

**Purbeck area
Five-year housing land supply
April 2022**

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NOTE: Due to rounding, the calculations throughout this document may not calculate precisely.

2. Executive Summary

2.1. SUMMARY

- 2.1.1. This report covers the monitoring period from 1st April 2021 to 31st March 2022. It covers the previous local authority area of Purbeck District Council. The adopted Local Plan for the Purbeck area was adopted in November 2012 and is therefore now more than 5 years old.
- 2.1.2. As set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) when an adopted Local Plan is more than 5 years old, the housing requirement is calculated using the standard methodology established in NPPG. The housing requirement calculated using this methodology for the 2022-2027 five-year period is 974 dwellings or 195 dwellings per annum. Thus, the Purbeck area cannot demonstrate a 5-year housing supply. The Purbeck area can only demonstrate a supply of 714 dwellings between 2022-2027 after the appropriate discounts have been applied, equivalent to a supply of 3.66 years.
- 2.1.3. This figure takes into account the advice from Natural England in March 2022 highlighting the need for all new developments within the Poole Harbour Catchment, to be nutrient neutral.

3. Introduction

3.1. CONTEXT

- 3.1.1. In July 2021, the Government issued an updated National Planning Policy Framework (NPPF). The revised national policy maintains the requirement for local planning authorities to demonstrate a supply of specific deliverable sites on an annual basis. The updated NPPF continues with the requirement for Local Authorities to publish an Annual Position Statement, which sets out the 5-year housing land supply position each year. This report sets the current position for the former local authority area of Purbeck District Council.
- 3.1.2. National Planning Practice Guidance (NPPG) sets out the detail of measures aimed at increasing the supply of new homes. These measures include a standard method for calculating the Local Housing Need requirement for each local planning authority area and the approach to the Housing Delivery Test which will be updated annually. The revised NPPF also continues with the requirement for local planning authorities to produce an Action Plan if they show consistent patterns of under delivery¹.

3.2. NUTRIENT NEUTRALITY

- 3.2.1. An important requirement affecting the deliverability of sites within the Dorset Council area is nutrient neutrality, following the advice issued by Natural England on 16 March 2022.
- 3.2.2. The approach advocated by Natural England is that any development that would lead to an increase in nutrient loading within the catchment of one of the freshwater or estuarine habitats that are in unfavourable condition, should achieve nutrient neutrality. This would mean that there would be no net increase nutrients entering the protected habitat sites from the development via both wastewater and surface water flows.
- 3.2.3. A written ministerial statement by the Secretary of State for the Environment, Farming and Rural Affairs on 20 July 2022 set out a number of measures that the government will be putting into place to help address the issue of nutrient pollution at protected habitat sites. The two main measures are:
- The intention to table an amendment to the Levelling Up and Regeneration Bill to require the upgrade of wastewater treatment works within the affected catchments, and

¹ National Planning Policy Framework 2021, paragraph 76, page 21

- A nutrient mitigation scheme to be managed by Natural England aimed at delivering nutrient mitigation within the affected catchments.

3.2.4. On 25 November 2022 the government released an update on the actions being taken to establish the national nutrient mitigation scheme. The update states:

“From December 2022, Natural England will approach landowners in a targeted way to invite them to offer their land as potential sites for nutrient mitigation. These sites will start to provide the mitigation needed by LPAs and developers, and we will expand across the country to facilitate building thousands of new homes as well as making a major contribution to nature recovery through the creation of new wetlands”.

3.2.5. Where mitigation is provided, credits from the government backed scheme will be offered in batches which any developers requiring credits can apply for. Where demand for credits exceeds supply, applications will be prioritised to minimise nutrient neutrality related delays to development. The reason for this is:

- to enable development of the most homes more quickly,
- to facilitate small and medium enterprises, and
- to support the delivery of affordable and social housing.

3.2.6. Information for developers on credit availability and price will be released ahead of the first credit sales.²”

3.2.7. The approach Dorset Council is taking to each of the 5 catchments that affect Dorset (River Axe, River Avon, Chesil & The Fleet, Somerset Levels and Moors and Poole Harbour Catchment) is different due to the nature of the catchments and the different working arrangements with neighbouring Local Authorities that share the catchment area. The only catchment that affects the Purbeck area is the Poole Harbour catchment.

3.2.8. For the Poole Harbour catchment, Natural England’s position is that if sufficient wastewater treatment works are required to be upgraded within the catchment through the Levelling Up and Regeneration Bill (LURB), the need for development to demonstrate phosphorus neutrality will be removed.

3.2.9. At the time of writing this report, the LURB is making its way through the final stages of the parliamentary process before receiving Royal Assent. The current wording of the LURB requires the upgrade of all wastewater treatment works serving over 2,000 population equivalents within the sensitive catchments. There are also powers for the Secretary of State to identify further wastewater treatment works for upgrade. Within the Poole Harbour catchment, reducing the threshold for wastewater treatment works

² <https://www.gov.uk/government/news/government-sets-out-plan-to-reduce-water-pollution>

upgrade to 1,000 population equivalents would remove the need for development to be phosphorus neutral. Dorset Council and Natural England are in conversation with DLUHC about reducing this threshold and therefore removing the need for phosphorus neutrality.

- 3.2.10. Alongside the regulation provided through LURB the emerging local plan also sets out an approach to supporting nutrient neutrality in the short term through site specific mitigation measures or by securing 'credits' from mitigation delivered by the council or third parties. Collectively the Council is confident that both LURB and the measures outlined in the local plan will support delivery of new homes within the Poole Harbour catchment in advance of the Dorset Council Local Plan.
- 3.2.11. At the present time, and before the LURB receives Royal Assent, there is some uncertainty within the Poole Harbour catchment about the need for phosphorus neutrality. However, once the LURB is enacted, it is likely that the need for phosphorus mitigation will be removed leaving only a need to demonstrate nitrogen neutrality. Dorset Council have an existing mechanism in place for delivering nitrogen neutrality within the Poole Harbour catchment.

3.3. THE HOUSING TARGET

- 3.3.1. National policy requires local planning authorities to "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"³.
- 3.3.2. Where a Local Plan containing strategic policies for the delivery of housing has been adopted within the past five years, the housing requirement within the Local Plan can be used for the purpose of the five-year supply. Where the Local Plan is more than five years old, the Local Housing Need figure should be used. This Local Housing Need figure is calculated using the Standard Methodology contained in the NPPG⁴ and is based on Household Projections and the Local Affordability Ratio.
- 3.3.3. The Local Affordability Ratio is a measure of the affordability of homes in an area and is based on median house prices and median earnings. The affordability of homes is linked to the supply of homes in an area and therefore reflects past rates of delivery. If delivery has been below demand, the affordability ratio will be higher resulting in a higher Local Housing Need target. For this reason, national guidance indicates that

³ National Planning Policy Framework 2021, paragraph 74, page 20

⁴ National Planning Practice Guidance Paragraph: 004 Reference ID: 2a-004-20201216

past under-delivery in an area does not need to be considered separately to the affordability of homes⁵.

- 3.3.4. However, where the delivery of homes has been below the strategic housing target since the base date of the adopted Local Plan and the Local Plan is less than five years old, any shortfall will need to be made up within the five year supply period.
- 3.3.5. Where strategic policies for the delivery of housing in a Local Plan were adopted within the last five years, the Local Housing Need figure is capped at 40% above the adopted annual average housing requirement figure. Where the policies were adopted more than five years ago (at the point of making the calculation), the housing figure is capped at 40% above the lowest of either the average projected household growth over a 10-year period or the most recently adopted housing target in a Local Plan. The reason for the cap is to ensure that the Local Housing Need figure is as deliverable as possible and not significantly above the housing target currently being planned for⁶.
- 3.3.6. The government have recently consulted on changes to the planning system⁷ and national policy. These proposed changes alter the approach to establishing housing targets for local plans, to housing land supply and the housing delivery test. This direction of travel will alter the conclusions on housing land supply and will need to be reflected when making planning decisions. The impact of these changes may need to be given consideration in decisions relating to housing land supply when they come into effect.

