

Changes to the five-year supply information - Summary

	Report published ahead of hearing sessions May 2019	SD87 published prior to August hearing sessions Sept 2019	Amended figures for October hearing session Oct 2019
SUPPLY			
Sites with consent	502	512	481.7
Local Plan allocations	544	545	544
Neighbourhood Plan allocations	42	42	134.3
Small sites	85	0	0
Windfall	230	186.6	124.4
Total supply	1,403	1,285.6	1,284.4
FIVE-YEAR REQUIREMENT			
Plan target x 5	168 x 5 = 840	180 x 5 = 900	180 x 5 = 900
Shortfall	168 – 73 = 95	180 – 73 107	180 – 73 107
Total	935	1,007	1,007
Buffer	93.5 (10%)	201.4 (20%)	201.4 (20%)
Overall target	1028.5	1208.4	1208.4
Annualised target	205.7	241.7	241.7
Years of supply	6.8 years	5.32 years	5.31 years

Changes to the overall supply information - Summary

	Local Plan Submission Version October 2018	SD86 published prior to August hearing sessions Sept 2019	Amended figures for October hearing session Oct 2019
SOURCES OF SUPPLY			
Completions	0	73	73
Sites with consent	0	512	481.7
Local Plan allocations	1,350	1,240	1,239
Neighbourhood Plan allocations	305	290	308
Small sites	1,033	138	138
Windfall		809	746
Total supply	2,688	3,062	2,986

It should be noted that the suggested extra care facilities (use class C3) included as part of the allocations at Wool and at Moreton are not included in the figures above. These two facilities would add an additional 130 units to the supply

Assumptions:

The Oct 2019 figures:

- Include 5% lapse rate on consented sites (The total commitment is 507 dwellings. Applying the 5% lapse rate gives a delivery of 481.7 dwellings).
- Include 92 units from the Wareham Health Hub within the five-year supply with a further 55 units to be provided in the longer term.
- Make no windfall allowance within years 1, 2 and 3.