Western and Southern Area Planning Committee 14th October 2026 – Update Sheet

Planning Applications

Application Ref.	Address	Agenda ref.	Page nos.
WD/D/2016/000378	Land South of Warmwell Road, Warmwell Road, Crossways	5	5-192

Housing
Since the Committee Report was published, the Council has published the Dorset Council Housing Need Assessment Update (September 2026). The assessment informs the emerging Dorset Local Plan and provides the latest evidence on housing need across Dorset.

Of relevance to this application, the assessment identifies a net need for 1,770 market dwellings and 1,475 affordable dwellings per year across the Dorset Council area between 2026-46. The percentage mix of the identified need suggests the greatest need for market housing is for 2-bed (36%), 3-bed (36%) and 4-bed+ (18%) dwellings. The greatest need for affordable dwellings is for 1-bed (39%), 2-bed (29%) and 3-bed (21%) dwellings.

The proposed housing mix of the 99 dwellings within the detailed element of the application includes a range of market and affordable dwellings from 1-bed apartments to 5-beds houses. Of the market housing, the mix of units would comprise 4x 1-bed (6%), 10x 2-beds (15%), 31x 3-beds (48%), 16x 4-beds (25%) and 4x 5-beds (6%). Of the affordable units, the mix would comprise 1x 1-bed (3%); 25x 2-bed (74%); 6x 3-bed (18%) and 2x 4-beds units (6%). Given the high housing need the proposed mix and quantum of dwellings is considered to deliver a suitable range of housing and would make efficient use of land in accordance with local plan policies HOUS3 and ENV15. The Council's Housing Enabling Team raises no objection to the proposals.

The housing mix of 401 dwellings within the outline element of the application would be determined at the reserved matters stage.

Planning Conditions
Updates to planning conditions, as follows:

1. Update condition 1 (approved plans) to refer to the latest revision (v3) of the Phase 1 Site Plan (ref. 51628-XX-P1-02 Rev v3).

2. Update conditions 4, 18 and 30 to cross-refer to condition 3 (rather than condition 2).

3. Update condition 24 to cross-refer to condition 7 (rather than condition 6).

WD/D/20/002569	Land East of Chickerell	6	193-387

Housing
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Of relevance to this application, the assessment identifies a net need for 1,770 market dwellings and 1,475 affordable dwellings per year across the Dorset Council area between 2026-46. The percentage mix of the identified need suggests the greatest need for market housing is for 2-bed (36%), 3-bed (36%) and 4-bed+ (18%) dwellings. The greatest need for affordable dwellings is for 1-bed (39%), 2-bed (29%) and 3-bed (21%) dwellings.

The proposed housing mix within the detailed element of the application includes a range of market and affordable dwellings from 1-bed apartments to 4-beds houses. Of the market housing, the mix of units would comprise 2x 1 bed (2%), 29x 2bed (31%), 49x 3bed (52%), and 13x 4bed (14%). Of the affordable units, this would comprise 8x 1 bed (16%); 27x 2 bed (54%); 13x 3bed (26%) and 2x 4bed units (4%). While the proposed market housing mix includes a slightly higher percentage of 3 bed units, and slightly lower percentage of 2 bed units, and the affordable housing mix includes a higher percentage of 2beds to 1beds, the Housing Enabling Team consider the mix to be appropriate for this site and raise no objection.

Overall, given the high housing need, the proposed mix and quantum of dwellings is considered to deliver a suitable range of housing and taking into account site constraints would make efficient use of land in accordance with local plan policies HOUS3 and ENV15.

P/FUL/2026/03672	54-55 The Esplanade Weymouth DT4 8DG	9	415-432

Consultee Response – Crime Prevention Design Advisor
No crime prevention concerns in relation to the proposal and raise no objection to the application.
Recommend if planters are retained in place, then the applicant is made aware that planters can sometimes be used to conceal items such as weapons, drugs or other prohibited items. Recommend planters are maintained to reduce opportunity for concealment and inspected daily.