street	0	14	0
APP/21/00431/F	The Swan Inn Old Orchard	0	3	0
APP/22/00990/F	20 Jolliffe Road	1	0	0
APP/23/01468/PA	14A Parkstone Road	0	1	0
APP/21/00733/P	4-6 & 5-5a Longfleet Road & Parkstone Road	0	118	0
APP/23/00714/F	2A Buckingham Road	0	0	0
APP/24/00067/K	10 Rossmore Road	0	0	0
APP/23/00465/F	199 Haymoor Road	0	0	0
APP/23/00774/F	9 Shelley Road	-1	2	0
APP/19/01211/F	Alipore Heights Alipore Close	0	15	0
APP/21/00401/F	7 Stokes Avenue	-1	4	0
APP/22/01213/F	3 Withingham Road	0	0	0
APP/22/00091/F	5 Commercial Road	0	84	0
APP/22/00092/R	Magna Road and Knighton Lane	157	112	0

Dorset Council under construction on 31 March 2024

Parish	Application Ref	Houses	Flats	Care home beds
Tolpuddle CP	WD/D/20/002565	4		
Bere Regis	6/2018/0670	27		

Parish	Application Ref	Houses	Flats	Care home beds
Cerne Abbas CP	P/FUL/2021/00918	1		
Cerne Abbas CP	P/FUL/2021/01679	1		
Cerne Abbas CP	P/FUL/2022/06663	1		
Dorchester	WD/D/20/002387	4	12	
Dorchester	WD/D/19/001393		1	
Dorchester CP	P/CLE/2023/01953		3	
Winterborne St. Martin CP	P/RES/2022/01411	5		
Dorchester	WD/D/19/002470		6	
Dorchester	P/FUL/2022/03417		1	9
Crossways	WD/D/17/002760	12		
Charminster CP	WD/D/19/003097	15		
Dorchester	WD/D/18/002594	32	101	
Maiden Newton CP	P/FUL/2023/03001	1		
Milborne St. Andrew	2/2018/1296/FUL	1		
Milborne St. Andrew	2/2009/0206/PLNG	5		
Milborne St. Andrew	2/2017/0277/FUL	7		
Winfrith Newburgh CP	P/FUL/2022/07541	1		
Cattistock CP	P/FUL/2023/03738	1		
Chilfrome	WD/D/17/001623	1		
Wraxall CP	WD/D/19/000676	1		
Lytchett Minster and Upton CP	P/CLP/2023/03205	5		

BCP Council not started at 31 March 2024 (net)

Application	Address	Houses	Flats	Care Home beds
APP/19/01584/F	46 & 48 Panorama Road	0	0	0
APP/19/00124/F	40 Dorset Lake Avenue	0	0	0
APP/23/00593/PA	2 to 6 Cromer Road	0	3	0
APP/22/00803/F	5 Horning Road	1	0	0
APP/20/00213/F	8 Alby Road	1	0	0
APP/22/01034/PA	149 Alder Road	0	1	0
APP/18/01553/F	22 Heather View Road	1	0	0
APP/21/01282/F	154 and adjacent land Magna Road	1	0	0
APP/23/00183/P	154 Magna Road	1	0	0
APP/21/00371/K	Knighton Lane	3	0	0
APP/21/01714/F	14 Station Approach	0	5	0
APP/21/01048/F	189 Lower Blandford Road	0	4	0
APP/21/00535/F	207 Lower Blandford Road	0	3	0
APP/23/00087/P	213-215 Lower Blandford Road	0	6	0
APP/19/00709/F	214 Lower Blandford Road	0	9	0
APP/21/01651/F	49 York Road	1	0	0
APP/20/00517/F	147 Lower Blandford Road	1	0	0
APP/18/01375/F	147 Lower Blandford Road	0	5	0
APP/21/01013/F	12 Eaton Road	1	0	0
APP/21/01677/F	22 & 2 Balcombe Road & Burton Road	1	0	0
APP/21/00867/PA	11 Ravine Road	0	1	0