3.4. THE HOUSING DELIVERY TEST

- 3.4.1. In addition to the requirement to identify deliverable sites against the housing target, national policy requires a buffer to be applied to the target. The buffer should be:
 - a) 5% to ensure choice and competition in the market for land; or
 - 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 supply⁸.

⁵ National Planning Practice Guidance Paragraph: 011 Reference ID: 2a-011-20190220

⁶ National Planning Practice Guidance Paragraph: 007 Reference ID: 2a-007-20190220

⁷ <https://www.gov.uk/government/consultations/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy>

⁸ National Planning Policy Framework 2021, paragraph 74, page 21

- 3.4.2. The delivery of housing within an area is measured through the annual application of the Housing Delivery Test. The result of the Housing Delivery Test is a percentage measurement of the net number of new homes delivered against the housing requirement over a rolling three-year period⁹.

$$\text{Housing Delivery Test (\%)} = \frac{\text{Total net new homes delivered over a 3 year period}}{\text{Total number of homes required over 3 year period}}$$

- 3.4.3. For the purposes of the Housing Delivery Test, the target for measuring the delivery of homes should be the Local Housing Need figure calculated using the standard methodology unless a plan target has been adopted within the previous five years. If a requirement has been adopted within the previous five years, the Housing Delivery Test should be measured against the lower of either the plan target or the Local Housing Need figure.
- 3.4.4. Where delivery as measured by the Housing Delivery Test falls below the planned rate, the following penalties apply:
- Where delivery is below 95% of the planned rate, an action plan should be published setting out the actions being taken to increase delivery.
 - Where delivery falls below 85% of the planned rate, a 20% buffer should be added to the housing land supply to ensure a realistic prospect of delivery against the housing requirement and an action plan should be published.
 - Where delivery falls below 75% of the planned rate, the presumption in favour of sustainable development will apply, a 20% buffer should be applied, and an action plan should be published.

3.5. DELIVERABLE SITES

- 3.5.1. The 2021 version of the NPPF includes a definition of a 'deliverable' site for the purpose of demonstrating a five-year supply.
- 3.5.2. The definition of a deliverable site essentially divides housing sites into two groups, those that are presumed deliverable unless clear evidence suggests otherwise, and those which should only be presumed deliverable where there is clear evidence that homes will be delivered within five years.
- 3.5.3. A greater amount of evidence is therefore necessary to demonstrate the deliverability of sites that do not benefit from planning permission or that are major development.

⁹ Housing Delivery Test Measurement Rule Book, MHCLG, July 2018

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.¹⁰*

3.6. IMPLICATIONS

- 3.6.1. If a local planning authority is unable to demonstrate a five-year supply of deliverable sites, relevant policies for the supply of housing are considered 'out of date' and the tests in paragraph 11 of the NPPF need to be applied, alongside relevant policies in the development plan when making planning decisions.
- 3.6.2. This document establishes the five-year supply requirement for the Purbeck Local Plan area having regard to the Local Housing Need target and Housing Delivery Test results. It then looks at the supply of housing against this requirement on the basis of the most up-to-date information on the completions and commitments as at April 2022 and having regard to recent amendments to national planning policy.

¹⁰ National Planning Policy Framework Glossary 2021, page 66

4. Housing Supply Requirement

4.1. HOUSING TARGET

- 4.1.1. The emerging Purbeck Local Plan¹¹ was submitted for examination in January 2019. The hearing sessions for the Examination in Public took place between July and October of 2019. During these hearing sessions, changes were suggested that were considered necessary to make the plan sound and the Council consulted on these as main modifications. Substantial issues were raised with the release of Green Belt land (Policy V2) and a proposed holiday park at Morden (Policy I5), with minor changes made to other parts of the Local Plan. The Council also responded to the Inspectors further queries regarding Dorset Heath Habitats, Suitable Alternative Natural Greenspace (SANG), Nutrient Pollution on Habitat Sites, Housing Need Figures and a new NPPF.
- 4.1.2. Until the emerging Local Plan is found 'sound' by the Inspector, the Purbeck Local Plan (2012) is the adopted plan for the area. Given that this local plan was adopted in November 2012 and it is therefore more than five years old, the Local Housing Need, calculated using the Standard Methodology has been used as the basis for establishing the housing target in this report.

LOCAL HOUSING NEED

- 4.1.3. The standard methodology for calculating the Local Housing Need for an area utilises the projected growth in households within that area¹² adjusted to take into account local housing affordability through a three-step process. Step 1 sets the baseline using the 2014-based household projections, Step 2 adjusts this baseline through the application of affordability ratio and Step 3 allows for the resultant housing target to be capped. An additional Step 4 applies an uplift to the top 20 cities and urban areas across the country.

Step 1 – Setting the baseline

- 4.1.4. The 2014-based household projections are used to calculate the average household growth over the 10-year period from the base date for when the calculation is being undertaken. The base date for this report is 1 April 2022 and therefore the calculation of local housing need uses the 10-year period from 2022 to 2032. Over this period, the projected growth in households for the Purbeck area is as shown in Figure 3.1 with the average annual change in households projected to be 132.5 additional households per annum.

¹¹ [Purbeck Local Plan - latest news - Dorset Council](#)

¹² National Planning Practice Guidance Paragraph: 005 Reference ID: 2a-005-20190220

Figure 3.1: 2014-based household projections for Purbeck 2022 to 2032

YEAR	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Number of households	20,808	20,943	21,072	21,207	21,341	21,487	21,629	21,757	21,885	22,010	22,133

Source: ONS Live table 406

Step 2 – Applying the affordability adjustment

4.1.5. The baseline annual projected household growth figure is adjusted to reflect the affordability of housing in the area. This adjustment is based on the median workplace-based local affordability ratios published in March 2022, dated 2021. It is noted that more recent affordability ratios have been published in March 2023, dated 2022, however it is considered appropriate to use the ratios most relevant to the base-year of the report and the monitoring period (April 2021 to March 2022), in order to calculate the housing need for that period. Although the Purbeck area now forms part of Dorset Council, affordability ratios continue to be produced for legacy council areas following reorganisation. For the Purbeck area, the affordability ratio released in 2022 is 10.63 and this figure has been used to calculate the affordability adjustment factor.

4.1.6. The adjustment factor is calculated on the following basis:

$$\text{Adjustment factor} = \left(\frac{\text{local affordability ratio} - 4}{4} \right) \times 0.25 + 1$$

4.1.7. For the Purbeck area, the median workplace-based local affordability ratio gives an adjustment factor of 1.41.

Step 3 – Capping the increase

4.1.8. The level of increase in the calculated housing requirement is capped to limit the increase to reasonable levels allowing the local authority and housing market to adjust. The cap depends upon the status of the adopted housing target as set out in national guidance⁴³:

4.1.9. “Where the relevant strategic policies for housing were adopted more than 5 years ago (at the point of making the calculation), the local housing need figure is capped at 40% above whichever is the higher of:

- a. the projected household growth for the area over the 10-year period identified in step 1; or

⁴³ National Planning Practice Guidance Paragraph: 004 Reference ID: 2a-004-20190220

b. the average annual housing requirement figure set out in the most recently adopted strategic policies (if a figure exists).”

4.1.10. For the Purbeck area, the adopted strategic housing requirement is now more than five years old and therefore the cap would be applied to higher of either the local plan’s average annual housing target or the projected household growth figure established through Step 1. It is therefore considered that the cap should be applied to the annual average household growth figure established through Step 1 of the Standard Methodology.

Step 4 – Cities and urban Centres Uplift

4.1.11. The final adjustment made as part of the standard methodology is to apply an uplift of 35% to those local authority areas that fall within the top 20 cities and urban areas list published by the Office for National Statistics. The Purbeck area does not however fall within this list and therefore the uplift is not applied.

Calculating Local Housing Need

4.1.12. The four steps used in the calculation of the Local Housing Need figure for the Purbeck area is outlined in Figure 2.2. These calculations indicate that the Local Housing Need requirement for the purpose of this report is 185.5 dwellings per annum.

