



**Five year housing land supply**  
**for the area covered by the Purbeck Local Plan**  
**2018-2034**

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### Introduction

1. The National Planning Policy Framework (NPPF, Paragraph 67) states that “Planning policies should identify a supply of: a) specific, deliverable sites for years one to five of the plan period”. Paragraph 73 goes on to say that local planning authorities should: “identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old”.
2. This report is an assessment of the five-year housing land supply position for the area that was formerly covered by Purbeck District Council. It now forms part of Dorset Council following reorganisation of Local Government across Dorset on 1 April 2019.
3. The data that supports this report relates to a base date of 1 April 2021 and this report covers the five-year period to 31 March 2026.
4. The emerging Purbeck Local Plan’s housing target has been modified through the examination process to reflect the Local Housing Need calculated using the standard methodology detailed in national policy. The information available at the point of submission of the Local Plan gave a Local Housing Need figure of 180 dwellings per annum.
5. Five years’ worth of the housing target (180dpa) is equivalent to 900 dwellings. Consideration also needs to be given to any shortfall in provision since the beginning of the plan period and the housing delivery test results.

### Housing delivery test

6. The Covid-19 pandemic resulted in a national lockdown in 2020 which disrupted the planning service and caused a suspension of development on construction sites. This impact on the delivery of housing against targets has been recognised by government for the 2019-20 and 2020-21 years. The result has been to reduce the number of homes required within the 2019-20 year by one twelfth of the annual target (31 days). For the 2020-21 year, the target was reduced by 122 days. The net result is that the overall target was reduced from 180 dwellings to 164 dwellings for the 2019-20 year and to 118 dwellings for the 2020-2021 year.
7. Based on these targets, the Housing Delivery Test results for 2021 show that 76%<sup>1</sup> of the required homes were delivered in Purbeck over the previous three-year period<sup>2</sup>. Paragraph 73 of the NPPF requires that “the supply of specific deliverable sites should in addition include a buffer of:
  - a) 5% to ensure choice and competition in the market for land; or

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<sup>1</sup> [2021\\_HDT\\_Final\\_Results\\_ods\(live.com\)](#)

<sup>2</sup> Please note, the number of homes required were reduced by 1 month in 2020 and 4 months in 2021 due to the impact of the Covid pandemic.

- b) 10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
  - c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.”
8. For the Purbeck area, the Housing Delivery Test result indicates that a 20% buffer needs to be applied to the housing target and that an Action Plan needs to be produced. An Action Plan for the whole Dorset Council area is available on our website.

Table 1: Housing Delivery Test Results 2020/21

	Completions		Target		Housing Delivery Test result
	Annual	3 year total 2019/20	Annual	3 year total 2019/20	2020/21
<b>2018/19</b>	73	353	180	461	76%
<b>2019/20</b>	148		164		
<b>2020/21</b>	132		118		
					Action Plan and 20% buffer

## Five Year Housing requirement

9. Five years’ worth of the housing target (180dpa) is equivalent to 900 dwellings. 20% needs to be added to this target because of Purbeck’s Housing Delivery Test results. And consideration needs to be given to any shortfall in provision since the beginning of the plan period. Paragraph 3-044 of the PPG states that: “The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5-year period (the Sedgfield approach)”.

Table 2: Housing delivery shortfall 2018-2021

Year	Housing completions	Housing target	Shortfall
<b>2018/19</b>	73	180	107
<b>2019/20</b>	148	164	34
<b>2020/21</b>	132	118	48
<b>Total</b>	353	461	<b>189</b>

10. Paragraph 2a-011 of the PPG does however indicate that “The affordability adjustment is applied to take account of past under-delivery. The standard method identifies the minimum uplift that will be required and therefore it is not a

requirement to specifically address under-delivery separately”. This means that any shortfall from *before* the start of the plan period can be ignored for the purposes of calculating the housing requirement for a local plan and for the five-year supply.

11. The completions figure for the 2020/21 year is 132 new dwellings (net) against the revised Local Housing Need target figure of 180 dwellings per annum. This clearly indicates a shortfall in provision of 48 dwellings. This needs to be added to the shortfall from the previous years of 107 and 34 dwellings giving a total shortfall of 189 dwellings which the council aims to address within five years.
12. Table 3 shows the total five year housing requirement taking into account the housing delivery test buffer, annual housing requirement and shortfall of delivery since the beginning of the plan period.

