

SD87: Revised Five Year Housing Land Supply Report

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Introduction

- 1.1 This report sets out a revised assessment of the five-year housing land supply position for the area covered by the Purbeck Local Plan 2018-2034 which is currently at examination. The plan was submitted for examination on 28 January 2019.
- 1.2 The area to which this report relates is 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. The data that supports this report relates to a base date of 1 April 2019 and this report covers the five year period to 31 March 2024.
- 1.3 During the early stages of the examination of the submitted Purbeck Local Plan the Inspector indicated that the assessment of Local Housing Need should be increased from the 168 dwellings per annum (dpa) in the submitted plan to 180 dpa to reflect the Local Housing Need calculated using the standard methodology set out in national policy.
- 1.4 As a result of this suggested change to the housing target, the Inspector requested that the Council re-evaluate the implications for the spatial strategy and produce a revised housing trajectory. These issues have been addressed through the submission of additional material separate from this report. This report addresses solely the five-year housing land supply for the plan area.

National policy

- 1.5 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”*.
- 1.6 A deliverable site for the purposes of the five-year housing land supply is defined in the glossary to the NPPF.

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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.*

- 1.7 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*
 - 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.”*
- 1.8 National Planning Practice Guidance (PPG) at paragraph 3-049 states that where a local planning authority wishes to ‘confirm’ a 5 year land supply, *“this needs to be done initially through the plan examination process, and may then be refreshed annually following adoption (provided the plan remains up to date), through the preparation of an Annual Position Statement”*. The PPG goes on to explain that, where a local planning authority is seeking to ‘confirm’ its 5 year land supply, *“a minimum 10% buffer should be added to the housing requirement to account for fluctuations in the market over the year. Where the Housing Delivery Test indicates that delivery has fallen below 85% of the requirement, a 20% buffer should be added instead”*.
- 1.9 To establish fully the requirement for the five-year supply calculations, consideration also 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 Sedgefield approach). If a strategic policy-making authority wishes to deal with past under delivery over a longer period, then a case may be made as part*

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of the plan-making and examination process rather than on a case by case basis on appeal”.

- 1.10 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.

The housing requirement

- 1.11 The Inspector examining the Purbeck Local Plan has indicated that the housing target for the local plan should 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. Five years’ worth of this housing target is equivalent to 900 dwellings. This forms the starting point for the calculation of the five-year supply requirement.
- 1.12 The first year of the submitted Purbeck Local Plan period is 2018/19. During this year monitoring data indicates that 73 additional dwellings were delivered across the plan area. The shortfall in provision for this year, against the target of 180 dwellings per annum is therefore 107 dwellings which will need to be addressed over the next five years.
- 1.13 The Housing Delivery Test results for the period 2015 – 2018 were published in February 2019. These results show that 132% of the required homes were delivered in Purbeck over the previous three year period. However, this three year period included one year when some larger sites all delivered a large number of dwellings. The housing completions for the past four years are shown in Figure 3.1 and Figure 3.2.
- 1.14 Although the housing delivery test results for the 2018/19 year, covering the 2016-2019 period have not yet been published, the housing completions data for Purbeck is established as 73 dwellings. As a result of this relatively low level of completions for the 2018/19 year, the application of the Housing Delivery Test methodology locally indicates only 68.4% delivery against the requirement. The five-year supply target for the Purbeck area therefore should include a 20% buffer.

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Figure 3.1: Housing Delivery Test Results 2017/18

	Completions ¹		Target ²		Housing Delivery Test result ³
	Annual	3 year total 2017/18	Annual	3 year total 2017/18	2017/18
2015/16	231	439	106	337	130.2%
2016/17	86		109		
2017/18	122		122		
					No action required

Figure 3.2: Housing Delivery Test Results 2018/19

	Completions ⁴		Target ⁵		Housing Delivery Test result ⁶
	Annual	3 year total 2018/19	Annual	3 year total 2018/19	2018/19
2016/17	86	281	109	411	68.4%
2017/18	122		122		
2018/19	73		180		
					20% buffer required

¹ Through the re-evaluation of the monitoring data for Purbeck, the housing completions figures have been revised downwards from that published for the Housing Delivery Test in February 2019. The new totals are 2015/16: 231 (reduced from 232), 2016/17: 86 (reduced from 89), 2017/18: 122 (reduced from 124). These adjustments do not materially affect the published housing delivery test results for the 2018/19 year.

² Reflecting the transitional arrangements set out in the Housing Delivery Test Measurement Rule Book

³ As published in February 2019

⁴ Through the re-evaluation of the monitoring data for Purbeck, the housing completions figures have been revised downwards from that published for the Housing Delivery Test in February 2019. The new totals are 2015/16: 231 (reduced from 232), 2016/17: 86 (reduced from 89), 2017/18: 122 (reduced from 124). These adjustments do not materially affect the published housing delivery test results for the 2018/19 year.

⁵ Reflecting the transitional arrangements set out in the Housing Delivery Test Measurement Rule Book

⁶ Calculated using locally available data on completions and the methodology set out in the Housing Delivery Test Measurement Rule Book.