Application	Address	Houses	Flats	Care Home beds
APP/21/00138/F	22 Panorama Road	0	1	0
APP/23/01212/F	The Drive Brudenell Avenue	1	0	0
APP/22/01577/F	10 Crichel Mount Road	1	0	0
APP/23/00037/F	122 Verity Crescent	1	0	0
APP/21/00451/P	Land Near Tarn Drive/Creekmoor Lane	1	0	0
APP/22/00520/F	47 Gough Crescent	1	0	0
APP/19/00027/P	Former James Brothers site Station Road	0	99	0
APP/23/00302/F	150-156 Blandford Road	3	0	0
APP/21/01878/F	236 Blandford Road	5	0	0
APP/17/01043/F	Former Pilkington's Tiles Site Blandford Road	0	161	0
APP/23/00176/F	29 Victoria Crescent	4	0	0
APP/23/01399/F	27 Jubilee Road	2	0	0
APP/22/00993/F	8 Curtis Road	1	0	0
APP/19/00978/F	22-24 Granville Road	3	0	0
APP/23/00347/F	55 Uppleby Road	1	0	0
APP/21/01726/F	81A Rosemary Road	0	1	0
APP/22/00014/F	76 Rossmore Road	1	0	0
APP/22/00230/F	29 Cynthia Road	3	0	0
APP/23/00179/C	54 Sea View Road	0	2	0
APP/21/00648/F	391 Ringwood Road	0	3	0
APP/20/01253/F	1 to 3 St Georges Avenue	0	2	0
APP/22/00120/PA	414-416 Ashley Road	1	0	0
APP/22/00846/F	42-46 Balston Road	1	0	0
APP/22/00107/F	228-230 Ringwood Road	0	9	0
APP/21/00430/F	270 - 272 Ashley Road	0	1	0
APP/22/01755/F	320-328 Ashley Road	0	6	0
APP/21/01007/F	352-358 Ashley Road	0	27	0
APP/21/01410/F	199 Haymoor Road	1	0	0
APP/20/01219/F	14 & 16 Lacey Crescent	2	0	0
APP/21/00510/F	28 & 30 Lacey Crescent	2	0	0
APP/22/01352/F	78 Parkstone Heights	2	0	0
APP/21/00634/F	121 Stanley Green Road	1	0	0
APP/23/00522/F	9 Pound Lane	1	0	0
APP/23/00028/F	61 Bournemouth Road	0	10	0
APP/21/01786/P	37 Springfield Road	0	12	0
APP/22/01101/F	20 Station Road	0	1	0
APP/20/00660/F	111 Commercial Road	1	0	0
APP/17/00504/P	91 & 93 and 2 & 4 Bournemouth Road and Marlborough Road	0	36	-52
APP/20/01264/F	Salterns Court Sandbanks Road	0	2	0
APP/22/00553/F	6 Dean Swift Crescent	1	0	0
APP/22/00950/F	279 Ashley Road	0	2	0
APP/20/01421/F	291A Ashley Road	1	0	0
APP/21/00251/PA	103-105 Bournemouth Road	0	6	0
APP/21/00422/F	98 Bournemouth Road	0	1	0
APP/23/00081/P	2 Birchwood Road	1	0	0

Application	Address	Houses	Flats	Care Home beds
APP/16/01567/F	38 Salterns Way	0	54	0
APP/18/00080/F	185 Bournemouth Road	0	1	0
APP/18/01544/F	24 Spur Hill Avenue	2	0	0
APP/21/01407/F	1 Grand Parade High Street	0	2	0
APP/23/00074/F	131 High Street	0	11	0
APP/22/00975/F	137 High Street	0	3	0
APP/22/00788/F	72 High Street	0	10	0
APP/23/00818/L	2 Market Close	0	3	0
APP/23/01119/F	12 Denmark Lane	0	3	0
APP/22/00279/F	158 Wimborne Road	0	5	0
APP/22/01313/F	119A & 119B Fernside Road	1	0	0
APP/22/00908/F	103 St Marys Road	1	0	0
APP/19/01270/F	111 High Street	0	2	0
APP/19/01180/PA	Westover House West Quay Road	0	14	0
APP/15/01699/F	St Johns House Serpentine Road	0	203	0
APP/19/01272/P	81-83 High Street	0	8	0
APP/19/00881/F	93 & 95 Longfleet Road	1	0	0
APP/23/00044/K	112 Alder Road	1	-2	0
APP/21/00309/F	14 Mannings Heath Road	-1	0	0
APP/21/01784/F	6 Dover Road	0	0	0
APP/22/00093/F	3 Dover Close	0	0	0
APP/22/00603/F	16 Lakeside Road	0	0	0
APP/21/01234/F	7 Canford Cliffs Road	0	0	0
APP/22/01364/F	32 Bury Road	0	0	0
APP/22/00841/F	7 Martello Road	0	0	0
APP/20/01365/F	142 Canford Cliffs Road	-1	12	0
APP/21/01719/P	172 Canford Cliffs Road	0	42	0
APP/20/00975/P	1 De Mauley Road	-1	8	0
APP/22/01235/F	7 Oratory Gardens	0	0	0
APP/22/01527/PA	55 Haven Road	-1	0	0
APP/21/00589/F	5A Shore Road	0	0	0
APP/22/00503/PA	9 Chaddesley Wood Road	0	-2	0
APP/22/00630/F	9 Grasmere Road	0	0	0
APP/21/01352/F	383 Sandbanks Road	0	35	0
APP/22/01717/F	3 Gardens Crescent	0	0	0
APP/21/01340/F	6 Mount Grace Drive	1	0	0
APP/21/00948/F	63 Compton Avenue	1	0	0
APP/21/01771/F	48 Compton Avenue	0	0	0
APP/20/00370/P	10 Crichel Mount Road	-1	14	0
APP/19/01066/F	65 Compton Avenue	1	0	0
APP/23/00547/F	6 Lindsay Road	-1	10	0
APP/22/01429/F	14 Dover Road	1	0	0
APP/23/00343/P	34 Buccleuch Road	-1	10	0
APP/23/00485/F	15 Mornish Road	0	0	0
APP/23/00121/F	16 Martello Road	0	0	0
APP/23/00156/F	5 Oratory Gardens	1	0	0
APP/23/01439/PA	49 Cliff Drive	-1	0	0