Figure 3.2: Calculation Local Housing Need

COMPONENT	CALCULATION	RESULT
Step 1: Setting the baseline	Annual average household growth 2022 to 2032	132.5
Step 2: Adjustment to take account of affordability	Applying the adjustment factor of 1.41	186.8
Step 3: Capping the level of any increase	Applying the cap at 40% above the annual average household growth figure	185.5
Step 4: Cities and urban centres uplift	No uplift to be applied	185.5
Local Housing Need		185.5 dwellings per annum

4.2. SUPPLY BUFFER

4.2.1. In addition to the requirement to provide for five years’ worth of housing land and to make up for the relevant shortfall within the five-year period, there is a need to apply a

buffer to this supply. The rules set out for the Housing Delivery Test in the National Planning Practice Guidance are as follows:

- 5% - the minimum buffer for all authorities, necessary to ensure choice and competition in the market, where they are not seeking to demonstrate a 5-year housing land supply;
- 10% - the buffer for authorities seeking to confirm' 5 year housing land supply for a year, through a recently adopted plan or subsequent annual position statement (as set out in [paragraph 74 of the National Planning Policy Framework](#)), unless they have to apply a 20% buffer (as below); and
- 20% - the buffer for authorities where delivery of housing taken as a whole over the previous 3 years, has fallen below 85% of the requirement, as set out in the last published Housing Delivery Test results.

4.2.2. The buffer is derived through the application of the Housing Delivery Test which assesses the delivery of homes against the housing requirement for the area. This test is backward looking and assesses the past three-year's worth of delivery against the corresponding annual targets.

NEW HOMES DELIVERED

4.2.3. The net number of new homes delivered over the past three years within the Purbeck District Council area is set out in Figure 3.3. This information has been gathered through annual site visits where the number of newly built homes is counted. This information has been submitted to Department for Levelling Up, Housing and Communities (DLUHC) who publish the data as live tables on Housing Supply¹⁴.

4.2.4. In addition to the delivery of new homes, an allowance is made within the Housing Delivery Test for increases in communal accommodation based on the number of bed spaces delivered. In line with the Housing Delivery Test Measurement Rule Book 'student only accommodation' is counted at 2.5 persons per household whilst a ratio of 1.8¹⁵ is applied to 'other communal accommodation'. This is based on the national average datasets for these types of communal accommodation.

4.2.5. Over the past three years, the Council's records indicate that a total of 416 net additional homes have been delivered within the Purbeck area. This accords with the published Housing Delivery Test results as included in Figure 3.3.

Figure 3.3: Number of homes delivered from 2018-2021 – Purbeck

¹⁴ Live tables on housing supply: net additional dwellings, DLUHC

¹⁵ Housing Delivery Test Measurement Rule Book, MHCLG, July 2018

Number of homes delivered	2019/20	2020/21	2021/22	Total
Purbeck area	148	131	137	416

NEW HOMES REQUIRED

- 4.2.6. To calculate the number of new homes required, the housing target for the preceding three-year period is used. If a Local Plan is less than five-years old, the adopted Local Plan target is used to establish the housing target. For the year within which the Local Plan becomes more than five-years old, the minimum Local Housing Need figure should be used calculated with a base date of 1 April of that year by applying the Standard Method set out in national guidance.
- 4.2.7. As the adopted Purbeck Local Plan is more than 5 years old the measurement of the Housing Delivery Test reflects the Local Housing Need target for 2019/20, 2020/21 and 2021/22 years.
- 4.2.8. However, 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 being reduced to 164 dwellings for the 2019-20 year and to 118 dwellings for the 2020-2021 year¹⁶. Figure 3.4 shows the resultant Housing Delivery Test requirement.

Figure 3.4: Housing Delivery Test requirement 2021

YEAR	2019-20	2020-21	2021-22	TOTAL
Discounted requirement	163.8	117.6	185.5	466.9

HOUSING DELIVERY TEST RESULT

- 4.2.9. Housing Delivery Test results are published on an annual basis however the results for the current year, using the data set out above, are yet to be published and therefore a definitive result for the 2021/22 year is not available.
- 4.2.10. To calculate the provisional results of the Housing Delivery Test, the number of new homes delivered is divided by the number of new homes required. This calculation

¹⁶ Housing Delivery Test measurement technical note 2021 – January 2022

indicates the Housing Delivery Test result for the Purbeck area is 89.1%. This result indicates that only a 5% buffer should be applied to the overall housing requirement and that there is no requirement to produce an action plan to address the causes of under-delivery.

$$\begin{aligned} \text{Housing Delivery Test Result (\%)} &= \frac{416.0}{466.9} \\ &= 89.1\% \end{aligned}$$

4.3. FACTORING IN ANY SHORTFALL AND THE BUFFER

4.3.1. As the adopted Local Plan for Purbeck is more than 5 years old and the housing requirement is derived from the calculated Local Housing Need, there is no requirement to factor in any shortfall in provision from the beginning of the local plan period¹⁷. The buffer identified through the application of the Housing Delivery Test therefore only applies to the calculated Local Housing Need requirement.

4.4. THE FIVE-YEAR REQUIREMENT – APRIL 2022

4.4.1. Applying the above assumptions and using the completions data to 1st April 2022, enables the calculation of the five-year requirement for the period 2022 to 2027 as shown in Figure 3.5.

Figure 3.5: Five Year Housing Requirement 2022-2027

COMPONENT	CALCULATION	RESULT
PURBECK AREA		
Step 1: Setting the baseline	Annual average household growth 2022 to 2032	132.5
Step 2: Adjustment to take account of affordability	Applying the adjustment factor of 1.41	186.8
Step 3: Capping the level of any increase	Apply the 40% cap	185.5
Step 4: Cities and urban centres uplift	No uplift to be applied	185.5
Local Housing Need – Purbeck area		185.5 dwellings per annum

¹⁷ National Planning Practice Guidance Paragraph: 031 Reference ID: 68-031-20190722

PURBECK AREA HOUSING REQUIREMENT		
Local Housing Need for the Purbeck area		185.5 dwellings per annum
Multiplied by the 5 year period (2022-2027)	185.5×5	927.5
Plus the 5% buffer (derived from the Housing Delivery Test)	927.5×1.05	973.9
Total 5-year requirement		974

4.4.2. The five-year supply requirement for the current five-year period (2022 to 2027) is 974 dwellings for the Purbeck area. This is equivalent to 194.8 dwellings per annum over the 2022 to 2027 five-year period.

5. Supply Calculations

5.1. INTRODUCTION

- 5.1.1. In order to understand the supply of land available for residential development, it is necessary to look at a number of different categories. Potential sources of housing supply include extant planning permissions and allocations in the local plan. There are also sites identified as having development potential through the Strategic Housing Land Availability Assessment (SHLAA), sites on the brownfield register, sites with permission in principle and windfall sites that cannot specifically be identified but contribute significantly to the supply of housing.
- 5.1.2. 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. To these estimates, discounts have been applied to allow for the inevitable uncertainties that exist in any estimate.
- 5.1.3. It should be noted that for the purposes of this report the housing supply derived from sites allocated within a Local Plan does not include supply from allocations that are consented. Consented allocations fall within the 'Major sites with extant planning permission' category as there is more certainty of their delivery. This approach differs from the approach to presenting expected numbers of homes from different sources of supply in the emerging Purbeck Local Plan, which presents consented allocations as part of the supply of housing arising from Local Plan allocations.
- 5.1.4. Additionally, whilst the specific large sites category in this report is largely relevant when calculating projected supply from small sites in the emerging Purbeck Local Plan under Policy E8, the specific large sites category also includes sites located within the development boundary which aren't covered by Policy E8. Therefore, the yields associated with the specific large sites category in this report, and the small sites category in the emerging Purbeck Local Plan will not match.
- 5.1.5. Several appeals have examined the evidence needed to support the deliverability of a site, for example Land to the East of Newport Road and to the East and West of Cranfield Road (Appeal Reference: APP/Y0435/W/17/3169314) has supported the view that evidence obtained after the 5YHLS base date (1 April each year) can be considered when demonstrating site deliverability if the site was considered deliverable at the base date.
- 5.1.6. The recent advice from Natural England requires Dorset Council as a competent authority under the Habitats Regulations, to "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."