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- 1.15 National Planning Practice Guidance (NPPG) allows Local Planning Authorities to fix their five year housing land supply at the examination of a Local Plan. Dorset Council would like to fix the five-year housing land supply for the Purbeck area through the Purbeck Local Plan examination process
- 1.16 The completions figure for the 2018/19 year is 73 new dwellings (net) against the revised Local Housing Need target figure of 180 dwellings per annum. This clearly indicates a shortfall in provision of 107 dwellings which the council aims to address within five years.

Figure 3.3: Five-year Housing Requirement (2019-2024)

Annual housing target		180
Five-year target (2019-2024)	5 x 180	900
Shortfall	180 – 73	107
Shortfall + five-year target	107 + 900	1007
Housing Delivery Test buffer		20%
Total five-year housing requirement	1007 x 1.20	1208.4
Annualised five-year requirement	1208.4 ÷ 5	241.7

The housing supply

- 1.17 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 of housing supply include extant planning permissions and allocations in the local plan. There are also sites identified in neighbourhood plans, sites that may come forward through the proposed Small Sites policy (H8) and windfall sites that cannot specifically be identified but contribute significantly to the supply of housing.
- 1.18 The different sources of supply considered to be deliverable within five years 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.

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- 1.19 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.

Minor sites with planning permission

- 1.20 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 small sites with planning consent are considered deliverable unless there is evidence that the site will not be delivered.
- 1.21 For the purposes of the monitoring of residential development and for considering deliverability, minor sites are capable of delivering 1 to 9 net additional dwellings in accordance with the glossary of the NPPF 2019.
- 1.22 As of the base date of 1 April 2019 there were 208 homes benefiting from planning consent on sites of 1 to 9 dwellings. These are all considered deliverable within five years and are detailed in Appendix 1. On average, sites of between 1 and 9 dwellings within the plan area are built out within 2 years from the point of consent being granted.

Major sites with planning permission

- 1.23 Major development sites (those of 10 dwellings or more) are considered in a different way to sites of less than 10 dwellings. 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*”.
- 1.24 Within the Purbeck area, there are three sites in Swanage, three sites in Key Service Villages and two sites in Other Villages without a Settlement Boundary that have planning consent for 10 dwellings or more. These sites will deliver a total of 304 net additional dwellings. Details of these sites and evidence that these sites will deliver homes within five years, is included in Appendix 2.

Sites allocated in Local Plans

- 1.25 Within the submitted Purbeck Local Plan, there are a number of new sites allocated. These sites are set out in Figure 4.1 with more detail included in Appendix 3.

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Figure 4.1: Sites allocated in Local Plans

Settlement	Site location	Total Capacity	Contribution to five-year supply
Purbeck Local Plan Sites			
Upton	West of Watery Lane	90	90
Lytchett Matravers	Blaney's Corner	25	25
	East of Flowers Drove	30	30
	East of Wareham Road	95	95
Moreton Station	Redbridge Pit	490	50
Wool	West of Chalk Pit Lane / Oakdene Road	320	125
	North of railway line	30	30
	North East of Burton Cross Roundabout	90	30
	North West of Burton Cross Roundabout	30	30
Swanage Local Plan Site			
Swanage	Northbrook Road East (part)	40	40
TOTAL		1,240	545

- 1.26 The adopted Swanage Local Plan includes an allocation East of Northbrook Road, part of which does not yet benefit from planning consent. There is however a live application for 39 dwellings received on 04-Apr-19.

Windfall allowance

- 1.27 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.
- 1.28 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*

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availability assessment, historic windfall delivery rates and expected future trends”.

- 1.29 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.
- 1.30 The total windfall development for each of the preceding 5 years and the windfall allowance of 62.2 dwellings per annum is set out in Figure 4.2. For the purposes of the five year supply, to avoid double counting of planning permissions, no windfall allowance has been included in the first 2 years of the supply.

Figure 4.2: Windfall allowance

Year	2014/15	2015/16	2016/17	2017/18	2018/19	Average windfall completions
Windfall completions	48	94	44	52	73	62.2 dwellings per annum

Small sites policy

- 1.31 The Local Plan includes a policy which permits small development sites for new homes adjoining towns and villages (excluding those villages which do not have a settlement boundary and those which are not recorded in the Council's settlement hierarchy). It is estimated that this policy approach will deliver at least 9 dwellings per year over the remainder of the plan period. However as the policy approach has not yet been tested and there is no record of delivery on such sites, there has been no allowance made within the five-year period.

Sites identified in Neighbourhood Plans

- 1.32 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, two make housing allocations which will contribute towards the housing supply; these are the Bere Regis Neighbourhood Plan and the Wareham Neighbourhood Plan.
- 1.33 The Bere Regis Neighbourhood Plan was made part of the development plan on 25 June 2019. The plan allocates 5 separate development sites which will contribute a total of 105 dwellings to the supply with 42 of these being deliverable within five-years.
- 1.34 The Wareham Neighbourhood Plan is currently at examination. The submitted neighbourhood plan made provision for around 200 homes on 6 sites. It now envisages an increase in capacity on one of these sites and no longer intends

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to bring forward another through a revision to the made plan. More recent design work on the site of the former Middle School shows capacity for 55 additional homes, alongside a proposed health hub. However, it is no longer intended to give consideration to the allocation land within the green belt west of Westminster road for 60 homes.