Table 3: Five-year Housing Requirement (2021-2026)

<b>Annual housing target</b>		<b>180</b>
<b>Five-year target (2021-2026)</b>	5 x 180	900
<b>Total shortfall to date</b>	(2018/19: 180 - 73 = 107) + (2019/20: 180 - 146 = 34) + (2020/21: 180 - 132 = 48) = 189	189
<b>Shortfall + five-year target</b>	189 + 900	1,089
<b>Housing Delivery Test buffer</b>	20%	
<b>Total five-year housing requirement</b>	1,089 x 1.20	1,306.8
<b>Annualised five-year requirement</b>	1306.8 ÷ 5	261.36

## Housing supply

13. In order to fully understand the supply of land available for residential development, it is necessary to assess a number of different sources of supply. Potential sources include extant planning permissions and allocations in Local and Neighbourhood Plans and sites identified through the proposed Policy H8: Small Sites. There are also windfall sites that cannot specifically be identified but contribute significantly to the supply of housing.
14. The different sources of supply identified within the Purbeck Local Plan include:
  - minor sites (1 to 9 dwellings) that benefit from planning permission;
  - major sites (10 + dwellings) that benefit from planning permission;
  - sites allocated within the local plan;
  - a windfall allowance;

- sites identified in Neighbourhood Plans;
- small sites policy (H8); and
- rural exception sites.

15. For each of these site categories, different criteria have been used to estimate delivery within five years and therefore the contribution towards the five-year supply. These sources of supply and the assumptions that inform them are considered to accord fully with national policy, namely the deliverability of the sites.

16. A deliverable site for the purposes of the five-year housing land supply is defined in the glossary to the NPPF.

**Deliverable:** To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

17. The PPG lists the suitable evidence to demonstrate deliverability as follows:

- current planning status – for example, on larger scale sites with outline or hybrid permission, progress made towards approving reserved matters, or a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;
- firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;
- firm progress with site assessment work; or
- clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.

18. The list of suitable evidence as suggested in both the PPG and the NPPF are not considered to be exhaustive so where it is necessary the use of other evidence that helps to demonstrate deliverability is justified.

19. The following sections discuss the sites in Purbeck and their deliverability.

### Nutrient neutrality

20. On 16 March 2022, Natural England notified Dorset Council of their updated advice for development proposals that have the potential to affect water quality resulting in adverse nutrient impacts on internationally protected habitats sites.
21. The advice was that Dorset Council should “carefully consider the nutrients impacts of any new plans and projects (including new development proposals) on habitats sites and whether those impacts may have an adverse effect on the integrity of a habitats site that requires mitigation, including through nutrient neutrality.”
22. This advice applied to the catchments of five habitats sites which together cover a large part of the Dorset Council area. One of these catchments is the Poole Harbour Catchment which covers the majority of the Purbeck area and therefore has significant implications for housing delivery in the area.
23. There is a strategy in place for delivering nitrogen neutrality within the Poole Harbour catchment however the updated advice from Natural England indicates that developments need to be able to demonstrate neutrality for both phosphorus and nitrogen. Natural England’s guidance was issued on the 16 March 2020 and as a consequence delivery of some of the homes which could have potentially formed part of a housing land supply will be affected. We have sought clarification on the advice which Natural England have provided. In the interim period, pending clarification, all residential developments within the catchment for Poole Harbour will need to demonstrate nutrient neutrality (phosphorus and nitrogen).
24. For the purposes of this report all development schemes that have not commenced have been removed from within the 5-year housing land supply as currently none are able to demonstrate nutrient (both phosphorous and nitrogen) neutrality and therefore their delivery within the five-year period is uncertain. Subject to updated guidance from Natural England, we will review and publish a revised version of this report.

### Minor sites with planning permission

25. The definition of deliverable in the Glossary to NPPF 2019 states that “sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years”. The presumption is therefore that sites with planning consent for less than 10 dwellings are considered deliverable unless there is evidence that the site will not be delivered.
26. As of the base date of 1 April 2021 there were 177 homes benefiting from planning consent on sites of 1 to 9 dwellings.
27. Sites within the Poole Harbour Catchment where work has not commenced on site, have been removed from the 5-year land supply. All sites considered deliverable are in appendix 1, there are 114 deliverable dwellings.



