

Policy H2: The housing land supply

Housing development will be distributed across Purbeck, in accordance with the overarching Policy V1: Spatial strategy for sustainable communities as follows:

Source of housing supply	Number of homes
Completions April 2018 to March 2019	69
Completions April 2019 to March 2020	146
Completions April 2020 to March 2021	131
Completions April 2018 to March 2022	137
Extant Planning Permissions at 1 April 2022	305
Unconsented Purbeck Local Plan allocations	
Lytchett Matravers: Blaney's Corner	25
Lytchett Matravers: East of Flower's Drove	30
Lytchett Matravers: East of Wareham Road	95
Moreton Station: Redbridge Pit/Caravan Site	490 (+65 extra care units)
Upton: West of Watery Lane	90
Wool: West of Chalk Pit Lane and Oakdene Road	320 (+65 extra care units)
Wool: North East of Burton Cross Roundabout	90
Wool: North West of Burton Cross Roundabout	30
Wool: North of the Railway Line	30
Total unconsented allocations	1,200 (+130 extra care units)
Swanage Local Plan	91
Neighbourhood plan allocations and sites	
Bere Regis	122
Wareham	167
Total neighbourhood plan allocations and sites	289
Windfall	596
Exception sites	47
Small sites policy sites	139
Total	3,150 (+130 extra care units)

The estimates of capacity from unconsented allocations in the table above are based on the best available evidence, including: indicative layouts prepared by land owners/site promoters, relevant planning policies and a consideration of prevailing character of existing development around the allocation sites. The Council recognises that the numbers of homes delivered from each unconsented allocation may differ from the estimates outlined above, taking account of the need to make efficient use of land in accordance with national planning policy and after detailed design, layout and requirements (including open space) have been finalised at planning application stage.

Constraints and requirements for delivery of site allocations

- 140.** Further to Policy V1, policies H3 to H7 outline the detailed requirements for each of the sites around Upton, Lytchett Matravers, Wool and Moreton Station/Redbridge Pit that the Council considers are suitable for new homes that will contribute to meeting Purbeck's housing needs. Policies H4 to H7 impose further specific requirements as the impacts of development on these sites varies according to the nature, scale, characteristics and surroundings of individual sites. The strategic policies in this part of the local plan support the Council's objective around meeting Purbeck's housing requirement.
- 141.** The Council will use planning obligations to mitigate the impacts of new homes around Moreton Station / Redbridge Pit, Wool, Lytchett Matravers and Upton. The evidence demonstrating that the mitigation is: necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind, is summarised in the supporting text before each of the site allocation policies. The mitigation that will need to be delivered to address the impacts of development is summarised as a policy requirement.
- 142.** The Council is also seeking a financial contribution towards the infrastructure needed for schools around each of the allocated sites. Policy I1 outlines the level of contribution that will be sought from each new home. The contribution will be secured through a planning obligation.
- 143.** Planning applications on these allocated sites will need to be assessed against the specific policies relating to each site and all relevant local and national planning policies. Where necessary, the site policy may impose further specific requirements.