- 1.35 One site in the Wareham Neighbourhood Plan already has permission for 9 dwellings and this is included as a 'Minor Sites with Planning Permission' set out in Appendix 1 of this report.
- 1.36 The changes described above have no implications for the five year supply because it is not anticipated that any of these sites would deliver homes in the next five years.
- 1.37 The Wareham Neighbourhood Plan also makes an estimate of 100 dwellings arising from windfall sites within the neighbourhood area over the whole plan period. As a windfall rate has been calculated for the whole of the Purbeck Local Plan area, the windfall allowance identified in the Wareham Neighbourhood Plan has not been included in the five-year supply.

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Figure 4.3: Neighbourhood Plan Residential Developments

Neighbourhood Plan	Site location	Total Capacity	Contribution to five-year supply
Bere Regis	Back Lane	55	
	North Street	12	
	Tower Hill	3	
	White Lovington	12	
	Former School Site	23	
	Total	105	
Wareham	Westminster Road Industrial Estate	30	
	(West of Westminster Road)	(60)	
	Johns Road	15	
	Hospital Site	40	
	Former Middle School Site	90	
	Former Gas Works Site	10	
	Total	185	
Total		290	42

Rural exception sites

- 1.38 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.

Total five-year supply

- 1.39 The total deliverable supply from the sources outlined in this section is set out in Figure 4.4. The total deliverable supply is 1285.6 dwellings.

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Figure 4.4: Total Deliverable Supply

Supply source	Deliverable supply
Minor sites with planning permission	208
Major sites with planning permission	304
Local Plan allocations	545
Small Sites policy (H8)	0
Neighbourhood Plan Allocations	42
Rural Exception Sites	0
Windfall Allowance	186.6
TOTAL	1285.6

Five-year supply conclusion

- 1.40 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 2019-2024, this supply requirement has been calculated as 1208.4 dwellings as shown in Figure 3.3, equivalent to 241.7 dwellings per year.
- 1.41 The supply of deliverable sites that make up the five-year supply for the 2019 to 2024 period is as set out in Figure 4.4. The total deliverable supply is 1285.6 dwellings based on the most up to date information at 1 April 2019.
- 1.42 This supply of deliverable sites is equivalent to 5.32 years of supply, as set out in Figure 5.1, and therefore the council is able to identify sufficient deliverable supply for years one to five of the plan period taking into account the completions in the 2018/19 year.

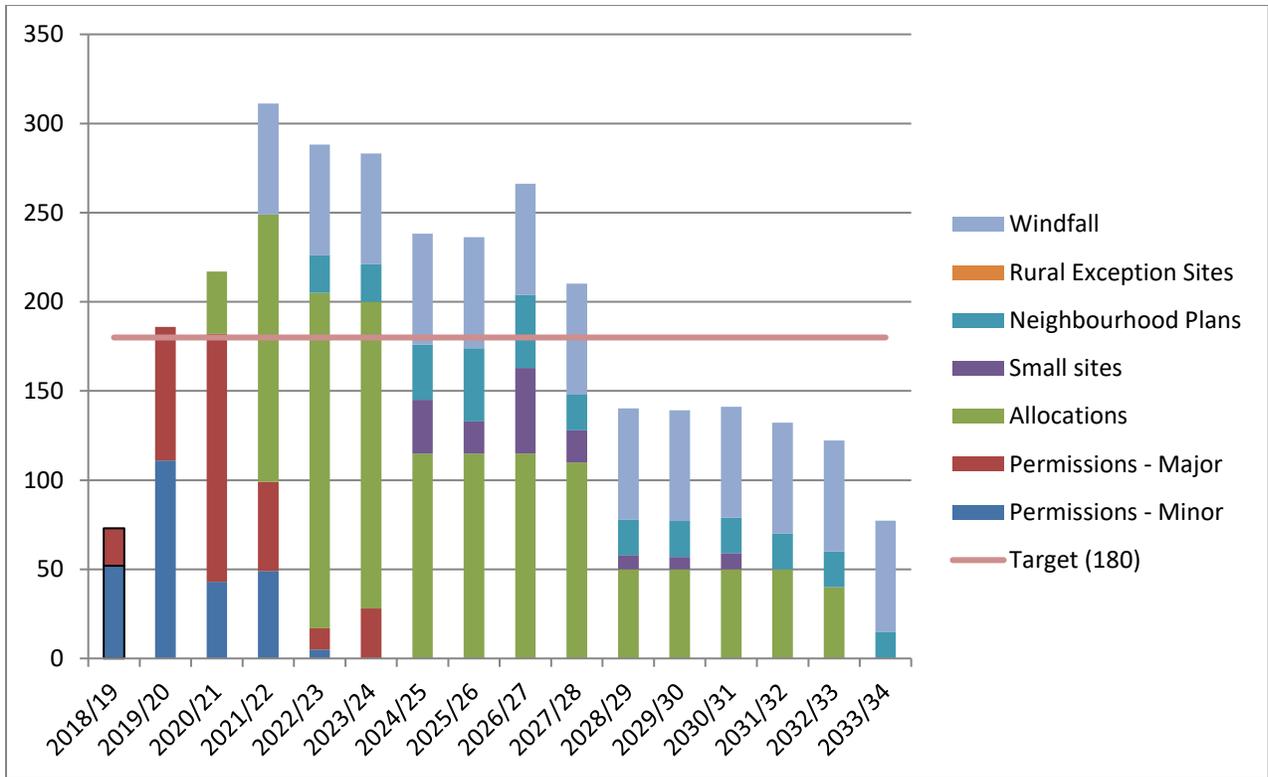
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Figure 5.1: Five-year supply calculation