- 5.1.7. This advice only applies to the Poole Harbour Catchment within the Purbeck area. This has implications for the deliverability of new homes.
- 5.1.8. As set out in paragraphs 3.2.3 to 3.2.9, the LURB is likely to resolve the need for developments to demonstrate phosphorus neutrality within the Poole Harbour catchment. Sites within this catchment have been reviewed in detail, and where it is considered that homes can be delivered within the five year supply period due to the LURB receiving Royal Assent, some sites have been included in the supply.
- 5.1.9. Appendix H of this report includes sites whose delivery (or part of their delivery) has been moved to outside of the 5 year supply period owing to their location within the Poole Harbour catchment.

5.2. MINOR SITES WITH EXTANT PLANNING PERMISSION

- 5.2.1. The definition of deliverable in the 2021 version of the NPPF states that “sites which do not involve major development ... should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years”.
- 5.2.2. Across the plan area a large proportion (nearly 45%) of the housing supply is made from small sites of less than 10 dwellings. Historically¹⁸, from the point of the grant of planning permission, 98% of these minor sites have been built within five years. It is of course impossible to identify which sites will not deliver within five years so to allow for this, the total stock of minor sites with extant consent are discounted by 5%. The Council is being conservative by discounting the housing land supply by this percentage, because historically less than 2% of these small sites have not been delivered within five years.
- 5.2.3. The approach adopted for minor sites with planning permission is considered robust and in accordance with the relevant parts of the definition of deliverable. The emerging local plan sets out an approach to supporting nutrient neutrality in the short term (through site specific mitigation measures or by securing ‘credits’ from mitigation delivered by the council or third parties). Whilst this approach will support delivery, as part of the Council’s conservative approach to discounting supply from sites with planning permission it has reviewed in detail each site with planning permission within the Poole Harbour catchment to understand whether each site could be developed now or whether a further consent is needed, and has adjusted its assessments of deliverability to take account of anticipated solutions that are expected to come forward to enable development to take place. It is therefore considered likely that

¹⁸ Based on records of completed residential development sites since the beginning of the plan period (i.e. 2011).

some sites that have been granted full planning permission are deliverable within 5 years.

Figure 4.1: Five-year supply from minor sites with extant planning permission

	SOURCE TOTAL	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Minor sites with extant planning permission	142	138	131.1

5.3. MAJOR SITES WITH EXTANT PLANNING PERMISSION

5.3.1. For major sites with extant planning permission, the relevant parts of the NPPF 2021 definition of deliverable states that “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 (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans)”.

5.3.2. For sites of 10 dwellings or more that benefit from an extant detailed planning permission (either full or reserved matters) a case by case assessment has been made to assess how many new homes will be delivered within five years. This case by case analysis has included:

- Consideration of the number and type of units being delivered on a site,
- The details of any infrastructure requirements,
- The discharge of conditions associated with the planning permission,
- Whether a CIL commencement notice had been received,
- Feedback from the developer on their programme for delivering the site, and
- Information from case officers for specific sites.

5.3.3. Major sites which benefit from outline permission were considered in a similar way to detailed consents having regard to recent appeal decisions. Included in the Council’s analysis was the:

- Progress towards gaining detailed planning consent,
- Feedback from the developer about their programme for delivering the site, including their anticipated housing trajectory,
- Information from the case officer working on the planning application, and

- The current planning status of the site, including the discharge of any planning conditions.
- 5.3.4. For major sites with detailed planning permission and sites with outline permission the consideration of this information gave rise to an informed assessment of the proportion of units that are deliverable within five years. The resultant estimate of delivery was then discounted by 5% to allow for any uncertainty. It is worth mentioning, the Council are being conservative by discounting the housing land supply by this percentage.
- 5.3.5. The emerging local plan sets out an approach to supporting nutrient neutrality in the short term through site specific mitigation measures or by securing 'credits' from mitigation delivered by the council or third parties. Whilst this approach will support delivery, as part of the Council's conservative approach to discounting supply from sites with planning permission some of these large sites have been discounted due to their location within the Poole Harbour catchment. However, should mitigation be identified and delivered, these sites could be delivered. For sites in the Poole Harbour catchment area the estimated delivery has also takes account of mitigation that is expected to come forward to enable development, including the measures in the LURB. It is therefore considered likely that some sites that have been granted full planning permission will be deliverable within 5 years prior to the Dorset Council Local Plan.
- 5.3.6. The approach to major sites that have either detailed or outline planning permission is considered to accord with the relevant parts of the definition of deliverable in the NPPF 2021.

Figure 4.2: Five-year supply from major sites with extant planning permission

	SOURCE TOTAL	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Major sites with extant planning permission	254	254	241.3

5.4. SITES ALLOCATED WITHIN THE LOCAL PLAN

- 5.4.1. The definition of deliverable in the NPPF 2021 states that sites allocated in the development plan "should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."
- 5.4.2. For the sites allocated in the adopted Local Plan a similar set of evidence was considered to that for major described in para 4.3.2 above. These considerations again gave rise to an assessed level of delivery for inclusion within the five-year supply. This

estimate was then discounted by 10% to allow for all uncertainties. No allowance has been made for new allocations being considered through the emerging Purbeck Local Plan within the 5YHLS unless there is clear evidence to justify delivery and similarly for the emerging Dorset Council Local Plan allocations which are at a much earlier stage in the plan formation process.

- 5.4.3. The emerging local plan sets out an approach to supporting nutrient neutrality in the short term through site specific mitigation measures or by securing 'credits' from mitigation delivered by the council or third parties. Whilst this approach will support delivery, as part of the Council's conservative approach to discounting supply from sites allocated in local plans it has reviewed all allocated sites within the Poole Harbour catchment, and removed from the supply those that are either not able to demonstrate nutrient neutrality or where development is unlikely to come forward within the supply period even with expected nutrient neutrality solutions.
- 5.4.4. The approach for sites allocated in the adopted development plan is considered to accord with the definition of deliverable in the 2021 NPPF.
- 5.4.5. The source total and five year supply estimates for sites allocated within a Local Plan do not include supply from allocations that are consented. These fall within the 'Major sites with extant planning permission category' because there is more certainty of their delivery. As referenced above details of housing land supply in the emerging local plan are presented in a different way.

Figure 4.3: Five-year supply from sites allocated in the Local Plan

	SOURCE TOTAL	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Sites allocated within the Local Plan	1,202	65	58.5

5.5. MINOR SITES WINDFALL ALLOWANCE

- 5.5.1. A windfall site is a site not specifically identified in the development plan. National policy makes provision for such sites to be included in the supply of homes specifically noting that "small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly"¹⁹.
- 5.5.2. When including an allowance for windfall sites within the housing supply, national policy indicates that there needs to be "compelling evidence that they will provide a

¹⁹ National Planning Policy Framework paragraph 69, 2021

reliable source of supply...” and that the allowance “...should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends”²⁰.

- 5.5.3. A detailed analysis of windfall rates has been undertaken for the Purbeck area (as summarised in Appendix D). This analysis has been focused on those sites that fall within the minor category (i.e. sites of between 1 and 9 dwellings) with major (i.e. sites of 10 or more dwellings) being considered as a separate supply category.
- 5.5.4. The Council has been conservative in discounting the windfall allowance for the first two years across the area, to avoid any potential double counting for sites that may have permission (as presented in the consented minor and major categories). Although the windfall rate and build-out rate are based on detailed assessment of past delivery, the numbers of windfall sites each year will most likely change. For this reason, a further 10% discount has been applied to the estimates of windfall delivery within the remaining three-year period. The final windfall allowance for each settlement is shown in Figure 3.4.
- 5.5.5. The Council are being conservative by discounting the minor sites windfall allowance in areas that are in a nutrient catchment where approaches to securing nutrient neutrality are being developed. The emerging local plan sets out an approach to supporting nutrient neutrality in the short term through site specific mitigation measures or by securing ‘credits’ from mitigation delivered by the council or third parties. Whilst this approach will support delivery, as part of the Council’s conservative approach to discounting supply from windfall within the Poole Harbour catchment the allowances from this source of supply have been removed for the first three years of the five year period, as it is considered there is likely to be greater certainty that sites will be deliverable later over the next five years alongside nutrient mitigation measures. Relevant windfall rates and calculations can be found in Figure 4.4 and Appendix D.
- 5.5.6. The approach to minor windfall sites is considered to be in accordance with national policy²¹.

