

Purbeck Local Plan

(2018 - 2034)

Proposed Main Modifications 2020;
5 Year Housing Land Supply



Contents

Introduction	1
Housing delivery test	1
Annual housing requirement	3
Housing supply	4
Minor sites with planning permission	5
Major sites with planning permission	6
Sites allocated in Local Plans	6
West of Watery Lane, Upton	7
Lytchett Matravers sites	7
Moreton Station/Redbridge Pit	7
Wool sites	8
Northbrook Road East (part)	8
Sites identified in Neighbourhood Plans	8
Bere Regis Neighbourhood Plan.....	8
Draft Wareham Neighbourhood Plan	9
Total supply from Neighbourhood Plans	14
Windfall allowance	14
Rural exception sites	15
Small sites (Policy H8)	15
Total five-year supply	15
Five-year supply conclusion	16

List of tables

Table 1: Housing Delivery Test Results 2018/19	2
Table 2: Housing Delivery Test Results 2019/20	2
Table 3: Five-year Housing Requirement (2020-2025)	4
Table 4: Sites allocated in Local Plans.....	6
Table 5: Shows sites allocated in the Bere Regis Neighbourhood Plan.....	9
Table 6: Shows varying proposals sited for Wareham	10
Table 7: Counting care provision.....	12

Table 8: Shows Neighbourhood Plan proposals	13
Table 9: Neighbourhood Plan supply	14
Table 10: Windfall allowance.....	14
Table 11: Total deliverable supply.....	15
Table 12: Five-year supply calculation	16
Table 13: Shows predicted build out of sites	17

Appendices

Appendix 1: Minor sites with planning permission	19
Appendix 2: Major sites with planning permission	24
Appendix 3: Sites allocated in Local Plans.....	26
Appendix 4: Neighbourhood Plan sites	27

Introduction

1. 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”*.
2. This report is an assessment of the five-year housing land supply position for the Purbeck Local Plan 2018-2034. The Council would like to fix the five-year housing land supply through the examination process with a 20% buffer applied to the overall housing requirement.
3. 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 2020 and this report covers the five year period to 31 March 2025.

Housing delivery test

4. The Purbeck Local Plan’s housing target has been modified through the examination process to 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.
5. The first year of the submitted Purbeck Local Plan period is 2018/19. During this year monitoring data indicated that 73 additional dwellings were delivered across the plan area. The shortfall in provision for that year, against the target of 180 dwellings per annum was therefore 107 dwellings which will need to be addressed over the next five years.
6. The second year of the plan period, 2019-2020 has seen more houses delivered with a total of 148 completions and a subsequent shortfall of 32 homes which will also need to be addressed over the next five years.
7. However the Housing Delivery Test results for the period 2017 – 2019, as yet unpublished, will show that only 71.2%¹ of the required homes were delivered in Purbeck over the previous three year period. The five-year supply target for the Purbeck area therefore should include a 20% buffer to address under delivery. The housing completions for the past four years are shown in Table 1 and 2.

¹ Latest publication of Housing Delivery Test results were published in February 2019

Table 1: Housing Delivery Test Results 2018/19

	Completions ²		Target ³		Housing Delivery Test result ⁴
	Annual	3 year total 2017/18	Annual	3 year total 2017/18	2018/19
2016/17	86	281	109	411	68.3%
2017/18	122		122		
2018/19	73		180		
					20% buffer

Table 2: Housing Delivery Test Results 2019/20

	Completions ⁵		Target ⁶		Housing Delivery Test result ⁷
	Annual	3 year total 2018/19	Annual	3 year total 2018/19	2019/20
2017/18	122	343	122	482	71.2%
2018/19	73		180		
2019/20	148		180		
					Presumption in favour of sustainable development

8. Paragraph 73 of the NPPF requires that “the supply of specific deliverable sites should in addition include a buffer of:

² 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 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.

³ Reflecting the transitional arrangements set out in the Housing Delivery Test Measurement Rule Book

⁴ As published in February 2019

⁵ 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 2017/18: 122 (reduced from 124). These adjustments do not materially affect the published housing delivery test results for the 2018/19 year.

⁶ Reflecting the transitional arrangements set out in the Housing Delivery Test Measurement Rule Book

⁷ Calculated using locally available data on completions and the methodology set out in the Housing Delivery Test Measurement Rule Book.