Supply requirement		1208.4
Annual Housing Requirement	180	180
Supply over Five-year Period (2019-2014)	180×5	900
Plus Housing Shortfall since 2018	$900 + 107$	1007
Plus 20% buffer	1007×1.20	1208.4
Annualised requirement	$1208.4 \div 5$	241.68
Deliverable Supply		1285.6
Minor sites with planning permission		208
Major sites with planning permission		304
Local Plan allocations		545
Small Sites policy (H8)		0
Neighbourhood Plan Allocations		42
Rural Exception Sites		0
Windfall Allowance		186.6
CALCULATION OF FIVE-YEAR SUPPLY		
Deliverable Supply ÷ Annualised Requirement	$1285.6 \div 241.68$	5.32 years

Figure 5.2: Indicative Housing Trajectory

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Detailed housing trajectory of housing land supply over plan period

Detailed housing trajectory for Purbeck Local Plan 2018-2034																
Types of permission	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
Permissions - Minor	208	52	111	43	49	5	0	0	0	0	0	0	0	0	0	0
Permissions - Major	304	21	75	139	50	12	28	0	0	0	0	0	0	0	0	0
Allocations	1240	0	0	35	150	188	172	115	115	115	110	50	50	50	50	40
<i>Swanage Local Plan</i>	40	0	0	0	0	38	2	0	0	0	0	0	0	0	0	0
<i>Wool</i>	470	0	0	20	65	65	65	65	65	65	60	0	0	0	0	0
<i>Moreton Station / Redbridge Pit</i>	490	0	0	0	0	0	50	50	50	50	50	50	50	50	50	40
<i>Lytchett Matravers</i>	150	0	0	15	85	50	0	0	0	0	0	0	0	0	0	0
<i>Upton</i>	90	0	0	0	0	35	55	0	0	0	0	0	0	0	0	0
Small sites	138	0	0	0	0	0	0	30	18	48	18	8	7	9	0	0
Neighbourhood Plans	290	0	0	0	0	21	21	31	41	41	20	20	20	20	20	20
Rural Exception Sites	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Windfall	809	0	0	0	62	62	62	62	62	62	62	62	62	62	62	62
TOTAL completions delivered or expected	3062	73	186	217	311	288	283	238	236	266	210	140	139	141	132	122
Cumulative total	2880	73	259	476	787.2	1075.4	1358.6	1597	1833	2099	2309	2450	2589	2730	2862	2984
Target per annum	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180

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Appendix 1: Minor sites with planning permission

Site location	Planning Reference	Commitment on site
Renscombe Farm, Renscombe Road, Worth Matravers, BH19 3LL	6/2016/0700	-2
Park Farm Cottage, Poole Road, UPTON BH16 5LW	6/2017/0323	-1
Culeaze Farm, Lane End, Bere Regis, Wareham, BH20 7NR	6/2017/0005	-1
The Ammonite Barn, Dorchester Road, Winfrith Newburgh DT2 8DD	6/2016/0250	-1
Hethfelton House, A352, Hethfelton, Dorset, BH20 6HS.	6/2017/0225	-1
The Old Post Office, Wareham Road, Organford, Wareham, BH16 6LB	6/2018/0368	-1
15 Sydenham Road, Swanage	6/2015/0270	1
10 Durberville Drive, Swanage	6/2015/0539	1
15C Commercial Road, Swanage, BH19 1DF	6/2018/0076	1
29 South Road, Swanage, BH19 2QR	6/2017/0448	1
37 Commercial Road, Swanage	6/2015/0727	1
4 Sentry Road Swanage BH19 2AG	6/2018/0126	1
5- Land adjacent to Olive Cottage, Cliff Place, Swanage BH19 2PL	6/2016/0444	1
68 Queens Road, Swanage BH19 2EX	6/2016/0472	1
78 Ulwell Road, Swanage, BH19 1LN	6/2018/0411	1
Castleton Hotel 1 Highcliffe Road Swanage BH19 1LW	6/2018/0447	1
Clare House, 1 Park Road, Swanage, BH19 2AA	6/2017/0672	1
Land rear of 15 Sydenham Road, Swanage, BH19 2JX	6/2018/0226	1
Rear of 5 Boundary Close, Swanage, BH19 2JY	6/2017/0528	1
The Reading Room, 36 Bell Street, Swanage, BH19 2SA	6/2019/0073	1