Figure 4.4: Five-year annualised windfall rate for each settlement²²

²⁰ National Planning Policy Framework paragraph 71, 2021

²¹ National Planning Policy Framework paragraph 71, 2021

²² All figures in the table may not sum exactly due to rounding.

* First three years of windfall allowance removed due to areas falling within the Poole Harbour Catchments

SETTLEMENT	ANNUALISED WINDFALL RATE	WINDFALL ALLOWANCE OVER 5 YEARS: PROFILED WINDFALL DELIVERY RATE	WINDFALL ALLOWANCE OVER 5 YEARS: DISCOUNTED
Swanage	7.8	39	35
Wareham	4.4	15*	13
Lytchett Minster and Upton	6.2	21*	19
Key Service Villages	9.8	35*	31
Rural	3.8	13*	12
Purbeck	32	123.2	110.9

5.6. SPECIFIC LARGE SITES

- 5.6.1. The minor sites windfall allowance does not make any allowance for sites not identified in the development plan that fall within the definition of major development (i.e. sites of 10 or more dwellings).
- 5.6.2. As set out under minor sites windfall, when including an allowance for windfall sites within the housing supply, national policy indicates that there needs to be “compelling evidence that they will provide a reliable source of supply...” and that the allowance “...should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends”²³.
- 5.6.3. Where specific major sites (10+ dwellings) have been identified that are expected to contribute to the housing land supply within five years, an allowance has been included. This approach was supported through recent appeal decisions. Sites have either been identified through the:
- Strategic Housing Land Availability Assessment,
 - are on the council’s brownfield registers,
 - have permission in principle, or
 - are sites where planning permission is likely to be granted imminently.
- 5.6.4. Whilst the specific large sites category in this report is largely relevant when calculating projected supply from Small Sites in the emerging Purbeck Local Plan under Policy E8, the specific large sites category also includes sites located within the development boundary which aren’t covered by Policy E8. Therefore, the yields associated with the specific large sites category in this report, and the small sites category in the emerging Purbeck Local Plan will not match.
- 5.6.5. For each of these sites, there is clear evidence that housing completions will begin, and homes will be delivered within the five-year period. Each site within this category was identified as having development potential at the 1 April base date in line with the monitoring data that underpins this report.
- 5.6.6. All specific large sites have been individually assessed for deliverability using all available evidence to demonstrate this. In relation to nutrient neutrality, sites within the Poole Harbour catchment have been removed from the supply if they are either

²³ National Planning Policy Framework 2021, paragraph 71, page 19

not able to demonstrate nutrient neutrality, or where development is unlikely to come forward within the supply period even with expected nutrient neutrality solutions.

- 5.6.7. The approach to major identified (windfall) sites is considered in accordance with the definition of deliverable in the 2021 NPPF.

Figure 4.5: Five-year supply from major identified sites

	SOURCE TOTAL	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Specific identified major sites	151	12	10.8

5.7. SITES ALLOCATED IN NEIGHBOURHOOD PLANS

- 5.7.1. Across the plan area there are 5 neighbourhood plans that have been made part of the development plan.
- 5.7.2. The made plans currently have about 289 new homes allocated (the expected yields from neighbourhood plan allocations have been updated to take account of the latest evidence on deliverability), these includes sites with pre-applications submitted. It should be noted that once a neighbourhood plan site has been granted planning consent, it is counted within the appropriate planning consent category rather than a neighbourhood plan site allocation. The supply from neighbourhood plan sites has been discounted by 10% akin to that for Local Plan allocations. It is worthwhile mentioning, that the Council are being conservative with using this percentage to discount 5-year housing land supply.
- 5.7.3. The emerging local plan sets out an approach to supporting nutrient neutrality in the short term through site specific mitigation measures or by securing 'credits' from mitigation delivered by the council or third parties. Whilst this approach will support delivery, as part of the Council's conservative approach to discounting supply from sites allocated in neighbourhood plans within the Poole Harbour catchment for this year due to the advice from Natural England on nutrient neutrality, or where development is unlikely to come forward within the supply period even with expected nutrient neutrality solutions.
- 5.7.4. The approach to Neighbourhood Plan allocations is considered in accordance with the definition of deliverable as set out in the 2021 NPPF.

Figure 4.6: Five-year supply from neighbourhood plans

	SOURCE TOTAL	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Sites allocated in Neighbourhood Plans	289	152	136.8

5.8. RURAL EXCEPTION SITES

- 5.8.1. In order for a rural exception site to deliver housing, a housing needs survey, grant funding and planning permission is needed. The Inspector for the adopted Local Plan for West Dorset and Weymouth & Portland recommended only including those sites that benefit from grant funding within the five-year supply. Therefore it is considered appropriate to take forward the same approach when calculating the supply from rural exception sites in the Purbeck area.
- 5.8.2. The emerging local plan sets out an approach to supporting nutrient neutrality in the short term through site specific mitigation measures or by securing 'credits' from mitigation delivered by the council or third parties. Whilst this approach will support delivery, as part of the Council's conservative approach to discounting supply from this source all rural exception sites within the Poole Harbour catchment that are not able to demonstrate nutrient neutrality have been removed from the supply for this year due to the advice from Natural England on nutrient neutrality.
- 5.8.3. At present there are a number of rural exception schemes proposed and a number of these have funding and a registered provider involved. This means, subject to nutrient neutrality, there are no fundamental barriers to their delivery. No discounting is applied to rural exception sites that have funding.

Figure 4.7: Five-year supply from rural exception sites

	SOURCE TOTAL	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Rural exception sites	47	27	24.3

5.9. SUPPLY POSITION AT MARCH 2023

- 5.9.1. Reflecting the advice on nutrient neutrality, the sources of supply set out in this report have been rigorously assessed against national policy including the definition of deliverable as set out in the NPPF. Due to the uncertainty in accurately predicting the delivery from the various sources of supply, discounts have been applied to each category.

Figure 4.8: Supply position as at March 2023

SUPPLY CATEGORY	FIVE-YEAR SUPPLY ESTIMATE (EXCLUDING DISCOUNT)	DISCOUNTED FIVE-YEAR SUPPLY (2023 TO 2028)
Minor sites with planning permission	138.0	131.1
Major sites with extant planning permission	254.0	241.3
Sites allocated within the Local Plan	65	58.5
Minor sites windfall allowance	123.2	110.9
Specific large sites	12.0	10.8
Sites allocated in neighbourhood plans	152.0	136.8
Rural exception sites	27	24.3
TOTAL	771.2	713.7

- 5.9.2. The updated position using the most up-to-date information (with a base date of 1st April 2022) indicates that the council has a deliverable supply equivalent to 713.7 dwellings for the Purbeck area.
- 5.9.3. Despite the advice from Natural England on nutrient neutrality, the total number of extant permissions considered to be deliverable within five years has remained similar to the number of outstanding permissions seen in 2018 and 2021. When considering the annual target is 195 dwellings per annum the number of outstanding dwellings permitted is considered to be healthy.
- 5.9.4. This number of outstanding permissions remains healthy despite the tougher test set by the revised definition of 'deliverable' in national policy and taking into account a 5% discount on site totals.

Figure 4.9: Trend in total deliverable planning permissions

YEAR	DELIVERABLE PLANNING PERMISSIONS
Year to 1 st April 2018	359

Year to 1 st April 2019	502
Year to 1 st April 2020	476
Year to 1 st April 2021	339
Year to 1 st April 2022	392

Source: Dorset Council

- 5.9.5. There are also a number of sites which will be considered once the Purbeck Local Plan (PLP) is adopted and the landowners and developers of these allocations in the emerging plan and those in the existing adopted Local Plan have been ongoing throughout the PLP examination. It therefore takes into account difficulties in delivery on the allocated sites giving the most up to date position from the developer's perspective and factoring in consideration of the current planning status of each site.