- 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.”*
9. 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”*.
10. The Council would like to fix the five-year housing land supply through the local plan examination with a 20% buffer applied to the overall housing requirement.

Annual housing requirement

11. To fully establish 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 Sedgfield 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 of the plan-making and examination process rather than on a case by case basis on appeal”*.
12. 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.
13. The completions figure for the 2019/20 year is 148 new dwellings (net) against the revised Local Housing Need target figure of 180 dwellings per annum. This clearly indicates a shortfall in provision of 32 dwellings. This needs to be added to the shortfall from the previous year of 107 dwellings giving a total shortfall of 139 dwellings which the council aims to address within five years.

Table 3: Five-year Housing Requirement (2020-2025)

Annual housing target		180
Five-year target (2020-2025)	5 x 180	900
Total shortfall to date	(2018/19: 180 - 73 = 107) + (2019/20: 180 - 148 = 32) = 139	139
Shortfall + five-year target	139 + 900	1039
Housing Delivery Test buffer	20%	
Total five-year housing requirement	1039 x 1.20	1246.8
Annualised five-year requirement	1246.8 ÷ 5	249.36

Housing supply

14. 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 Local and Neighbourhood Plans and sites identified through the proposed Policy H8: Small Sites. There are also windfall sites that cannot specifically be identified but contribute significantly to the supply of housing.

15. The different sources of supply identified within the Purbeck Local Plan 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.

16. 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, namely the deliverability of the sites.

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

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.*

18. The PPG lists the suitable evidence to demonstrate deliverability as follows:

- current planning status – for example, on larger scale sites with outline or hybrid permission how progress made towards approving reserved matters, or a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;
- firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;
- firm progress with site assessment work; or
- clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.

19. The list of suitable evidence as suggested in both the PPG and the NPPF are not considered to be exhaustive so where it is necessary the use of other evidence that helps to demonstrate deliverability is justified.

20. The following sections discuss the deliverability of sites. Evidence relating to their deliverability is provided including within the appendices to this report.

Minor sites with planning permission

21. 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 sites with planning consent for less than 10 dwellings are considered deliverable unless there is evidence that the site will not be delivered.

22. As of the base date of 1 April 2020 there were 152 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, there is no evidence that any of the sites will not be delivered. Moreover within the Purbeck Local Plan area, the majority of sites of between 1 and 9 dwellings are built out within 2 years from the point of consent being granted. The Council is therefore of the opinion that there is not a need to apply any lapse rate to minor sites that benefit from planning consent.

Major sites with planning permission

23. Major development sites (those of 10 dwellings or more) are considered in a different way to minor sites. 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”. Therefore each site is considered separately taking into account the site detail, developers input, conditions discharged and progress made towards implementation. For this reason, it is not appropriate to apply a blanket discount rate to large development sites as this more detailed assessment has been undertaken on a site by site basis.
24. Within the Purbeck area, sites of major development for planning consent for 10 dwellings or more will deliver a total of 324 net additional dwellings. The council believes there to be sufficient, clear and demonstrable evidence that these sites are considered deliverable within the next five years. Details of supporting evidence can be found in Appendix 2.

Sites allocated in Local Plans

25. Within the submitted Purbeck Local Plan, there are a number of new sites proposed for allocation of which 490 are considered deliverable within 5 years. These sites are set out in Table 4 with evidence supporting their delivery included in Appendix 3.

Table 4: 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
	Blaney’s Corner	25	25

Lytchett Matravers	East of Flowers Drove	30	30
	East of Wareham Road	95	95
Moreton Station	Redbridge Pit	490	60
Wool	West of Chalk Pit Lane / Oakdene Road	320	35
	North of Railway Line	30	30
	North East of Burton Cross Roundabout	90	55
	North West of Burton Cross Roundabout	30	30
Swanage Local Plan Site			
Swanage	Northbrook Road East (part)	40	40
TOTAL		1,240	490

West of Watery Lane, Upton

26. An application has been submitted to the Council for 92 homes on the West of Watery Lane site, but as this is undetermined only 90 has been counted towards the housing supply.
27. Evidence received from the agent of the West of Watery Lane site can be found in Appendix 3 and provides sufficiently compelling evidence to demonstrate delivery within 5 years.