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Site location	Planning Reference	Commitment on site
128-132 High Street, SWANAGE, BH19 2PA	6/2018/0105	1
17 Manor Road, SWANAGE, BH19 2BH	6/2016/0539	1
3 Highcliffe Road, Swanage, Dorset. BH19 1LW.	6/2016/0276	1
5 South Rd, Swanage	6/2012/0827	1
53A Queens Road, Swanage, BH19 2EN	6/2017/0139	1
Flat 4, 4 Institute Road, Swanage BH19 1BX	6/2017/0398	1
Larks Rise, 279B High Street, Swanage, BH19 2NH	6/2017/0611	1
4 Marsh Lane, Upton, Poole, BH16 5NH	6/2018/0634	1
610 Blandford Road, Upton, BH16 5EQ	6/2017/0220	1
71 Dorchester Road, Upton BH16 5NN	6/2018/0207	1
78 Dorchester Road Upton, BH16 5NT	6/2017/0119	1
2 Holly Close, Upton, BH16 5RH	6/2018/0541	1
6 Policemans Lane, Upton BH16 5NE	6/2018/0045	1
625 Blandford Road, Upton, Poole, BH16 5ED	6/2017/0400	1
Land adj 8-14 Heights Approach, Upton	6/2015/0082	1
145 Wessex Oval Carey Wareham BH20 4BT	6/2017/0011	1
17 South Street, Wareham, BH20 4LR	6/2018/0043	1
2 Meadow View Close, Wareham	6/2014/0355	1
28 Tarrant Drive, Wareham, BH20 4EP	6/2017/0440	1
1 Sunnyside Ridge, Wareham, BH20 5BQ	6/2016/0778	1
35 Sherford Close, Wareham, BH20 4JL	6/2018/0539	1
4 Lampton Close, Wool, Wareham, BH20 6EW	6/2018/0404	1
8 Egdon Road, Wareham, BH20 4DA	6/2017/0307	1

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Site location	Planning Reference	Commitment on site
9/9A Daniel Drive, Northmoor Park, Wareham, BH20 4RU	6/2017/0232	1
Store to r/o 18 & 20 South Street, Trinity Lane, Wareham	6/2015/0475	1
10 Middlebere Drive, Wareham, BH20 4SD	6/2018/0479	1
12 Daniel Drive, Wareham, BH20 4RU	6/2017/0375	1
173 Northmoor Way, Wareham, BH20 4SB	6/2018/0346	1
19 Carey Road, WAREHAM, BH20 4AX	6/2017/0309	1
26 South Street, Wareham, BH20 4LT	6/2017/0714	1
33 North Street, Wareham, BH20 4AD	6/2017/0747	1
West Mill Farm, Wareham Common, Wareham, BH20 6AA	6/2018/0084	1
18 Green Close, Bere Regis, Wareham, BH20 7LW	6/2018/0008	1
3 Townsend Park, North Street, Bere Regis, Wareham, BH20 7LA	6/2018/0090	1
80 West Street, Bere Regis, Wareham, BH20 7HL	6/2019/0005	1
88 West Street, Bere Regis, Wareham, Dorset, BH20 7HH	6/2017/0419	1
151 Roke Road, Bere Regis, BH20 7JF	6/2017/0434	1
17; Land adjacent, Green Close, Bere Regis, BH20 7LW	6/2016/0262	1
20 Green Close, Bere Regis, Wareham, BH20 7LW	6/2017/0698	1
42C, West Street, Bere Regis, BH20 7HS	6/2016/0109	1
Bluebell Lodge, 142A Rye Hill, Bere Regis, Wareham, BH20 7LP	6/2018/0428	1
Bovi Stores, 12 King George V Road, Bovington, BH20 6JQ	6/2018/0376	1
Evergreen, Bailey's Drove, Wool	6/2015/0547	1
2 Townsend Road, Corfe Castle	6/2010/0621	1

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Site location	Planning Reference	Commitment on site
Former Public Toilets, East Street, Corfe Castle, Wareham, BH20 5ED	6/2017/0112	1
Land adj Kerilee, 55 West Street, Corfe Castle	6/2015/0009	1
3 Hopmans Close, Lytchett Matravers, Poole, BH16 6AY	6/2018/0374	1
Bennic Farm Dolmans Hill Lytchett Matravers BH16 6HP	6/2018/0216	1
Redbridge Farm, Dolmans Hill, Lytchett Matravers BH16 6HP	PDA/2016/0002	1
158 Wareham Road, Lytchett Matravers, BH16 6DT	6/2017/0313	1
16 Foxhills Crescent, Lytchett Matravers BH16 6BE	6/2017/0511	1
Annaberg, Middle Road, Lytchett Matravers	6/2013/0594	1
Higher Loop Farmhouse, Loop Farm Road, Lytchett Matravers, BH16 6BU	6/2017/0169	1
The Walled Garden, Colehill Road, Lytchett Matravers, Poole, BH16 6BS	6/2018/0081	1
Talbot Farm House, Water Meadow Lane, East Burton, Wareham BH20 6HL	6/2016/0677	1
Land to r/o 9 & 10 Green Close, Bere Regis	6/2015/0524	1
Land adj 8 Arundel Terrace, Langton matravers	6/2017/0343	1
Butchers Shop (and Galley), Main Road, West Lulworth BH20 5RL	6/2018/0221	1
Home Farm, Dorchester Road, Winfrith Newburgh, Dorchester, DT2 8DD	6/2019/0029	1
West Burton Farmhouse, Winfrith Newburgh Dorchester	6/2016/0602	1
Former cow shed, West Burton Farm, Winfrith Newburgh, DT2 8DD	6/2017/0488	1
Sawpits, High Street, Winfrith Newburgh DT2 8JW	6/2016/0478	1