## Major sites with planning permission

28. Major development sites (those of 10 dwellings or more) are considered in a different way to minor sites. The definition of deliverable states that “where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years”. Each site is considered separately taking into account the site detail, developers input, conditions discharged and progress made towards implementation. For this reason, it is not appropriate to apply a blanket discount rate to large development sites as this more detailed assessment has been undertaken on a site by site basis.
29. However, sites within the Poole Harbour Catchment where work has not commenced on site, have been removed from the 5-year land supply. All sites considered deliverable are in appendix 2, there are 138 deliverable dwellings.

## Sites allocated in Local Plans

30. Within the submitted Purbeck Local Plan and the Swanage Local Plan, there are a number of new sites proposed for allocation of which 90 are considered deliverable within 5 years. These sites are set out in Table 4.

Table 4: Sites allocated in Local Plans

Settlement	Site location	Total capacity	Contribution to five-year supply
<b>Purbeck Local Plan Sites</b>			
Upton	West of Watery Lane	90	0
Lytchett Matravers	Blaney’s Corner	25	0
	East of Flowers Drove	30	0
	East of Wareham Road	95	0
Moreton Station	Redbridge Pit	490+65 extra care units	0
Wool	West of Chalk Pit Lane / Oakdene Road	320+65 extra care units	0
	North of Railway Line	30	0
	North East of Burton Cross Roundabout	90	0
	North West of Burton Cross Roundabout	30	0
<b>Swanage Local Plan sites</b>			
Swanage	Northbrook Road East	90	90
<b>TOTAL</b>		<b>1,420</b>	<b>90</b>

### **West of Watery Lane, Upton**

31. An application has been submitted to the Council for 92 homes on the West of Watery Lane site.
32. As this site is within the Poole Harbour Catchment, and work has not commenced on site, it has been removed from the 5-year land supply.

### **Lytchett Matravers sites**

33. An application for the provision of the Lytchett Matravers SANG went before Committee and secured a resolution to grant on 3 June 2020. This will support the delivery of the sites. All of these sites are in the same ownership and will therefore be developed sequentially.
34. However, as these sites are within the Poole Harbour Catchment, and work has not commenced on site, they have been removed from the 5-year land supply.

### **Moreton Station/Redbridge Pit**

35. Although Moreton Station/Redbridge Pit estimates a conservative number of completions per year this is based on one developer being on site at once. In reality it is planned for two developers to be on site at once and therefore the number of completions would most likely be higher.
36. As this site is within the Poole Harbour Catchment, and work has not commenced on site, it has been removed from the 5-year land supply.

### **Wool sites**

37. A planning application is currently being determined for the site to the north of the railway line at Wool. We expect an outline planning application for the remainder of the sites this year. All of the sites in Wool are under the same ownership and are therefore considered together.
38. However, as these sites are within the Poole Harbour Catchment, and work has not commenced on site, they have been removed from the 5-year land supply.

### **Northbrook Road East**

39. Application number 6/2021/0314 was unvalidated in April 2021. The proposal was for the demolition of the former school, buildings and structure, and the erection of 90 dwellings with new vehicular access from Northbrook Road.
40. The site is allocated in the Swanage Local Plan, is included within the Strategic Housing Land Availability Assessment (SHLAA) and areas of this site is brownfield which is listed on the Council's Brownfield land register.
41. There is sufficient evidence to demonstrate its deliverability as there is clear evidence of activity by the developer to deliver the site having submitted a planning application that is now approved and having an active site next door at Northbrook Road West (Compass Point).

## Sites identified in Neighbourhood Plans

42. Across the Purbeck Local Plan area there are a number of neighbourhood plan areas designated and neighbourhood plans are at varying stages of production. Of these plans, the Bere Regis Neighbourhood Plan and the Wareham Neighbourhood Plan make housing allocations which will contribute 235 homes towards the overall housing supply. However, as both neighbourhood plan areas are within the Poole Harbour Catchment, none of the sites allocated within them are considered deliverable within the 5-year period.

### Bere Regis Neighbourhood Plan

43. The Bere Regis Neighbourhood Plan was made part of the development plan on 25 June 2019. The plan allocates 5 separate development sites contributing around 105 dwellings to the overall supply. This has been increased to 110 dwellings in the overall supply due to a deliverable application (6/2020/0013) for 17 homes at White Lovington. The application was approved at committee however, as the site is within the Poole Harbour Catchment and construction has not yet started, it has not been included in the 5-year supply.