Lytchett Matravers sites

28. An application for the provision of the Lytchett Matravers SANG went before Committee and secured a resolution to grant on 3 June 2020. This will support the delivery of the sites. All of these sites are in the same ownership and will therefore be developed sequentially.
29. Evidence received from the agent of the Lytchett Matravers sites can be found in Appendix 3 and provides sufficiently compelling evidence to demonstrate delivery within 5 years.

Moreton Station/Redbridge Pit

30. Although Moreton Station/Redbridge Pit estimates a conservative number of completions per year this is based on one developer being on site at once. In reality it is planned for two developers to be on site at once and therefore the number of completions would most likely be higher.

31. The site is capable of providing an additional 65 units suitable for extra care but this needs to undergo consideration of its suitability by the inspector of the Purbeck Local Plan 2018-2034 and therefore the units have not been counted within the land supply figures.
32. Evidence received from the agent of the Moreton site can be found in Appendix 3 and provides sufficiently compelling evidence to demonstrate delivery within 5 years.

Wool sites

33. A pre application meeting has been held between the site's agent, Savills and the Council to discuss the sites in Wool and the council expects a hybrid application to be submitted later in the year. All of the sites in Wool are under the same ownership and are therefore considered together.
34. The site is capable of providing an additional 65 units suitable for extra care but this needs to undergo consideration of its suitability by the inspector of the Purbeck Local Plan 2018-2034 and therefore the units have not been counted within the land supply figures.
35. Evidence received from the agents of the Wool sites can be found in Appendix and provides sufficiently compelling evidence to demonstrate delivery within 5 years.

Northbrook Road East (part)

36. The site in Swanage benefits from the submission of an outline planning application which is currently being determined. The Council received details of a SANG management scheme, a plan for the SANG and a draft S106 agreement. These details have not been made public as yet but the case officer confirms their receipt in Appendix 3. In addition to this the landowner of the site has provided details of the scheme's progression which is also included in Appendix 3. The site is allocated in the Swanage Local Plan, is included within the Strategic Housing Land Availability Assessment (SHLAA) and on the Brownfield land register.
37. Although the outline planning application on this allocated site remains to be determined, the information submitted and details provided by the site developer show sufficient progression towards delivery and therefore compelling evidence to demonstrate delivery within 5 years.

Sites identified in Neighbourhood Plans

38. 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.

Bere Regis Neighbourhood Plan

39. 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 overall supply with 35 of these being deliverable within five-years.

40. For clarity the sites and their anticipated supply are listed in Table 5.

Table 5: Shows sites allocated in the Bere Regis Neighbourhood Plan

Site name	Allocated supply	Supply deliverable within 5 years
White Lovington	12	12
Tower Hill	3	-
Former School	23	23
Back Lane	55	-
North Street	12	-
TOTAL	105	35

41. Some of the sites have progressed but as yet do not benefit from planning permission. An application (6/2020/0013) for 17 homes at White Lovington was received on 14/01/2020 and is undetermined. As such the Council believes there is sufficiently compelling evidence to demonstrate delivery within 5 years.

42. The Former School is a Council owned site and we expect to see this built out over the 5 years. Details of progression on this site can be found in Appendix 4 and the Council believes this to be sufficient compelling evidence that the site is capable of being delivered within 5 years.

Draft Wareham Neighbourhood Plan

43. The draft Wareham Neighbourhood Plan was passing through examination at the same time as the Purbeck Local Plan's examination in public however due to the need to re-consult on changes that had been made since the plan was originally submitted to the Neighbourhood Plan examiner, the plan was withdrawn.

44. Subsequently, the plan has completed a new Regulation 14 consultation and the group are in the process of submitting the plan to the Council in order to once again undertake the Regulation 16 consultation (see the draft [Wareham Neighbourhood Plan website](#)⁸ for details).

45. The draft neighbourhood plan makes provision for around 205 homes on 6 sites plus 100 homes as a result of predicted windfall development. These figures are as shown in the draft plan published in February 2020. The figures the council are using in this document and within the Purbeck Local Plan 2018-2034 are slightly different.

⁸ Accessed at <https://www.warehamplan.co.uk/>

46. As the situation in Wareham is complex and can get confusing, an explanation of the differences and why they have occurred may aid the understanding of the situation.