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Site location	Planning Reference	Commitment on site
Withy Lakes, Access to Withy Lakes, Church Knowle, BH20 5NG	6/2017/0107	1
53 Dorchester Road, Lytchett Minster, Poole, BH16 6JE	6/2018/0381	1
Adj 4 East Chaldon, Chaldon Herring	6/2013/0103	1
Abbascombe Farm, Worth Matravers BH19 3LF	6/2018/0410	1
Former Royal Observer Corps Monitoring Post, Worth Matravers, BH19 3LB	6/2016/0787	1
Pond View, Pikes Lane, Worth Matravers, BH19 3LQ	6/2016/0094	1
Seaforth, Kingston Road, Worth Matravers	6/2015/0630	1
Briar Rose, North Instow, Harmans Cross	6/2013/0475	1
Cadenza, North Instow, Harmans Cross, BH19 3DT	6/2016/0632	1
Downshay Farm, Haycrafts Lane, Harmans Cross, Swanage, Dorset, BH19 3EB	6/2017/0030	1
Land adjacent to Briar Rose, South Instow, HARMANS CROSS, BH19 3DS	6/2018/0176	1
Oceanside, Worth Matravers, BH19 3LF	6/2017/0019	1
R/o Oceanside, Worth Matravers, Swanage, BH19 3LF	6/2018/0111	1
Stable House & Adjacent Farm Buildings, Wareham Rd, Organford, BH16 6EU	6/2018/0674	1
West Morden Dairy, Morden	6/2018/0328	1
Worgret Manor, Worgret Road, Wareham BH20 6AB	6/2017/0680	1
Land adj to Chatterbrook, Arne Road, Ridge, Wareham, BH20 5BH	6/2017/0709	1
Manor Farm, Church Lane, STEEPLE, BH20 5NY	6/2018/0001	1
251 High Street, Swanage, BH19 2NG	6/2018/0556	2
4 -Seabank Lodge, Ulwell Road, Swanage, BH19 1LH	6/2016/0498	2

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Site location	Planning Reference	Commitment on site
Knapp Stores Limited, 198 High Street, Swanage, BH19 2PQ	6/2017/0439	2
Seabank Lodge, 4 Ulwell Road, Swanage, BH19 1LH	6/2017/0176	2
20 Poole Road, Upton, Poole, BH16 5JB	6/2018/0060	2
Rear of 695 Blandford Road, Upton, BH16 5ET	6/2017/0072	2
3 St Michaels Road, Wareham, BH20 4QU	6/2016/0592	2
169 Wareham Road, Lytchett Matravers, Poole, BH16 6EA	6/2017/0206	2
Three Jays, Deans Drove, Lytchett Matravers, Poole, BH16 6EQ	6/2018/0433	2
Land to East, Burton Cross Roundabout, Wool	6/2015/0599	2
Land adjacent Meadowcroft, Durnford Drove, Langton Matravers, BH19 3HG	6/2017/0542	2
Science Block, Old Malthouse School, High St, Langton Matravers, BH19 3HB	6/2017/0226	2
20-24 Poole Road, UPTON, BH16 5JB	6/2017/0564	3
land to rear of 20 - 24 Poole Road UPTON BH16 5JB	6/2017/0303	3
19 & 20 Huntick Estate, Lytchett Matravers	6/2012/0734	3
Blackdown House Farm, The Hollow, Briantspuddle, DT2 7HX	6/2018/0037	3
Barns at Woodstreet Farm, East Stoke	6/2015/0281	3
Hill View Farm, Church Lane, East Stoke, BH20 6AW	6/2017/0682	3
Kings Corner Barns, Morden	6/2018/0327	3
Hillcrest, 8 Durlston Road, Swanage, BH19 2DL	6/2018/0577	4
627-629, Blandford Road, Upton, BH16 5ED	6/2017/0305	4
86 Wareham Road, Lytchett Matravers BH16 6DT	6/2018/0362	4

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Site location	Planning Reference	Commitment on site
Knoll Cottage Caravan Park, Gatemore Road, Winfrith NewburghDT2 8LD	6/2018/0324	4
Rosslyn House, 134-136 High Street, SWANAGE, BH19 2PA	6/2017/0165	5
Land at Station Road, Corfe Castle	6/2014/0379	5
Former Police Station Premises, Argyle Road and Kings Road West, BH19 1HZ	6/2016/0618	6
The Pier Head, 1 High Street, Swanage BH19 2AQ	6/2017/0293	6
Kemps Country House Hotel, East Stoke, Wareham	6/2015/0427	6
1 St Vasts Road, Swanage, BH19 2BN	6/2018/0495	7
Former Royal British Legion Club, Wimborne Rd, Lytchett Matravers, BH16 6HQ	6/2018/0645	7
Cottee And Son, East Street, Wareham, BH20 4NR	6/2018/0611	9
Land adjacent Abbascombe Cottages, Worth Matravers, BH19 3LG	6/2016/0013	9
TOTAL		208

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Appendix 2: Major sites with planning permission

Site location	Planning Reference	Commitment on site
Former Playing Fields Northbrook Road East, Swanage	6/2016/0769	52
Northbrook Road West, Swanage	6/2017/0713	90
Prospect Farm, Swanage	6/2017/0359	20
Land adjacent to Wessex Water Reservoir, Purbeck Road, Lytchett Matravers	6/2018/0287	25
Land at Huntick Road, Lytchett Matravers	6/2018/0063	46
Spyway Orchard, Durnford Drove, Langton Matravers, BH19 3HG	6/2015/0687	28
Binnegar Hall, Worgret Road, East Stoke BH20 6AT	6/2018/0417	23
Manor Farm Caravan Park, Church Lane, East Stoke BH20 6AW	6/2018/0675	20
TOTAL		304