44. For clarity the sites and their anticipated supply are listed in Table 5.

Table 5: Shows sites allocated in the Bere Regis Neighbourhood Plan

Site name	Allocated supply	Adjusted supply taking into account application	Supply deliverable within 5 years
White Lovington	12	17	0
Tower Hill	3	3	0
Former School	23	23	0
Back Lane	55	55	0
North Street	12	12	0
<b>TOTAL</b>	<b>105</b>	<b>110</b>	<b>0</b>

### Wareham Neighbourhood Plan

45. The Wareham Neighbourhood Plan was made part of the development plan on 8 November 2021. The plan allocates 6 separate development sites contributing a total of 205 dwellings, plus 100 homes as a result of predicted windfall development, to the overall supply.

46. The numbers proposed in the Purbeck Local Plan 2018-2034 supply are slightly different due somewhat to how care provision is calculated in housing supply, and how some of the sites are progressing.

47. Table 6 shows the sites allocated in the Wareham Neighbourhood Plan and the following section will explain why the land supply in the Purbeck Local Plan 2018-2034 is different.

Table 6: Shows sites allocated in the Wareham Neighbourhood Plan

Site	Wareham Neighbourhood Plan supply
Wareham Middle School	100
Anglebury Court (Bonnett's Lane)	
Hospital site	40
Gas works	20
Westminster Road Industrial Estate	30
Johns Road	15
Windfall	100
<b>TOTAL</b>	<b>305</b>

### Windfall

48. The windfall allowance included in the Wareham Neighbourhood Plan are not counted separately within the five year supply as they are counted within the overall windfall estimate for the Purbeck.

### Wareham Health Hub

49. The Middle School site and Angelbury Court are owned by Dorset Council and the Hospital Site is owned by Dorset Healthcare Trust. Dorset Council and Dorset Healthcare Trust were proposing to use these sites to create a care village known as 'Wareham Health Hub'. This is supported by Policy I6 within the Purbeck Local Plan 2018-2034 which allocates the site for this use and specifies the Health Hub's intentions.

50. The Wareham Health Hub proposals have undergone detailed masterplanning, are informed by technical assessments and extensive consultation.

51. The proposals for Wareham Health Hub included the relocation of the GP Surgery, Hospital and Ambulance Station together with other elements of care found in and around Wareham such as specialist dementia services. The Middle School site proposed the provision of a 69-bed care home, nursery and 22 affordable homes, the hospital/GP/ambulance station site proposed 40 homes and Anglebury Court (Bonnetts' Lane) site proposed the provision of 60 extra care units.

52. Unfortunately, Dorset Healthcare Trust are no longer intending to redevelop the hospital site and, as such, this site has been removed from the supply.

### Adjustments for care provision

53. The proposals for the Middle School site include a 69-bed care home (C2 use) and 22 affordable homes. Due to care provision being proposed, the council must take into account paragraph 11 of the [Housing Delivery Test Measurement](#)

[Rule Book](#)<sup>3</sup> The rule book states that C2 care provision bed spaces should be divided by 1.8 to find an equivalent number of 'mainstream' homes.

- Step 1: Discount the care provision by dividing the total number of bedspaces proposed by 1.8

$$69/1.8 = 38.3$$

- Step 2: Add the 22 non care homes to this figure

$$38.3 + 22 = 60.333.$$

- Result: 60 homes can be counted towards the housing supply from the Middle School site after calculating the care provision as set out in paragraph 11 of the Housing Delivery Test Measurement Rule Book.

54. The proposals for Anglebury Court site includes the loss of the existing 32 bed nursing home (C2 use) and a gain of 60 extra care homes (C3 use).

- Step 1: Discount the care provision loss by dividing the total number of bedspaces by 1.8

$$-32 / 1.8 = -17.7$$

- Step 2: Add the 60 extra care units

$$-17.7 + 60 = 42.2$$

- Result: 42 homes can be counted towards the housing supply from the Middle School site after calculating the care provision as set out in paragraph 11 of the Housing Delivery Test Measurement Rule Book.

### Total housing numbers at Wareham

55. In conclusion the total number of homes planned for Wareham is reduced from the 205 homes as shown in the Wareham Neighbourhood Plan (not including windfall estimates) to 167 homes due to changes to the proposals for the health hub and calculations to include monitoring of C2 uses.

56. The updated total housing supply and a breakdown of the deliverable net supply within the next five years can be seen in Table 8.