47. Table 6 shows the discrepancy in numbers between the Wareham Neighbourhood Plan figures, the totals proposed for the health hub and those used in the 5YHLS.

Table 6: Shows varying proposals sited for Wareham

Site	Wareham Neighbourhood Plan supply	Totals proposed for Wareham Health Hub	Totals used in the 5YHLS and Purbeck Local Plan
Wareham Middle School	100	69 bed care home and 22 affordable homes	60
Anglebury Court (Bonnett's Lane)		60 extra care units	42
Hospital site	40	40	40
Gas works	20		20
Westminster Road Industrial Estate	30		30
Johns Road	15		15
Windfall	100		0
TOTAL	305	191	207

Windfall

48. The windfall sites are not included in the total number of homes proposed for Wareham as they are counted within the overall windfall figures for the Purbeck region of Dorset Council.

Wareham Health Hub

49. Some sites proposed by the Wareham Neighbourhood Plan for allocation are owned by Dorset Council: Middle School site and Angelbury Court, and one site is owned by the NHS: the Hospital site. Dorset Council are proposing to use these sites to create a care village known as 'Wareham Health Hub'. This is supported by Policy I6 within the Purbeck Local Plan 2018-2034 which allocates the site for this use and specifies the Health Hub's intentions.
50. The Wareham Health Hub proposals have undergone detailed masterplanning, and they are informed by technical assessments and extensive consultation.
51. The proposals for Wareham Health Hub include the relocation of the GP Surgery, Hospital and Ambulance Station together with other elements of care found in and around Wareham such as specialist dementia services. The Middle School site will provide a 69 bed care home, nursery and 22 affordable homes, the hospital/GP/ambulance station site will supply 40 homes (with 32 within the next five years) and Anglebury Court (Bonnetts' Lane) site will provide 60 extra care units.
52. The numbers proposed are quite different from those proposed in the draft Neighbourhood Plan and this is largely due to adjustments made to the care provision as to accord with Paragraph 11 of the [Housing Delivery Test Measurement Rule Book](#)⁹ care provision needs to be counted towards housing supply differently than standard dwellings. The next section will explain the adjustments in detail.

Adjustments for care provision

53. Homes proposed for care provision need to be divided by 1.8 as stipulated in paragraph 11 of the [Housing Delivery Test Measurement Rule Book](#)¹⁰. Table 7 shows the calculations used to produce net gain figures to count towards the housing supply.

⁹ Accessed at

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728523/HD_T_Measurement_Rule_Book.pdf

¹⁰ Accessed at

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728523/HD_T_Measurement_Rule_Book.pdf

Table 7: Counting care provision

Site	Proposals	Net gain
Middle School	69 bed care home and 22 affordable homes	Step 1: Discount the total number of beds by 1.8 $69 / 1.8 = 38.3$ Step 2: Add 22 homes to this figure $38.3 + 22 = 60.333$
The Council has applied paragraph 11 of the Housing Delivery Test Measurement Rule Book to the numbers and believes 60 should be counted towards the housing supply on the Middle School site.		
Anglebury Court, (Bonnett's Lane)	Replace the 32 bed nursing home with 60 extra care units	Step 1: Discount the total number of beds currently on Anglebury Court by 1.8 $-32 / 1.8 = -17.7$ Step 2: Add 60 extra care homes to this figure $-17.7 + 60 = 42.2$
The Council has applied paragraph 11 of the Housing Delivery Test Measurement Rule Book to the numbers and believes 42 should be counted towards the housing supply on the Anglebury Court, (Bonnett's Lane) site.		

Total housing numbers at Wareham

54. The Health Hub scheme dovetails with the Neighbourhood Plan proposals but the Wareham Health Hub proposals showing the numbers and types of homes enable the calculation of more accurate figures for the purposes of calculating housing supply.
55. In conclusion then, the total homes planned for Wareham rise from the 205 homes as shown in the Wareham Neighbourhood Plan (not including their windfall targets) to 207 homes.
56. The Health Hub (with the exception of the 8 homes proposed at the GP surgery) is projected to complete within the next five years. An email dated 24 July 2020 from Adult Social Care confirms this at Appendix 4 and the council believes the evidence is sufficiently compelling to demonstrate delivery within 5 years. The updated total housing supply and a breakdown of the deliverable net supply within the next five years can be seen in Table 8.