6. Five-Year Supply Conclusion

6.1. FIVE-YEAR REQUIREMENT AGAINST SUPPLY

- 6.1.1. The requirement to maintain a supply of deliverable sites to cover the five-year period is derived from national policy. As the Local Plan is now more than 5 years old the Local Housing Need, calculated through the application of the Standard Methodology has been used to establish the five-year supply requirement. This equates to 974 dwellings across the Local Plan area as shown in Figure 3.5, equivalent to 195 dwellings per year. This is higher than the previous year as the Local Housing Need figure is designed make an allowance for any previous shortfall against targets through the application of the affordability ratio, in line with national guidance.
- 6.1.2. The supply of deliverable sites that can be counted as being part of the five-year supply for the 2022 to 2027 period is set out in Figure 4.8. After the application of the relevant discounts, the total number of deliverable sites is estimated at 713.7 dwellings. This supply calculation is based on the most up-to-date information available as at 1st April 2022.
- 6.1.3. For the period 2022 to 2027, the Purbeck Local Plan area does not have sufficient deliverable supply to meet the five-year supply requirement as required by national policy and can demonstrate a supply of deliverable sites equivalent to 3.66 years as shown in Figure 5.1.
- 6.1.4. This figure takes into account the advice from Natural England in March 2022 highlighting the need for all new developments within the Poole Harbour Catchment, to be nutrient neutral.
- 6.1.5. Appendix I shows an overview of the predicted build out of sites within the supply.

Figure 5.1: Five-year supply calculation

SUPPLY REQUIREMENT – PURBECK		974
Local Housing Need requirement		185.5
Requirement over Five Year Period (2022 to 2027)	185.5×5	927.5
Plus 5% buffer	927.5×1.05	973.9
Annualised requirement	$973.8 \div 5$	194.8
DELIVERABLE SUPPLY (DISCOUNT APPLIED)		713.7
Minor sites with planning permission		131.1
Major sites with extant planning permission		241.3
Sites allocated within the Local Plan		58.5
Minor sites windfall allowance		110.9
Specific large sites		10.8
Sites allocated in neighbourhood plans		136.8
Rural exception sites		24.3
CALCULATION OF FIVE YEAR SUPPLY		
Deliverable Supply ÷ Annualised requirement	$713.7 \div 194.8$	3.66 years

Appendix A. Minor sites with extant permission

A.1 Minor sites (1 to 9 dwellings) which benefit from planning consent and are considered deliverable within five years.

STATUS	ADDRESS	APPLICATION NUMBER	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
n/s	Throop House, Throop Hollow, Throop, Dorchester, DT2 7JD	6/2020/0467	Affpuddle and Turnerspuddle CP	1.0
u/c	Cypress Cottage, Barnhill Road, Ridge, Wareham, BH20 5BG	6/2020/0504	Arne CP	1.0
n/s	Yearlings Poultry Farm, Bere Regis, Wareham, BH20 7LS	PDA/2020/0004	Bere Regis	4.0
n/s	73 West Street, Bere Regis, Wareham, BH20 7HL	6/2020/0334	Bere Regis	1.0
n/s	12 King George V Road, Bovington BH20 6JQ	6/2019/0247	Bovington	3.0
u/c	Blackdown House Farm, The Hollow, Briantspuddle, DT2 7HX	6/2018/0037	Briantspuddle	3.0
n/s	4 The Old Playing Fields, Chydyok Road, East Chaldon, Dorchester, DT2 8DL	6/2020/0551	Chaldon Herring CP	1.0
n/s	Down Barn Main Road Through West Chaldon West Chaldon DT2 8NJ	P/FUL/2021/03630	Chaldon Herring CP	1.0
n/s	Old Dairy Cottage, Woolgarston Road, Corfe Castle, BH20 5JD	6/2019/0561	Corfe	1.0
u/c	The Potting Shed, Glebe House, Bucknowle BH20 5NS	6/2019/0340	Corfe Castle	1.0
n/s	24 West Street, Corfe Castle, Wareham, BH20 5HD	6/2020/0141	Corfe Castle	2.0
u/c	Cotters Pound, 32 East Street, Corfe Castle, Wareham, BH20 5EQ	6/2019/0350	Corfe Castle	1.0
u/c	Luckford Wood Camp Site, Holme Lane, East Stoke BH20 6AP	6/2019/0367	East stoke	1.0

u/c	Kemps Country House, East Stoke, Wareham, BH20 6AL	6/2019/0090	East stoke	6.0
n/s	Land at East Stoke, Wareham, BH20 6AN	6/2020/0058	East Stoke CP	1.0
u/c	Land adj 8 Arundel Terrace, Langton matravers	6/2017/0343	Langton Matravers	1.0
n/s	12 Capston Field, Langton Matravers, Swanage, BH19 3HP	6/2020/0353	Langton Matravers	1.0
n/s	The Old Malthouse, High Street, Langton Matravers BH19 3HB	6/2019/0604	Langton Matravers	3.0
u/c	Oak Ridge, Flowers Drove, Lytchett Matravers, BH16 6BX	6/2020/0204	Lytchett Matravers	1.0
u/c	164 Wareham Road, Lytchett Matravers, Poole, BH16 6DT	6/2020/0314	Lytchett Matravers	1.0
u/c	Land at New Park Farm, Dolmans Hill, Lytchett Matravers, BH16 6HP	6/2020/0292	Lytchett Matravers	1.0
u/c	Whytewood Lodge, Jennys Lane, Lytchett Matravers, BH16 6BP	6/2021/0352	Lytchett Matravers	2.0
n/s	Windy Ridge, Eldons Drove, Lytchett Matravers, Poole, BH16 6HH	6/2021/0038	Lytchett Matravers CP	1.0
n/s	The Cottage Foxhills Road Lytchett Matravers Poole BH16 6BD	P/FUL/2021/02612	Lytchett Matravers CP	1.0
n/s	Land Rear of 40 Wareham Road Lytchett Matravers Poole BH16 6DR	P/FUL/2021/02595	Lytchett Matravers CP	1.0
n/s	Whytewood Lodge Jennys Lane Lytchett Matravers BH16 6BP	6/2021/0352	Lytchett Matravers CP	2.0
n/s	Crack Lane, Langton Matravers, BH19 3EF	6/2021/0352	Lytchett Matravers CP	8.0
u/c	Park Farm Cottage, Poole Road, UPTON BH16 5LW	6/2017/0323	Lytchett Minster and Upton	-1.0
u/c	20 Heights Approach, Upton, BH16 5QZ	6/2019/0407	Lytchett Minster and Upton	1.0
n/s	Land rear of 140 Dorchester Road Upton BH16 5NX	6/2020/0123	Lytchett Minster and Upton	1.0
u/c	Morden Mill & Farmhouse, West Morden, Wareham, BH20 7DJ	6/2019/0664	Morden	2.0