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<sup>3</sup> Accessed at

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/728523/HD\\_T\\_Measurement\\_Rule\\_Book.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728523/HD_T_Measurement_Rule_Book.pdf)

Table 8: Shows Neighbourhood Plan proposals

Site	Wareham Neighbourhood Plan supply	Supply remaining (taking into account site progression as well as care provision and paragraph 11 of the HDT measurement rule book)	Supply deliverable within 5 years
Wareham Middle School	100	60	0
Anglebury Court		42	0
Gas works	20	20	0
Hospital site	40	0	0
Westminster Road Industrial Estate	30	30	0
Johns Road	15	15	0
<b>TOTAL</b>	<b>205</b>	<b>167</b>	<b>0</b>

### Total supply from Neighbourhood Plans

57. As shown in Table 9, the total supply provided by both Neighbourhood Plans is 277 new homes over the plan period. However, due to the nutrient neutrality requirement, none of these are considered deliverable within the next 5 years.

Table 9: Neighbourhood Plan supply

Neighbourhood Plan	Total supply	Contribution to five-year supply
Bere Regis	110	0
Wareham	167	0
<b>TOTAL</b>	<b>277</b>	<b>0</b>

### Windfall allowance

58. National policy specifically recognises the importance of windfall sites in delivering homes with windfall sites being defined as those which are developed but are not specifically identified in the development plan.

59. Allowances for windfall sites can be included in the five-year supply as set out in paragraph 3-24 of the PPG. Any assessment of windfall does however need to be based on compelling evidence in accordance with NPPF paragraph 70. "Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends".

60. For the Purbeck area, a windfall delivery rate has been calculated through a detailed review of completed sites over the preceding five years. Sites that were originally allocated through a local plan have been removed from the windfall calculations. In addition, the consent granted to the permanent residential use of

static caravans in Organford has been removed from the calculation as these are not regarded as a typical windfall development.

61. The total number of dwellings completed on windfall sites for each of the preceding 5 years and the windfall allowance of 80.4 dwellings per annum is set out in Table 10. None of these can be considered deliverable within 5 years as the location of these sites is unknown but could potentially be within the Poole Harbour Catchment. For this reason, the windfall estimate has been reduced to zero.

Table 10: Windfall allowance

Year	2016/17	2017/18	2018/19	2019/20	2020/21	Average windfall completions
Windfall completions	44	52	73	113 <sup>4</sup>	120	80.4 dwellings per annum

### Rural exception sites

62. Rural exception sites will deliver primarily affordable housing in rural areas where there is an identified need. Currently there are no rural exception sites in Purbeck that do not already benefit from planning consent.

### Small sites (Policy H8)

63. All small sites that come forward over the lifetime of the plan will be counted within the Major or Minor planning application sections of subsequent reports. As none have planning permission, and the requirement to demonstrate Nutrient Neutrality is in place, none have been counted towards delivery over the next five years.

### Total five-year supply

64. The total deliverable supply from the sources outlined in this section is set out in Table 11. Since the beginning of the plan period 351 dwellings have been completed.
65. In addition to the 351 already delivered, the plan makes provision for an additional 2,856 dwellings shown in Table 11 below. It is estimated that 210 of these homes are to be delivered beyond the plan period at Moreton Station/Redbridge Pit.
66. It is appropriate to apply a discount to some of the 5-year supply. Typically, capacity on Local Plan allocations and Neighbourhood Plan allocations are based on estimates and therefore it is appropriate to discount these estimates by 10%. Major and minor sites are however consented with the site capacity based on detailed design and site analysis and therefore a smaller discount of 5% is applied. Table 11 shows the impact of this on the supply.

<sup>4</sup> Removes Prospect Farm and Compass Point completions from the windfall from this year as they were allocations in the Swanage Local Plan

Table 11: Total deliverable supply

Supply source	Total supply	Supply deliverable within 5 years	Discounted 5 year supply
Minor sites with planning permission	177	114	108.3
Major sites with planning permission	193	138	131.1
Local Plan allocations	1,420	90	81
Neighbourhood Plan Allocations	277	0	0
Rural Exception Sites	0	-0	0
Windfall Allowance	643	0	0
Small Sites policy (H8)	146	-	-
<b>TOTAL</b>	<b>2,856<sup>5</sup></b>	<b>342</b>	<b>320.4</b>

## Five-year supply conclusion

67. The requirement to maintain a supply of deliverable sites to provide a minimum of five years' worth of housing against the housing requirement is derived from national policy. For the Purbeck Local Plan area and for the period 2020-2025, this supply requirement has been calculated as 1,306.8 dwellings as shown in Table 3 and 12 equivalent to 261.36 dwellings per year.

