

SD98: Council’s response to Action 27: Estimation of affordable homes from small sites and windfall

Introduction

1. This document is prepared as a result of queries raised during the public hearings of the Purbeck Local Plan 2018-2034 examination, regarding the potential likely numbers of affordable homes as a result of the small sites policy and windfall.

Estimation of likely affordable housing numbers

2. Affordable homes will be delivered through the application of the policies in the local plan. These policies will apply to the different sources of supply identified. The estimates in this note look at each of these sources and make assumptions about the delivery of affordable housing.

| Number of homes or site area | Greenfield sites | Brownfield sites |
|---|------------------|------------------|
| 2-9 (applies District wide, except for Lytchett Minster, Upton and Wareham) | 20% | 20% |
| 10 homes or more, or more than 0.5ha inside settlements | 40% on-site | 30% on-site |

Table 1: Extract from Local Plan Policy H11: Affordable Housing

3. It should however be noted that the application of policies in the local plan will often require part of a house to be delivered. In these instances, a financial contribution would be taken equivalent to the part that cannot be delivered on-site. These contributions will then be used to deliver affordable housing elsewhere within the area.

Contribution from Extant Planning Consents

4. A number of sites with consent for development include affordable housing provision as shown in the table below. The totals are derived from the consented scheme for each site.

| Extant Planning permission | Total commitment on site | Affordable homes committed | Percentage achieved |
|--|--------------------------|----------------------------|---------------------|
| Former Playing Fields Northbrook Road East, Swanage | 52 | 25 | 48.1% |
| Northbrook Road West, Swanage | 90 | 45 | 50.0% |
| Prospect Farm, Swanage | 20 | 7 | 35.0% |
| Land adjacent to Wessex Water Reservoir, Purbeck Road, Lytchett Matravers | 25 | 10 | 40.0% |
| Land at Huntick Road, Lytchett Matravers | 46 | 18 | 39.1% |
| Spyway Orchard, Durnford Drove, Langton Matravers, BH19 3HG | 28 | 22 | 78.6% |

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| | | | |
|--|------------|------------|--------|
| Land adjacent Abbascombe Cottages, Worth Matravers, BH19 3LG | 9 | 9 | 100.0% |
| Total | 270 | 136 | |

Table 2: Affordable housing contributions on sites with planning permission

Contribution from Allocated sites

5. Sites allocated or proposed to be allocated in the Local Plan or in Neighbourhood Plans will also contribute towards the delivery of affordable homes through the application of the Local Plan policies. These allocations are expected to deliver about 610 new affordable homes over the plan period.

| | Total Capacity | Affordable Housing estimate |
|---|----------------|-----------------------------|
| Existing unconsented Local Plan Allocations | 40 | 12 |
| Proposed Local Plan Allocations | 1,300 | 516 |
| Neighbourhood Plan Allocations | 290 | 94.6 |
| Total | 1,590 | 610.6 |

Contribution from Policy H8 Small Sites

6. The Council reviewed sites smaller than 1ha that were not within the 400m heathland buffer, nor in flood zone 3. Sites meeting these criteria were presented in the Strategic Housing Land Availability Assessment (2018) as possible small sites.
7. Since then, the Council has undertaken a more thorough assessment of those potential sites to attempt to estimate the likely numbers of new homes that small sites would contribute towards the overall housing supply. This assessment can be found in document SD88.
8. Clearly these identified sites are only an indicative sample of the types of sites that could be developed through Policy H8: Small sites. There are likely to be other sites, not identified in this assessment that will also contribute towards the delivery of affordable homes as part of the overall housing supply.
9. Applying the affordable housing policy in the Purbeck Local Plan 2018-2034 to indicative sample of potential small sites, gives the following affordable housing totals.

| SHLAA reference | Potential capacity | Affordable homes estimate |
|--------------------------------------|--------------------|---------------------------|
| Maple Lodge, Moreton (SHLAA/0096) | 15 | 4.5 |
| Prospect Farm , Swanage (SHLAA/0055) | 29 | 11.6 |

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| | | |
|---|------------|-------------|
| West Lane, Land at Steppingstones Fields, Stoborough (SHLAA/0001) | 11 | 4.4 |
| West Lane, Stoborough (SHLAA/0002) | 11 | 4.4 |
| Opposite Wilton Cottage, West Lulworth (SHLAA/0066) | 4 | 1.2 |
| Adjacent to the Hall, Church Road, West Lulworth (SHLAA/0067) | 4 | 1.2 |
| Adjacent to Thornicks House, Winfrith Newburgh (SHLAA/0070) | 9 | 2.7 |
| Draytons Dairy, School Lane, Winfrith Newburgh (SHLAA/0072) | 7 | 2.1 |
| Adjacent to Marley Cottage, High Street, Winfrith Newburgh (SHLAA/0073) | 15 | 6 |
| Rear 1 and 2 High Street, Winfrith Newburgh (SHLAA/0076) | 8 | 2.4 |
| Opposite Brook House, Water Lane, Winfrith Newburgh (SHLAA/0118) | 7 | 2.1 |
| Land adjacent to 1 Church Road, West Lulworth (SHLAA/0113) | 4 | 1.2 |
| Opposite Draytons Dairy, School Lane, Winfrith Newburgh (SHLAA/0117) | 3 | 0.9 |
| Site opposite depot, East Chaldon (SHLAA/0013) | 4 | 0.8 |
| Adjacent to the Bungalow, Chydyok Road, East Chaldon (SHLAA/0114) | 4 | 0.8 |
| Opposite Garage, East Lulworth (SHLAA/0120) | 3 | 0.6 |
| Total affordable homes as a result of small sites: | 138 | 46.9 |

Table 1: Potential small sites and estimate of the delivery of affordable homes

Windfall

10. The past delivery of affordable homes on sites not allocated within the local plan gives an indication of the number of homes that may be delivered through the windfall sites allowance.
11. Based on past delivery rates over the preceding five years, the delivery of homes on windfall sites is estimated to be around 62 per year. The past delivery of affordable homes over the same period on these windfall sites has been around 0.8 dwellings per year. To avoid double counting, no allowance is made for windfall within the first two years giving a total of approximately **10.4** windfall affordable housing units.

Total Estimated Delivery from All Sources

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| Sources of affordable homes | Potential affordable homes |
|-----------------------------|----------------------------|
| Extant permissions | 136 |
| Allocated sites | 610.6 |
| Small sites | 46.9 |
| Estimated windfall | 10.4 |
| Total | 804 |

Table 3: Estimated delivery of affordable homes over the plan period.