Table 8: Shows Neighbourhood Plan proposals

Site	Wareham Neighbourhood Plan supply	Supply as set out in the Purbeck Local Plan 2018-2034 (taking into account care provision and paragraph 11 of the HDT measurement rule book and master planning work)	Supply deliverable within 5 years (taking into account care provision and paragraph 11 of the HDT measurement rule book)
Wareham Middle School	100	60	60
Anglebury Court		42	42
Hospital site	40	40	32 (the remaining 8 will be delivered outside of the 5YHLS)
Gas works	20	20	-
Westminster Road Industrial Estate	30	30	-
Johns Road	15	15	-
TOTAL	205	207	134

Total supply from Neighbourhood Plans

57. As shown in Table 9, the total supply provided by both Neighbourhood Plans is 312 over the plan period and 169 are considered deliverable within the next 5 years.

Table 9: Neighbourhood Plan supply

Neighbourhood Plan	Total supply	Contribution to five-year supply
Bere Regis	105	35
Wareham	207	134
TOTAL	312	169

Windfall allowance

58. 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.

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

60. 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.

61. The total number of dwellings completed on windfall sites for each of the preceding 5 years and the windfall allowance of 75.6 dwellings per annum is set out in Table 10. For the purposes of the five year supply, to avoid double counting of planning permissions, no windfall allowance has been included in the first 3 years.

Table 10: Windfall allowance

Year	2015/16	2016/17	2017/18	2018/19	2019/20	Average windfall completions
Windfall completions	94	44	52	73	113 ¹¹	75.2 dwellings per annum

¹¹ Removes Prospect Farm and Compass Point completions from the windfall from this year as they were allocations in the Swanage Local Plan

Rural exception sites

62. 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.

Small sites (Policy H8)

63. All small sites that come forward over the lifetime of the plan will be counted within the Major or Minor planning application sections of subsequent reports. As none have planning permission none have been counted towards delivery over the next five years.

Total five-year supply

64. The total deliverable supply from the sources outlined in this section is set out in Table 11. Since the beginning of the plan period 221 dwellings have been completed.

65. In addition to the 221 already delivered the plan makes provision for an additional 2,978 dwellings shown in Table 11 below.

66. Please note that 105 of these homes are expected to be delivered beyond the plan period at Moreton Station/Redbridge Pit.

Table 11: Total deliverable supply

Supply source	Total supply	Supply deliverable within 5 years
Minor sites with planning permission	152	152
Major sites with planning permission	324	324
Local Plan allocations	1,240	490
Neighbourhood Plan Allocations	312	169
Rural Exception Sites	0	-
Windfall Allowance	827	150.4
Small Sites policy (H8)	123	-
TOTAL	2,978¹²	1,285.4

¹² In addition to the development above the sites at Wool and Moreton Station have requirements for the delivery of 65 extra care homes at both locations. As the extra care homes are being consulted upon they have not been counted in the overall supply.

Five-year supply conclusion

67. 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 2020-2025, this supply requirement has been calculated as 1246.8 dwellings as shown in Table 3 and 12 equivalent to 249.36 dwellings per year.
68. Therefore the supply of deliverable sites that make up the five-year supply for the 2020 to 2025 period is as set out in Table 11. The total deliverable supply is 1,285.4 dwellings based on the most up to date information at 1 April 2020.
69. This supply of deliverable sites is equivalent to 5.15 years of supply, as set out in Table 12, 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 2019/20 year.