Application	Address	Houses	Flats	Care Home beds
APP/20/01401/P	61 Haven Road	0	5	0
APP/22/01690/F	4 Canford Crescent	0	0	0
APP/22/01763/F	6 Canford Crescent	1	0	0
APP/23/00736/F	7 Brudenell Road	0	5	0
APP/21/01457/F	34 Banks Road	0	1	0
APP/23/00412/F	21 Old Coastguard Road	0	0	0
APP/23/01096/PA	18 Alington Road	0	-4	0
APP/23/00564/F	14 Bingham Avenue	0	0	0
APP/21/01746/F	39 Links Road	0	0	0
APP/22/01701/F	2 Branksea Avenue	0	0	0
APP/23/00237/F	4A & land rear of 2 & 4 Hamilton Road	4	0	0
APP/22/00714/F	48 Lake Drive	0	0	0
APP/21/00957/P	34 Beaconsfield Road	1	0	0
APP/21/01565/F	50 Victoria Road	0	0	0
APP/22/01122/F	392B & 392C Ashley Road	2	-2	0
APP/22/00366/F	166-168 Ashley Road	0	4	0
APP/23/00373/K	453 Wimborne Road	0	0	0
APP/23/00842/K	475 Ashley Road	0	0	0
APP/21/00078/F	93A Commercial Road	2	0	0
APP/22/00561/C	58 Commercial Road	0	-2	0
APP/21/00186/P	42 Springfield Road	-1	10	0
APP/21/00008/P	Park Place & 19-21 North Road & Commercial Road	-2	0	126
APP/21/01686/F	39 Danecourt Road	1	0	0
APP/20/00945/F	101 Orchard Avenue	0	0	0
APP/22/00596/F	5 Castledene Crescent	1	0	0
APP/22/01754/F	53 Elms Avenue	0	0	0
APP/21/00665/F	24 Alton Road	1	0	0
APP/22/00401/F	19A Rozelle Road	1	0	0
APP/21/00464/F	10 Austin Avenue	0	0	0
APP/23/00391/F	3 Blake Dene Road	0	0	0
APP/22/01720/F	55 Blake Dene Road	0	0	0
APP/22/01744/F	47 & 1 Sandecotes Road & Alton Road East	2	0	0
APP/22/00560/F	26 Blake Hill Crescent	0	0	0
APP/20/01278/F	23 Broadwater Avenue	0	0	0
APP/23/01460/K	277 Bournemouth Road	0	0	0
APP/21/01864/PA	189 Ashley Road	1	0	0
APP/23/00227/F	253 - 259 Ashley Road	0	3	0
APP/23/00531/PA	257-259 Ashley Road	0	1	0
APP/21/01065/F	128-130 Bournemouth Road	-1	2	1
APP/22/00605/P	186 Bournemouth Road	-1	7	0
APP/21/01853/P	190-198 Bournemouth Road	-1	14	0
APP/22/00678/F	15 Gleneagles Avenue	0	0	0
APP/23/00731/L	19A High Street	0	1	0
APP/21/00829/F	95-97 Wimborne Road	-2	12	0
APP/23/00729/F	143 Longfleet Road	0	-1	0

Application	Address	Houses	Flats	Care Home beds
APP/23/00052/F	45 Longfleet Road	0	0	0
APP/20/01395/PA	17-23 Parkstone Road	0	-2	0
APP/19/00581/F	17 High Street	0	3	0
APP/20/00649/F	2 Brudenell Avenue	0	0	0
APP/17/01144/F	21 Christopher Crescent	0	1	0
APP/21/01412/P	62 Dawkins Road	0	10	0
APP/17/00991/F	Sydenhams Blandford Road	0	374	0
APP/19/00955/P	Land North of Oakley Lane	235	30	0
APP/19/01029/F	Roberts Lane	36	9	0
APP/21/00748/F	Former Hillbourne School And Nursery Kitchener Crescent	81	29	0
APP/19/00237/P	Magna Road and Knighton Lane	379	47	0