n/s	Sawmill Off Glebe Lane Dorchester Moreton DT2 8RQ	P/FUL/2021/03294	Moreton CP	1.0
u/c	15C Commercial Road, Swanage, BH19 1DF	WD/D/19/001291	Swanage	1.0
n/s	Flat 3 & 4 135 High Street Swanage BH19 2NB	WD/D/19/002150	Swanage	-1.0
u/c	Land to the west of York Cottage, Russell Avenue, Swanage, BH19 2ED	WD/D/20/000228	Swanage	1.0
u/c	4 Russell Avenue, Swanage, BH19 2EB	WD/D/20/000583	Swanage	1.0
n/s	27 Station Road, Swanage, BH19 1AD	WD/D/20/003001	Swanage	1.0
n/s	10 The Parade Swanage BH19 1DA	WD/D/19/002545	Swanage	2.0
u/c	3 De Moulham Road, Swanage, BH19 1NP	P/CLE/2020/00311	Swanage	4.0
n/s	Swanage Police Station, Argyle Road, Swanage, BH19 1HZ	WD/D/18/001728	Swanage	6.0
n/s	Land adjacent to 41 Jubilee Road, Swanage, BH19 2SE	WD/D/20/002118	Swanage	1.0
u/c	Land at Priests Road, Swanage, BH19 2RL	WD/D/19/002044	Swanage	3.0
u/c	Rear Of 31, Station Road, Swanage, BH19 1AD	WD/D/16/001209	Swanage	1.0
u/c	48 Victoria Avenue, Swanage, BH19 1AP	WD/D/19/001996	Swanage	5.0
u/c	39 De Moulham Road, Swanage, BH19 1NU	WD/D/19/002539	Swanage	1.0
u/c	3 Park Road Swanage BH19 2AA	WD/D/18/001369	Swanage	1.0
u/c	Seabank Lodge, 4 Ulwell Road, Swanage, BH19 1LH	WD/D/19/001448	Swanage	2.0
n/s	The Chatsworth Centre, 33-41 Ulwell Road, Swanage, BH19 1LG	WD/D/19/002527	Swanage	5.0
n/s	35-41 Ulwell Road Swanage (old outdoor learning centre)	WD/D/19/000732	Swanage	6.0
n/s	Purbeck Heights, Priests Way, Herston, Swanage, BH19 2RS	WD/D/18/000617	Swanage	8.0
n/s	Store to r/o 18 & 20 South Street, Trinity Lane, Wareham	6/2020/0312	Wareham	1.0
u/c	35 Sherford Close, Wareham, BH20 4JL	6/2020/0486	Wareham	1.0

n/s	Sandford General Stores, Sandford Road, Sandford, Wareham, BH20 7AF	PDR/2020/0001	Wareham	2.0
n/s	Land rear of 9 & 9A Daniel Drive, Wareham, BH20 4RU	6/2020/0417	Wareham	1.0
u/c	West Mill Farm, Wareham Common, Wareham, BH20 6AA	6/2018/0084	Wareham	1.0
u/c	4 St Michaels Road, Wareham, BH20 4QU	6/2020/0613	Wareham	2.0
u/c	44 Bestwall Road, Wareham, BH20 4JA	6/2021/0108	Wareham	1.0
n/s	12 Daniel Drive, Wareham, BH20 4RU	6/2020/0309	Wareham	1.0
n/s	15B South Street Wareham BH20 4LR	P/FUL/2021/04060	Wareham	1.0
u/c	132 Northmoor Way, Wareham	6/2019/0397	Wareham	1.0
u/c	West Lulworth C of E Primary School, School Lane, West Lulworth, Wareham, BH20 5SA	6/2018/0653	West Lulworth	3.0
u/c	Former cow shed, West Burton Farm, Winfrith Newburgh, Dorchester, DT2 8DD	6/2016/0333	Winfrith Newburgh	1.0
n/s	Home Farm Dorchester Road Winfrith Newburgh DT2 8DD	6/2021/0377	Winfrith Newburgh CP	1.0
u/c	Bovington Shopping Centre, King George V Road, Bovington, BH20 6JQ	6/2019/0523	Wool	7.0
u/c	Bovington Shopping Centre, King George V Road, Bovington, BH20 6JQ	PDR/2020/0002	Wool	3.0
u/c	Garages off Knowle Hill, rear of 29-32 Knowle Hill, Wool, BH20 6DG	6/2020/0415	Wool	4.0
u/c	West Bungalow, Burton Road, Wool, Wareham, BH20 6EY	6/2021/0047	Wool CP	1.0
n/s	Highleaze Quarr Hill Wool BH20 6BY	P/FUL/2021/02593	Wool CP	1.0
u/c	Abbascombe Farm, Worth Matravers BH19 3LF	6/2018/0410	Worth Matravers	1.0
n/s	Land south of North Lease Farm, Knitson To Valley Road, Knitson, Corfe Castle, BH20 5JB	6/2020/0449	Worth Matravers	1.0
				138

Appendix B. Major sites with extant planning permission

B.1 Major sites (10 + dwellings) which benefit from planning consent and are considered deliverable within five years.

STATUS	ADDRESS	APPLICATION NUMBER	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
u/c	Rowlands Wait Caravan Park, access road To Blackhill Clump, Rye Hill, Bere Regis, BH20 7LP	6/2018/0670	Bere Regis	27
u/c	Manor Farm Caravan Park, Church Lane, East Stoke BH20 6AW	6/2018/0675	East Stoke	21
u/c	Land adjacent to Wessex Water Reservoir, Purbeck Road, Lytchett Matravers	6/2018/0287	Lytchett Matravers	25
u/c	Land at Huntick Road, Lytchett Matravers	6/2019/0460	Lytchett Matravers	46
n/s	4 Poole Road, Upton, BH16 5JA	6/2021/0041	Lytchett Minster and Upton	14
u/c	Land Adjacent Swanage Grammar School, Northbrook Road, Swanage, BH19 1QE	6/2016/0769	Swanage	52
n/s	Former Grammar School Site/Purbeck Centre Northbrook Road Swanage BH19 1QE	6/2019/0221	Swanage	39
n/s	Former St Marys School, Manor Road, Swanage, BH19 2BH	6/2020/0432	Swanage	30
				254

Appendix C. Sites allocated within the Local Plan

C.1 Sites allocated in the adopted Purbeck Local Plan that are considered deliverable within five years.

STATUS	ADDRESS	APPLICATION NUMBER	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
n/s	Blaney's Corner, Lytchett Matravers	P/FUL/2022/01095	Lytchett Matravers	25
n/s	East of Wareham Road, Lytchett Matravers	6/2021/0282	Lytchett Matravers	40
				65

Appendix D. Minor sites windfall allowance

- D.1 The contribution that minor windfall sites make to the supply was assessed by looking at the actual delivery of new homes on sites of 1 to 9 dwellings over the previous five-year period (i.e. from 2017/18 to 2021/22) on a settlement by settlement basis. This analysis identified a generally consistent rate of windfall delivery for most settlements.
- D.2 The windfall rates outlined in Figure D1 were applied using the build-out rates for minor sites. The build-out rates were established by looking at the date when planning permission was granted and assessing the number of years before each site was completed. For example, a site granted permission in 2019 and built in 2021 took two years to complete.

Figure D1: Windfall rates – dwellings

AREA	2017/18	2018/19	2019/20	2020/21	2021/22	FIVE-YEAR AVERAGE
Swanage	7	12	20	9	23	14.2
Wareham	7	9	4	11	7	7.6
Lytchett Minster and Upton	9	12	26	4	4	8.0
Key Service Villages	17	9	17	21	33	19.4
Rural	2	5	21	5	2	7
Purbeck	42	47	88	50	69	59.2

- D.3 The percentage of all minor sites built likely to be built in any particular year was then calculated to give the build-out profile for minor sites as detailed in Figure D2. For Swanage, typically 28% of all minor sites granted permission within one year, would be completed within that same year. By the end of the next year a further 28% would have been completed leading to a cumulative total of 56% of all minor sites completed and so on with 100% of minor sites on average being completed by year 6.
- D.4 When applying the windfall and build-out rates, the total number of units expected to be completed each year can be estimated. Within each year, an additional supply of sites would be granted permission on top of those already granted permission in the preceding year further adding to the number of sites being completed each year.

Figure D3 shows the estimated completions for Swanage through the application of the windfall rate and the build-out rate.