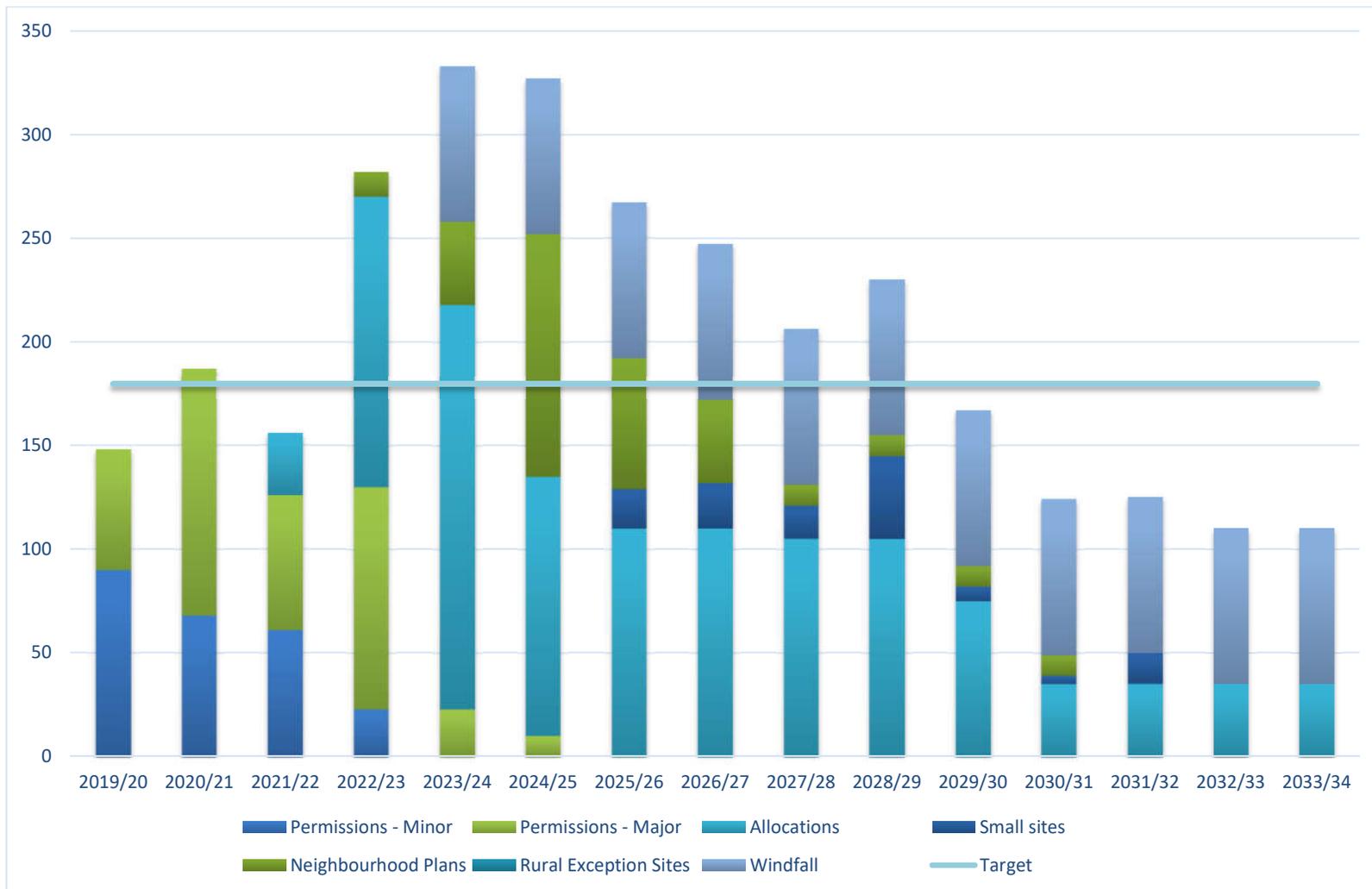
Table 12: Five-year supply calculation

Supply requirement		
Annual Housing Requirement	180	180
Five-year target (2020-2025)	180 x 5	900
Plus Housing Shortfall since 2018	900 + 139	1,039
Plus 20% buffer	1,039 x 1.20	1246.8
Annualised requirement	1246.8 ÷ 5	249.36
Deliverable Supply		
Minor sites with planning permission		152
Major sites with planning permission		324
Local Plan allocations		490
Small Sites policy (H8)		0
Neighbourhood Plan Allocations		169
Rural Exception Sites		0
Windfall Allowance		150.4
Calculation of five year housing land supply		
Deliverable Supply ÷ Annualised Requirement	1,285.4 / 249.36	5.15 years