Dorset Council not started at 31 March 2024

Parish	Application Ref	Houses	Flats	Care home beds
Lytchett Matravers CP	P/FUL/2021/02612	1		
Lytchett Matravers CP	P/FUL/2022/06986	1		
Lytchett Matravers CP	P/PAAC/2023/04617	1		
Tolpuddle CP	WD/D/20/003150	1		
Cerne Abbas CP	P/FUL/2021/04236	1		
Cerne Abbas CP	P/FUL/2021/03000			11
Church Knowle CP	P/FUL/2023/01811	1		
Corfe Castle CP	P/FUL/2023/01820	0		
Church Knowle CP	P/RES/2023/03475	1		
Corfe Castle CP	P/CLP/2023/00948	4	1	
Dorchester	P/CLP/2021/00358		1	
Dorchester	P/FUL/2021/00586		1	
Dorchester	P/FUL/2021/05664	1		
Dorchester	P/FUL/2022/00443	1		
Dorchester	P/PACD/2022/04548	1		
Dorchester CP	P/PACD/2023/06841		1	
Crossways	WD/D/20/002639		1	
Winterbourne Steepleton CP	WD/D/20/001841	1		
Dorchester	WD/D/20/002688	1		
Dorchester CP	P/PACD/2023/03638		2	
Dorchester	WD/D/20/000512		2	
Dorchester	WD/D/20/003278		1	
Dorchester	P/FUL/2021/02405		3	
Charminster CP	P/PAAC/2023/01216	3		
Dorchester	WD/D/20/002746	3		
Dorchester	P/FUL/2021/00982		4	
Dorchester	P/FUL/2021/00826		5	
Dorchester	P/FUL/2021/01864		1	
Dorchester	P/FUL/2021/04624		6	
Crossways	WD/D/18/001177		9	
Dorchester	P/PACD/2022/06404		26	
Dorchester	WD/D/20/003168	0		

Parish	Application Ref	Houses	Flats	Care home beds
Dorchester	WD/D/16/001590	0		
Crossways	WD/D/20/000673	0		
Dorchester	WD/D/16/002697	0		
Dorchester	WD/D/20/002764	0		
Worth Matravers CP	P/FUL/2023/06293	0		
Upton	6/2021/0315	0		
Upton	6/2020/0123	1		
Maiden Newton CP	P/CLE/2023/01287	1		
Maiden Newton CP	P/FUL/2021/00790	1		
Maiden Newton CP	P/FUL/2022/02129	1		
Maiden Newton CP	P/RM/2021/00630	9		
Maiden Newton CP	WD/D/19/002190	14		
Milton Abbas CP	P/FUL/2022/00956	2		
Corfe Mullen CP	P/FUL/2023/02369	0		
Studland CP	P/FUL/2023/05293	0		
Wareham	6/2020/0312	1		
Wareham St. Martin CP	P/FUL/2023/06214	0		
Wareham	PDR/2020/0001		2	
West Lulworth CP	P/FUL/2023/06078	0		
Winfrith Newburgh CP	6/2019/0242		27	
Corfe Castle CP	P/FUL/2022/01606	0		
Milton Abbas	2/2016/0583/FUL	0		
Cerne Abbas CP	P/FUL/2021/04650	0		
Bere Regis CP	P/FUL/2022/02983	1		
Dewlish CP	P/FUL/2022/03921	0		
Hooke CP	WD/D/18/001546	0		
Hilton CP	2/2020/0782/FUL	1		
Corfe Castle	6/2019/0561	1		
Owermoine CP	P/FUL/2023/05362	1		
Wareham	P/PAAC/2022/07576	1		
Owermoine CP	P/PAAC/2023/00663	1		
Stinsford CP	P/PAAC/2023/07353	1		
Charminster CP	P/PAAC/2022/05705	2		
Bere Regis CP	P/PAAC/2023/01256	2		
Worth Matravers CP	P/RES/2022/00845	1		
Dorchester	WD/12/000082	0		
Piddlehinton CP	P/CLE/2023/06939	3		
Stinsford CP	P/FUL/2021/03341	3		
Bere Regis	P/FUL/2022/01524	3		
Winterborne Monkton CP	WD/D/19/003081	3		
Arne CP	P/FUL/2021/05112		5	