68. The supply of deliverable sites that make up the five-year supply for the 2021 to 2026 period is as set out in Table 11. The total deliverable supply is 320.4 dwellings based on the most up to date information at 1 April 2021.

69. This supply of deliverable sites is equivalent to 1.23 years of supply, as set out in Table 12.

<sup>5</sup> In addition to the development above the sites at Wool and Moreton Station have requirements for the delivery of 65 extra care homes at both locations. They have not been counted in the overall supply.



Table 12: Five-year supply calculation

Supply requirement		
Annual Housing Requirement	180	180
Five-year target (2020-2025)	180 x 5	900
Plus Housing Shortfall since 2018	900 + 189	1,089
Plus 20% buffer	1,089 x 1.20	1,306.8
Annualised requirement	1,306.8 ÷ 5	261.36
Deliverable Supply including discount		
Minor sites with planning permission (5% discount)		108.3
Major sites with planning permission (5% discount)		131.1
Local Plan allocations (10% discount)		81
Small Sites policy (H8) (10% discount)		0
Neighbourhood Plan Allocations (10% discount)		0
Rural Exception Sites (0% discount)		0
Windfall Allowance (already discounted when calculating)		0
<b>Total supply</b>		<b>320.4</b>
Calculation of five year housing land supply		
<b>Deliverable Supply ÷ Annualised Requirement</b>	320.4 / 261.36	<b>1.23 years</b>

70. The council is unable to identify sufficient deliverable supply for the 2021 to 2026 period taking into account the completions in the 2020/21 year.

Table 13: Shows predicted build out of sites

	Commitment Total	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2028/39	2039/40
Permissions - Minor	177	51	88	52	32	25	22	30	5	18	15	14	3	13	0	0	0	0	0	0	0	0	0
Permissions - Major	193	22	58	80	39	51	45	3	0	13	7	5	10	10	10	0	0	0	0	0	0	0	0
Allocations	1292	0	0	0	0	10	45	35	0	135	185	200	170	105	100	100	85	75	35	35	35	35	35
Wool	470				0	0	0	0	0	30	70	75	75	65	65	65	50	40	0	0	0	0	0
Moreton Station	490				0	0	0	0	0	50	50	50	50	40	35	35	35	35	35	35	35	35	35
Lytchett Matravers	150				0	0	0	0	0	55	65	30	0	0	0	0	0	0	0	0	0	0	0
Upton	92				0	0	0	0	0	0	0	45	45	0	0	0	0	0	0	0	0	0	0
Swanage	90				0	10	45	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Small sites	146				0	0	0	0	0	41	19	40	27	4	15	0	0	0	0	0	0	0	0
Neighbourhood Plans	235				0	0	0	0	0	43	44	50	88	10	0	0	22	20	0	0	0	0	0
Rural Exception Sites	0				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Windfall	643				0	0	0	0	0	80.4	80.4	80.4	80.4	80.4	80.4	80.4	80.4	80.4	0	0	0	0	0
<b>Total supply</b>	<b>2,856</b>	<b>73</b>	<b>146</b>	<b>132</b>																			