Table 13: Shows predicted build out of sites

	Commitment Total	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
Permissions - Minor	152	90	68	61	23														
Permissions - Major	324	58	119	65	107	23	10												
Allocations	1240			30	140	195	125	110	110	105	105	75	35	35	35	35	35	35	35
<i>Wool</i>	470				30	50	70	70	70	70	70	40							
<i>Moreton Station</i>	490					25	35	40	40	35	35	35	35	35	35	35	35	35	35
<i>Lytchett Matravers</i>	150			15	65	70													
<i>Upton</i>	90			15	45	30													
<i>Swanage Local Plan</i>	40					10	30												
Small sites	123							19	22	16	40	7	4	15					
Neighbourhood Plans	312				12	40	117	63	40	10	10	10	10						
Rural Exception Sites	0																		
Windfall	827					75.2	75.2	75.2	75.2	75.2	75.2	75.2	75.2	75.2	75.2	75.2			
Total supply	2978	148	187	156	282	333	327	267	247	206	230	167	124	125	110	110	35	35	35

Graph 1: Showing the trajectory



Appendix 1: Minor sites with planning permission

Site location	Planning Reference	Commitment on site
Seabank Lodge, 4 Ulwell Road, Swanage, BH19 1LH	6/2017/0176	2
Hillcrest, 8 Durlston Road, Swanage, BH19 2DL	6/2018/0577	4
37 Commercial Road, Swanage	6/2015/0727	1
5- Land adjacent to Olive Cottage, Cliff Place, Marshall row BH19 2PL	6/2016/0733	1
Land adj. 1A Battlemead, Swanage, BH19 1PH	6/2019/0492	1
15C Commercial Road, Swanage, BH19 1DF	6/2018/0076	1
68 Queens Road, Swanage BH19 2EX	6/2016/0472	1
3 Highcliffe Road, Swanage, Dorset. BH19 1LW.	6/2016/0276	1
Knapp Stores Limited, 198 High Street, Swanage, BH19 2PQ	6/2017/0439	2
The Pier Head, 1 High Street, Swanage BH19 2AQ	6/2017/0293	6
4 Russell Avenue, Swanage, BH19 2EB	6/2019/0045	1
29 South Road, Swanage, BH19 2QR	6/2017/0448	1
78 Ulwell Road, Swanage, BH19 1LN	6/2018/0411	1
Castleton Hotel 1 Highcliffe Road Swanage BH19 1LW	6/2018/0447	1
Land to the rear of 15 Sydenham Road, Swanage, BH19 2JX	6/2018/0226	1
The Reading Room, 36 Bell Street, Swanage, BH19 2SA	6/2019/0073	1
128-132 High Street, Swanage, BH19 2PA	6/2018/0105	1
251 High Street, Swanage, BH19 2NG	6/2018/0556	2
Newsquest Hampshire, 21B Commercial Road, Swanage, BH19 1DF	PDD/2019/0001	1

27 Station Road, Swanage, BH19 1AD	6/2019/0366	1
Park Farm Cottage, Poole Road, Upton, BH16 5LW	6/2017/0323	-1
625 Blandford Road, Upton, Poole, BH16 5ED	6/2017/0400	1
71 Dorchester Road, Upton BH16 5NN	6/2018/0207	1
20 Heights Approach, Upton, BH16 5QZ	6/2019/0407	1
78 Dorchester Road Upton, BH16 5NT	6/2017/0119	1
Store to r/o 18 & 20 South Street, Trinity Lane, Wareham	6/2015/0475	1
West Mill Farm, Wareham Common, Wareham, BH20 6AA	6/2018/0084	1
Cottee and son, East Street, Wareham, BH20 4NR	6/2018/0611	9
18 West Street, Wareham BH20 4JX	6/2019/0192	4
132 Northmoor Way, Wareham	6/2019/0397	1
28 Tarrant Drive, Wareham, BH20 4EP	6/2017/0440	1
35 Sherford Close, Wareham, BH20 4JL	6/2018/0539	1
8 Egdon Road, Wareham, BH20 4DA	6/2017/0307	1
9/9A Daniel Drive, Northmoor Park, Wareham, BH20 4RU	6/2017/0232	1
12 Daniel Drive, Wareham, BH20 4RU	6/2017/0375	1
33 North Street, Wareham, BH20 4AD	6/2017/0747	1
12 to 16 Bere Road, Wareham BH20 4DD	6/2019/0589	4
149 Northmoor Way, Wareham, BH20 4EH	6/2019/0390	1
17 South Street, Wareham, BH20 4LR	6/2018/0043	1
18 West Street, Wareham BH20 4JX (different app)	6/2019/0185	1
4 Lampton Close, Wool, Wareham, BH20 6EW	6/2018/0404	1
151 Roke Road, Bere Regis, BH20 7JF	6/2017/0434	1
6 Colliers Lane, Wool, Wareham, BH20 6DL	6/2019/0241	1