Site location	Planning Reference	Commitment on site	Evidence that housing completions will begin on site in the next five years
Former Playing Fields Northbrook Road East	6/2016/0769	52	Planning permission granted on 31 st May 2017. The requirements of all pre-commencement conditions have been addressed. Work on implementing the planning permission has begun.
Northbrook Road West	6/2017/0713	90	Planning permission granted on 25 th January 2019. The requirements of all pre-commencement conditions have been addressed. Building work has begun and Suitable Alternative Natural Green Space is ready for use. The Council anticipates new

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			homes will be ready for occupation in October 2019.
Prospect Farm	6/2017/035 9	20	Planning permission granted on 21 st November 2017. The requirements of all pre-commencement conditions have been addressed. Building work has begun on site.
Land adjacent to Wessex Water Reservoir, Purbeck Road, Lytchett Matravers	6/2018/028 7	25	Planning permission granted on the 14 th November 2018.
Land at Huntick Road, Lytchett Matravers	6/2018/006 3	46	Planning permission granted on the 9 th May 2019.
Spyway Orchard, Durnford Drove, Langton Matravers, BH19 3HG	6/2015/068 7	28	Outline planning permission granted on 16 th February 2017. Planning application for reserved matters (6/2018/0606) currently being considered by the Council.
Binnegar Hall Worgret Road East Stoke BH20 6AT	6/2018/041 7	23	Planning permission granted 9 th November 2018. The requirements of pre-commencement conditions have been addressed. Building work on renovations to existing buildings as part their change in use is well advanced. Flats being offered for sale.
Manor Farm Caravan Park, Church Lane, East Stoke BH20 6AW	6/2018/067 5	20	Certificate of lawfulness does not impose any limits on the occupation of caravans or the numbers permitted on the site. Land owner is making enquiries with the Council on obtaining an appropriate site licence.
TOTAL		304	

Appendix 3: Sites allocated in Local Plans

Site Location		Total site capacity	Contribution to five-year supply
Swanage	Northbrook Road East (Part) (remaining unconsented Swanage Local Plan allocation)	40	40
Upton	West of Watery Lane	90	90
Lytchett Matravers	Blaney's Corner	25	150
	East of Flowers Drove	30	
	East of Wareham Road	95	
Moreton Station	Redbridge Pit	490	50
Wool	West of Chalk Pit Lane / Oakdene Road	320	215
	North of railway line	30	
	North East of Burton Cross Roundabout	90	
	North West of Burton Cross Roundabout	30	
TOTAL			545

An outline planning application was submitted on 4 April 2029 to demolish the former Grammar School building and erect 39 dwellings on the site at Northbrook Road East, Swanage (6/2019/0221).

Evidence of the deliverability of the Wool site allocations

See Appendix B of the May 2019 five year housing land supply report:
<https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/purbeck/local-plan-review-purbeck/pdfs/sd38a-purbeck-local-plan-five-year-housing-land-supply-may-2019.pdf>.

In an e-mail to Frances Summers dated 08 May 2019, Andrew Fido of Savills stated “Savills on behalf of the Redwood Partnership, Andrew Jackson and Lulworth Estate we can confirm that we are confident with the following proposed trajectory at Wool for the requested period as follows ...”

Allocations	2018 / 19	2019 / 20	2020 / 21	2021 / 22	2022 / 23	2023 / 24
Wool	zero	zero	20 units	65 units	65 units	65 units

Evidence of the deliverability of the Lytchett Matravers and Upton sites

From: Steve Boyt [<mailto:steve.boyt@dorsetcouncil.gov.uk>]
Sent: 22 July 2019 12:26
To: Tim Hoskinson - Wyatt Homes; Peter Home
Subject: FW: Housing delivery in years April 2023 to April 2024

Dear Mr Hoskinson and Mr Holmes,

Please accept my apologies, I did not accurately represent the table showing the housing trajectory for Wyatt Home's housing sites from the agreed memorandum of outstanding between parties. Please see an updated table below:

	2018/2019	2019/2020	2020/21	2021/2022	2022/2023	2023/2024
Upton/Lytchett Matravers			15	85	85	55

If you have any queries in regard to this e-mail please don't hesitate to contact me on 01929557385.

Yours sincerely

Steve Boyt
Planning Policy Officer
Planning and Community Services

Dear Steve

Thank you for your emails. Please see the additional information we have provided below, marked in red.

We trust that this is of assistance, but please do let me know if anything additional is required.

Kind regards,

Peter

Peter Home
Associate Director

Turley
2 Charlotte Place
Southampton SO14 0TB

From: Steve Boyt
Sent: 22 July 2019 11:45
To: 'Peter Home' <peter.home@turley.co.uk>; 'Tim Hoskinson - Wyatt Homes'

<Tim.Hoskinson@wyatthomes.co.uk>

Subject: Housing delivery in years April 2023 to April 2024

Dear Mr Hoskinson and Mr Homes,

I am writing to request some further details from Wyatt Homes over expected housing delivery for years 2023 to 2024 of the Purbeck Local Plan. I am also taking this opportunity to re-clarify the evidence that we have previously discussed around housing completions on the allocated sites in Lytchett Matravers and Upton (if there have been any further developments which need to be taken into consideration around this matter I would be grateful if you could update me).