Plan period

## Appendix 1: Commenced minor sites with planning permission

Location of site	Application reference	Number of new dwellings remaining
37 Commercial Road, Swanage	6/2015/0727	1
68 Queens Road, Swanage BH19 2EX	6/2016/0472	1
3 Highcliffe Road, Swanage, Dorset. BH19 1LW.	6/2016/0276	1
Knapp Stores Limited, 198 High Street, Swanage, BH19 2PQ	6/2017/0439	2
Hillcrest, 8 Durlston Road, Swanage, BH19 2DL	6/2018/0577	4
5- Land adjacent to Olive Cottage, Cliff Place, Marshall row BH19 2PL	6/2016/0733	1
Land adj. 1A Battlemead, Swanage, BH19 1PH	6/2019/0492	1
15C Commercial Road, Swanage, BH19 1DF	6/2018/0076	1
53A Queens Road, Swanage, BH19 1LW	6/2018/0447	1
4 Russell Avenue, Swanage, BH19 2EB	6/2019/0045	1
1 Ballard Road, Swanage, BH19 1NG	6/2020/0342	0
1 Bon Accord Road, Swanage, BH19 2DN	6/2020/0027	1
48 Victoria Avenue, Swanage, BH19 1AP	6/2020/0218	4
Park Farm Cottage, Poole Road, UPTON BH16 5LW	6/2017/0323	-1
71 Dorchester Road, Upton BH16 5NN	6/2019/0249	1
Cottee and son, East Street, Wareham, BH20 4NR	6/2018/0611	2
18 West Street, Wareham BH20 4JX	6/2019/0185	1
West Mill Farm, Wareham Common, Wareham, BH20 6AA	6/2018/0084	4
132 Northmoor Way, Wareham	6/2019/0397	1
149 Northmoor Way, Wareham, BH20 4EH	6/2019/0390	1
12 to 16 Bere Road, Wareham BH20 4DD	6/2020/0239	3
Land adj 8 Arundel Terrace, Langton Matravers	6/2017/0343	1
West Lulworth C of E Primary School, School Lane, West Lulworth, Wareham, BH20 5SA	6/2018/0653	9
Palafox, The Hyde, Langton Matravers, Swanage, BH19 3HE	6/2020/0056	2
Kemps Country House, East Stoke, Wareham, BH20 6AL	6/2019/0090	6
Adele, Arne Road, Ridge, Wareham, BH20 5BH	6/2020/0327	1
Nursery Bridge Farm, Valley Road, Harmans Cross, Swanage, BH19 3DX	6/2020/0041	1
Knolldown Valley Road Harmans Cross BH20 5HU	6/2019/0686	1
Morden Mill & Farmhouse, West Morden, Wareham, BH20 7DJ	6/2019/0664	2
Luckford Wood Camp Site, Holme Lane, East Stoke BH20 6AP	6/2019/0367	1

## Purbeck Local Plan 2018-2034: Five year housing land supply 2021-2026

Plot at Kingston Lane, Worth Matravers, BH19 3LE	6/2019/0470	1
West Morden Dairy, Kings Lane, West Morden, BH20 7EA	6/2015/0019	1
6 Colliers Lane, Wool, Wareham, BH20 6DL	6/2019/0241	1
3 Hopmans Close, Lytchett Matravers, Poole, BH16 6AY	6/2018/0374	1
Redbridge Farm, Dolmans Hill, Lytchett Matravers BH16 6HP	PDA/2016/0002	1
The Walled Garden, Colehill Road, Lytchett Matravers, Poole, BH16 6BS	6/2018/0081	1
Northhouse Farm, Huntick Road, Lytchett Matravers, BH16 6BB	6/2018/0696	2
Owls Farm, Dolmans Hill, Lytchett Matravers BH16 6HP	PDA/2020/0001	1
The Shooting Box, Middle Road, Lytchett Matravers BH16 6HJ	6/2019/0441	2
16 Foxhills Crescent, Lytchett Matravers BH16 6BE	6/2017/0511	1
53 Spring Street, Wool, BH20 6DB	6/2020/0012	1
Tanglefoot, East Burton Road, Wool, Wareham, BH20 6HF	6/2020/0635	1
Oak Ridge, Flowers Drove, Lytchett Matravers, BH16 6BX	6/2020/0204	1
Lyndale, Middle Road, Lytchett Matravers, Poole, BH16 6HJ	6/2020/0242	0
24 West Street, Corfe Castle, Wareham, BH20 5HD	6/2020/0141	2
Bovington Shopping Centre, King George V Road, Bovington, BH20 6JQ	PDR/2020/0002	3
Former Royal British Legion Club, Wimborne Road, Lytchett Matravers, Poole, BH16 6HQ	6/2018/0645	3
<b>Total</b>		<b>78</b>

## Appendix 2: Commenced major sites with planning permission

Location of site	Application reference	Number of new dwellings remaining
Compass Point, Land west of Northbrook Road, Swanage	6/2017/0713	6
Rowlands Wait Caravan Park, access road To Blackhill Clump, Rye Hill, Bere Regis, BH20 7LP	6/2018/0670	35
Land at Huntick Road, Lytchett Matravers	6/2021/0044	46
Spyway Orchard, Durnford Drove, Langton Matravers, BH19 3HG	6/2018/0606	28
Manor Farm Caravan Park, Church Lane, East Stoke BH20 6AW	6/2018/0675	23