

Policy H1: Local housing requirement

Over the plan period of 2018 to 2034, at least 2,976 homes will be required to enable Purbeck to meet its identified housing need, equivalent to 186 homes per year. In line with national planning policy and guidance, the local housing requirement will be reviewed as part of preparation of the Dorset Council Local Plan to ensure that any changes in local housing need can be addressed appropriately. Housing delivery will be monitored annually in line with national planning policy and guidance.

Across Purbeck, six neighbourhood plan areas have been designated. The table below identifies a housing requirement for designated neighbourhood areas where a made, or emerging, neighbourhood plan allocates land for new homes in support of the Council's strategy for meeting Purbeck's housing needs.

Designated Neighbourhood Areas	Housing requirement for neighbourhood area
Arne	Emerging neighbourhood plan does not seek to allocate housing sites, no specific housing requirement in accordance with the Council's housing strategy.
Bere Regis	Allocated housing sites in made neighbourhood plan for 122 new homes (the requirement identified in the neighbourhood plan has been updated to reflect the numbers of homes in extant planning permissions and new evidence on deliverability that has emerged after the plan was made).
Lytchett Matravers	Made neighbourhood plan does not seek to allocate any housing sites, no specific housing requirement in accordance with the Council's housing strategy beyond the number of homes allocated in this Plan
Wareham	Identified housing sites in emerging neighbourhood plan for 167 new homes (the requirement identified in the neighbourhood plan has been updated to reflect new evidence on deliverability that has emerged after the plan was made).
West Lulworth	Currently no intention to prepare neighbourhood plan, no specific housing requirement in accordance with the Council's housing strategy.
Wool	Emerging neighbourhood plan does not seek to allocate housing sites, no specific housing requirement in accordance with the Council's housing strategy beyond the number of homes allocated in this Plan.

Ensuring a sufficient supply of homes

- 134.** Distribution of housing is one of the most significant issues that the Purbeck Local Plan must address through the appropriate allocation of land and establishing robust policy to guide development. As detailed in Policy V1: Spatial strategy for sustainable communities, housing growth will be prioritised in the most sustainable locations to promote a balanced approach in meeting local need. In line with the aspirations of local people, development will be spread across Purbeck. The majority of new homes will be in the less environmentally constrained areas including Wool and Moreton in the west of Purbeck. To ensure a supply of housing across Purbeck, new housing, employment, shops, services and community facilities, will also continue to be supported in the towns (Swanage, Wareham and Upton) and key service villages where growth will be proportionate to the size and character of the settlement. Limited developments that are sympathetic to their surroundings will also be supported elsewhere in Purbeck.
- 135.** Purbeck's housing need is calculated using the standard methodology introduced in the NPPF from July 2018 which requires 186 homes per year to be built in Purbeck. Over the plan period of 16 years, this results in a total requirement of 2,976 homes. As the Purbeck Local Plan replaces the adopted PLP1, any other housing allocations from PLP1, not included in current or new plans, will not contribute towards meeting the housing requirement of 2,976 homes. The plans that will set out where the homes will be delivered are the Purbeck Local Plan, the Swanage Local Plan, and any neighbourhood plans with housing allocations. The allocations (where appropriate the yields from allocations in adopted plans has been updated to reflect emerging evidence, e.g. extant planning permissions) which contribute to meeting Purbeck's housing needs are split between:
- Swanage Local Plan – this plan was adopted in 2017 and runs until 2027. It plans for 200 homes in settlement extensions. Of these, 91 can be included towards meeting Purbeck's housing need.
 - Bere Regis Neighbourhood Plan – adoption 25 June 2019 delivering 122 homes. (The expected yield of homes in the neighbourhood plan has been updated to reflect the numbers of homes in extant planning permissions and new evidence that has emerged after the plan was made).
 - Wareham Neighbourhood Plan – adoption 8 November 2021 and delivering 167 homes. (The expected yield of homes identified in the neighbourhood plan has been updated to reflect new evidence on deliverability that has emerged after the plan was made).
 - The table in Policy H2 sets out the total spread of where Purbeck's housing requirement of 2,976 homes will be met.
- 136.** Through the Strategic Housing Land Availability Assessment (SHLAA) and

sustainability appraisal, the Council has considered the suitability and developability of a wide range of sites in Purbeck. The distribution of housing and the proposed housing allocations identified in the Purbeck Local Plan have been appropriately assessed for their impacts upon international designated sites for biodiversity and will be delivered in accordance with the policies set out in Chapter 3. In addition, the proposed allocations have been assessed against a wide range of evidence including flood risk and heritage impact assessments. Details about the site selection process and matters considered are set out within the housing background paper (2018). Further policies within this Purbeck Local Plan ensure that the design and character of any proposed housing is sympathetic to landscape character and the natural, built and historic environment.

- 137.** The Council's approach to identifying suitable sites for new homes includes the identification of housing site allocations at Wool (around 470 houses), and Moreton Station/Redbridge Pit (around 490 houses). The approach established by the Council has also established that exceptional circumstances exist for amendment to the green belt boundaries at Upton and at Lytchett Matravers to release land for residential development. These amendments will allow approximately 240 homes to be built at extensions to these settlements (90 houses at Upton and 150 houses at Lytchett Matravers), which will contribute towards providing a balanced spread of housing development across the plan area. In addition, around 167 additional homes will be delivered across the Wareham Neighbourhood Planning Area, and thereby enabling important, sustainable growth in this area of Purbeck. Around 122 homes will be delivered in Bere Regis through the Neighbourhood Plan.
- 138.** The housing sites identified by the council in Policy H2 include small and medium sized sites (i.e. those sites which are no larger than one hectare). Some of these sites already have planning permission, others are allocated for development in made and emerging Neighbourhood Plans or are those sites which the council has identified as potentially suitable small sites for the purposes of Policy H8. These sites have capacity to deliver around 14% of Purbeck's housing requirement and are identified in Appendix 2 of this local plan.
- 139.** The Housing Trajectory demonstrates how housing will be delivered throughout the plan period. The housing requirement for Purbeck will therefore be delivered through a combination of specific allocated sites in the Purbeck Local Plan and additional plans as well as extant planning permissions, windfall in existing settlements and small sites next to existing settlements. The windfall allowance shown in the trajectory includes Swanage, Wareham and Bere Regis, in addition to the allocated sites allowance in their respective plans. The Council needs to ensure that sufficient sites are identified to support the level of growth set out in the plan, together with evidence of windfall allowance, across the timeframe for likely delivery. The housing trajectory below demonstrates how housing will be delivered throughout the plan period from 2018 to 2034.