Figure D2: Cumulative build-out rate for minor sites

YEARS TO COMPLETE FROM GRANT OF PERMISSION	0	1	2	3	4	5	6	7	8	9	10
Swanage	28.0%	56.0%	84.0%	92.0%	98.0%	98.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Wareham	19.4%	71.0%	87.1%	96.8%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Lytchett Minster and Upton	17.6%	41.2%	85.3%	94.1%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Key Service Villages	25.3%	47.0%	73.5%	85.5%	92.8%	97.6%	100.0%	100.0%	100.0%	100.0%	100.0%
Rural	31.0%	53.4%	79.3%	94.8%	96.6%	96.6%	100.0%	100.0%	100.0%	100.0%	100.0%
Purbeck	25.4%	52.3%	80.1%	91.4%	96.5%	98.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Figure D3: Estimated windfall delivery for a typical five-year period – Swanage

YEAR OF GRANT OF PERMISSION	SUPPLY IN YEAR 1	SUPPLY IN YEAR 2	SUPPLY IN YEAR 3	SUPPLY IN YEAR 4	SUPPLY IN YEAR 5	TOTAL IN 5 YEARS
Year 0	28.0%	28.0%	28.0%	8.0%	6.0%	98.0%
Year 1		28.0%	28.0%	28.0%	8.0%	98.0%
Year 2			28.0%	28.0%	28.0%	84.0%
Year 3				28.0%	28.0%	56.0%
Year 4					28.0%	28.0%
Cumulative Total	28.0%	56.0%	84.0%	92.0%	98.0%	98.0%
Swanage windfall rate = 14 dwellings per annum						
Profiled windfall delivery (dwellings)						
Year 0	4	4	4	1	1	24
Year 1		4	4	4	1	22
Year 2			4	4	4	18
Year 3				4	4	12
Year 4					4	4
Total windfall allowance	4	8	12	13	14	80

- D.5 A discount of the first two years of windfall allowance has been applied to avoid any double counting. Although the above windfall allowance and build-out rates are based on detailed assessment of past delivery, the numbers of windfall sites each year will most likely change. For this reason, a 10% discount has been applied to the estimates of windfall delivery within the remaining three-year period.
- D.6 In addition to the discount applied some areas across Dorset Council are impacted by nutrient neutrality constraints, meaning the 5 year supply in certain areas will be affected by the need for nutrient neutrality. To ensure a realistic estimate is applied,

Dorset Council have removed windfall development for areas that fall within any of the nutrient catchment areas where a solution to nutrients issues is not considered imminent. In the Poole Harbour Catchment, where a solution is anticipated a discount of the first three years has been applied.

D.7 Windfall rates for each settlement are based on the five-year rolling average of completed new dwellings for each area. This approach ensures the allowance reflects as closely as possible actual delivery rates, allowing for fluctuations in the supply that may occur over time.

D.8 The final windfall allowance for each settlement is shown in Figure D4.

Figure D4: Five-year windfall allowance for each settlement.

SETTLEMENT	ANNUALISED WINDFALL RATE	WINDFALL ALLOWANCE OVER 5 YEARS: PROFILED WINDFALL DELIVERY RATE	WINDFALL ALLOWANCE OVER 5 YEARS: DISCOUNTED
Swanage	7.8	39	35
Wareham	4.4	15*	13
Lytchett Minster and Upton	6.2	21*	19
Key Service Villages	9.8	35*	31
Rural	3.8	13*	12
Purbeck	32	123.2	110.9

All figures in the table may not sum exactly due to rounding.

* First three years of windfall allowance removed due to areas falling within the Poole Harbour Catchments

Appendix E. Specific large windfall sites

E.1 Larger sites (10+ dwellings) that are considered deliverable within five years.

STATUS	ADDRESS	APPLICATION NUMBER	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
n/s	Cauldron Barn, Caravan Site	LA/SWAN/007	Swanage	12
				12

Appendix F. Sites allocated in neighbourhood plans

F.1 Sites allocated in made neighbourhood plans that are considered deliverable within five years.

STATUS	ADDRESS	APPLICATION NUMBER	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
n/s	Westminster Road Industrial Estate (H5)	NP_W01	Wareham	15
n/s	Johns Road (H6)	NP_W02	Wareham	5
n/s	Former Middle School Site (GS2)	NP_W03	Wareham	30
n/s	Back Lane	Policy BR7	Bere Regis	67
n/s	North Street	Policy BR7	Bere Regis	12
n/s	Former School Site	Policy BR7	Bere Regis	23
				152

Appendix G. Rural Exception sites

G.1 Rural exception sites that are considered deliverable within five years.

STATUS	ADDRESS	APPLICATION NUMBER	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
n/s	Red Lion Hotel, Dorchester Road, Winfrith Newburgh, Dorchester, DT2 8LE	6/2019/0242	Winfrith Newburgh	27
			Total	27

Appendix H. Sites removed from the supply due to location within nutrient catchment areas

SITE CATEGORY	ADDRESS	APPLICATION NUMBER	SETTLEMENT	CATCHMENT	ESTIMATED DELIVERY
Neighbourhood Plans	Westminster Road Industrial Estate (H5)		Wareham	Poole Harbour	30
Neighbourhood Plans	Former Gas Works Site (H7) and autopoint	P/FUL/2022/01906	Wareham	Poole Harbour	11
Major permitted	Land at Policemans lane, Upton (phase 2)	6/2019/0680	Upton	Poole Harbour	62
Large windfall	Pug Pit	6/2021/0331	Wool	Poole Harbour	8
Large windfall	Land west of Rye Hill		Bere Regis	Poole Harbour	17
Large windfall	West Lane, Land at Steppingstones Fields, Stoborough (SHLAA/0001)		Stoborough	Poole Harbour	15
Large windfall	Opposite Wilton Cottage, West Lulworth (SHLAA/0066)		West Lulworth	Poole Harbour	4
Large windfall	Adjacent to Thornicks House, Winfrith Newburgh (SHLAA/0070)		Winfrith Newburgh	Poole Harbour	9
Large windfall	Draytons Dairy, School Lane, Winfrith Newburgh (SHLAA/0072)		Winfrith Newburgh	Poole Harbour	7
Large windfall	Rear 1 and 2 High Street, Winfrith Newburgh (SHLAA/0076)		Winfrith Newburgh	Poole Harbour	8
Large windfall	Opposite Brook House, Water Lane, Winfrith Newburgh (SHLAA/0118)		Winfrith Newburgh	Poole Harbour	7
Large windfall	Site opposite depot, East Chaldon (SHLAA/0013)		East Chaldon	Poole Harbour	4
Large windfall	Adjacent to the Bungalow, Chydok Road, East Chaldon (SHLAA/0114)		East Chaldon	Poole Harbour	4
Large windfall	Opposite Garage, East Lulworth (SHLAA/0120)		East Lulworth	Poole Harbour	3
Rural exception	Land North of West Lane, Stoborough (SHLAA/0002)	6/2019/0639	Stoborough	Poole Harbour	7
				Total	196

Appendix I. Shows predicted build out of sites

Source	Total supply	Five year supply	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	2038/39	2039/40	2039/41
Permissions MINOR sites	142	138	47	88	51	75	42	21	45	26	4	4	0	0	0	0	0	0	0	0	0	0	0	0	
Permissions MAJOR sites (including consented allocations)	271	254	22	58	80	62	49	82	43	51	29	17	0	0	0	0	0	0	0	0	0	0	0	0	
Allocations (unconsented)	1202	65	0	0	0	0	0	0	0	25	40	275	177	170	125	75	35	35	35	35	35	35	35	35	
Swanage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Wareham	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Upton	92	0	0	0	0	0	0	0	0	0	0	30	32	30	0	0	0	0	0	0	0	0	0	0	
Lytchett Matravers	150	65	0	0	0	0	0	0	0	25	40	85	0	0	0	0	0	0	0	0	0	0	0	0	
Wool	470	0	0	0	0	0	0	0	0	0	0	125	110	105	90	40	0	0	0	0	0	0	0	0	
Moreton Station	490	0	0	0	0	0	0	0	0	0	0	35	35	35	35	35	35	35	35	35	35	35	35	35	
Minor sites WINDFALL	595.81	123.21	0	0	0	0	0	0	11.93	54.00	57.27	58.21	59.20	59.20	59.20	59.20	59.20	59.20	59.20	0	0	0	0	0	
Large Identified sites	151	12	0	0	0	0	0	12	0	0	0	50	55	7	4	15	8	0	0	0	0	0	0	0	
Neighbourhood Plans	289	152	0	0	0	0	0	0	0	33	119	114	23	0	0	0	0	0	0	0	0	0	0	0	
Exception Sites	47	27	0	0	0	0	0	27	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	
Total supply	2698	771	69	146	131	137																			

Red line = Emerging Purbeck Local Plan period

Green line = 5 Year Housing Land Supply period