The Council has presented the following table in the memorandums of understanding relating to the allocated sites in Lytchett Matravers and Upton:

	2018/2019	2019/2020	2020/21	2021/2022	2022/2023
Upton/Lytchett Matravers		15	85	85	

Please can you confirm whether Wyatt Homes expects the remaining homes (55) to be delivered during the year April 2022 to April 2023? **The remaining 55 dwellings are anticipated to be delivered during the year 2023/2024. See table in your second email above, which is consistent with the Examination Hearing Statement we previously submitted.**

Based on previous conversations I understand that the land at Policemans Lane Upton is likely to be developed first (subject to adoption of the Purbeck Local Plan early 2020) with homes being delivered towards the end of 2020. **Wyatt Homes is currently preparing full planning applications for the sites at Upton and Lytchett Matravers for submission this autumn.**

The work that has been undertaken on the recently completed 'Phase 1' development at Policemans Lane, Upton means that the detailed design and lead-in times will be accelerated for this site. Services and infrastructure are readily available to serve the next phase of development at Policemans Lane. This includes the acoustic bund / fence along the A35, foul and surface water drainage, utilities (gas, electricity, broadband, water), SANG, highways and footway improvements along Policemans Lane. As a result of this, we anticipate completions of new homes from Q1 2020, as per your table in the second email above.

In terms of deliverability:

- Wyatt Homes is in advanced preparations for making planning applications on all of the allocated housing sites. This work includes:
 - i. Ecological appraisal, land scape and Green Belt report, highway/flood risk/drainage technical notes and tree survey for the Land to East of Wareham Road Lytchett Matravers (as referenced in the Delivery Framework 'Land East of Wareham Road, Lytchett Matravers);
 - ii. Ecological appraisal, land scape and Green Belt report, highway/flood risk/drainage technical notes and tree survey for the Land at Blaney's Corner

and Land to East of Flowers Drove (as referenced in the Delivery Framework 'Sunnyside Farm and Blaneys Corner, Lytchett Matravers'); and

- iii. Landscape and Green Belt Report, Highways and Transport Assessment, Utilities Report, Flood Risk Assessment, Tree Survey and Preliminary Ecological Report (as referenced in the Delivery Framework 'Land at Policemans Lane, Upton).

I understand that the preparatory work is more advanced for the Upton housing site. Wyatt Homes and the Council consider that the housing sites are suitable and that all relevant planning considerations can be addressed (including mitigating adverse effects from development through: suitable SANGs/financial contributions/taking land out of agricultural use where necessary). **Are you able to give any further update in respect to pre-application planning guidance that Wyatt Homes plans to seek from the Council? We confirm the position set out above. In terms of the technical work to support the planning applications, the existing work is now being supplemented by additional technical work in each case, as required to support the full planning applications that are being prepared and informed by Dorset Council's 'local list' of supporting information. This work is now underway and will be completed by early autumn 2019.**

With regard to requests for pre-application advice, Wyatt Homes are currently finalising a proposed scheme layout for Land at Policemans Lane, Upton. This is being informed by the technical site assessment work and also by initial engagement with Lytchett Minster and Upton Town Council. We confirm that a request for pre-application advice in relation to this site will be submitted to the Council by Friday 16th August 2019.

Requests for pre-application advice in relation to Land East of Wareham Road, Sunnyside Farm and Blaneys Corner (each at Lytchett Matravers) are likely to be made during the late summer 2019. It is also of relevance that Wyatt Homes is currently working with Lytchett Matravers Parish Council to undertake an informal engagement event with the Parish Council in September 2019. This will cover the three Wyatt Homes schemes proposed within the village.

- There are no land ownership constraints relating to any of the housing sites. I understand that Wyatt Homes owns, or has an option to purchase all of the land, and considers that it can achieve suitable access into the sites through existing boundaries. **Wyatt Homes confirms that this is the case for all four sites.**
- Some of the necessary infrastructure (including acoustic fencing and a scheme for managing surface water run-off from the development) is already in place. **Wyatt Homes confirms that this is the case in relation to Land at Policemans Lane, Upton.**

I would be grateful if you could respond to this e-mail on or before Friday 26th July 2019. If you have any further questions relating to this e-mail please don't hesitate to contact me on 01929557385.

Evidence of the deliverability of the site at Moreton Station / Redbridge Pit

See Appendix D of the May 2019 five year housing land supply report:
<https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/purbeck/local-plan-review-purbeck/pdfs/sd38a-purbeck-local-plan-five-year-housing-land-supply-may-2019.pdf>.

In an e-mail to Frances Summers dated 07 May 2019, Martin Miller of Terence O'Rourke stated

“In April 2015, Dorset County Council approved a planning application (reference 6/2013/0577) for phase II restoration of Redbridge Pit. Condition 2 of this permission requires restoration of the land to be complete by 31 December 2022, with all plant, buildings, hardstanding, access tracks and stockpiled materials removed. On the assumption that no development commences until the whole site is restored, the first six months (January 2023-June 2023) would be spent providing infrastructure to the site in the form of roads and utility connections, and ensuring that the SANG is available for public use. Thereafter, if two developers are present on site (which is not unrealistic for a site capable of accommodating 490 units), Terence O'Rourke envisages that the construction of the first dwellings would commence in the summer of 2023 and that 50 dwellings would be completed by 31 March 2024.”