Land adjacent Caroline Cottage, Prospect Road, Lytchett Matravers, BH16 6ED	6/2019/0548	2
3 Hopmans Close, Lytchett Matravers, Poole, BH16 6AY	6/2018/0374	1
The Barn, Bennic Farm, Dolmans Hill, Lytchett Matravers, Poole, BH16 6HP	6/2018/0216	1
Redbridge Farm, Dolmans Hill, Lytchett Matravers BH16 6HP	PDA/2016/0002	1
The Walled Garden, Colehill Road, Lytchett Matravers, Poole, BH16 6BS	6/2018/0081	1
169 Wareham Road, Lytchett Matravers, Poole, BH16 6EA	6/2017/0206	1
86 Wareham Road, Lytchett Matravers BH16 6DT	6/2018/0362	2
Former Royal British Legion Club, Wimborne Road, Lytchett Matravers, Poole, BH16 6HQ	6/2018/0645	7
Evergreen, Bailey's Drove, Wool	6/2015/0547	1
56 High Street, Lytchett Matravers BH16 6BH	6/2019/0182	1
Northhouse Farm, Huntick Road, Lytchett Matravers, BH16 6BB	6/2017/0661	2
Owls Farm, Dolmans Hill, Lytchett Matravers BH16 6HP	PDA/2020/0001	1
The Shooting Box, Middle Road, Lytchett Matravers BH16 6HJ	6/2019/0441	2
Whytewood Lodge, Jennys Lane, Lytchett Matravers, BH16 6BP	6/2019/0453	1
16 Foxhills Crescent, Lytchett Matravers BH16 6BE	6/2017/0511	1
Higher Loop Farmhouse, Loop Farm Road, Lytchett Matravers, BH16 6BU	6/2017/0169	1
18 Green Close, Bere Regis, Wareham, BH20 7LW	6/2018/0008	1
Old Dairy Cottage, Woolgarston Road, Corfe Castle, BH20 5JD	6/2019/0561	1
88 West Street, Bere Regis, Wareham, Dorset, BH20 7HH	6/2017/0419	1

12 King George V Road, Bovington BH20 6JQ	6/2019/0247	3
53 Spring Street, Wool, BH20 6DB	6/2020/0012	1
Bovington Shopping Centre, King George V Road, Bovington, BH20 6JQ	6/2019/0523	7
Tanglefoot, East Burton Road, Wool, Wareham, BH20 6HF	6/2019/0001	1
48 East Street Corfe Castle BH20 5EQ	6/2019/0583	1
Bluebell Lodge, 142A Rye Hill, Bere Regis	6/2018/0428	1
Butchers Shop (and Galley), Main Road, West Lulworth BH20 5RL	6/2018/0221	1
Land adj 8 Arundel Terrace, Langton Matravers	6/2017/0343	1
Home Farm, Dorchester Road, Winfrith Newburgh, Dorchester, DT2 8DD	6/2019/0029	1
The Science Block, The Old Malthouse School, High Street, Langton Matravers, Swanage, BH19 3HB	6/2017/0226	2
Knoll Cottage Caravan Park, Gatemore Road, Winfrith Newburgh, Dorchester, DT2 8LD	6/2018/0324	4
West Lulworth C of E Primary School, School Lane, West Lulworth, Wareham, BH20 5SA	6/2018/0653	9
Downshay Farm, Haycrafts Lane, Harmans Cross, Swanage, Dorset, BH19 3EB	6/2017/0030	1
43 Corfe Road, Stoborough, BH20 5AD	6/2019/0181	1
Abbascombe Farm, Worth Matravers BH19 3LF	6/2018/0410	1
Plot at Kingston Lane, Worth Matravers, BH19 3LE	6/2019/0470	1
Blackdown House Farm, The Hollow, Briantspuddle, DT2 7HX	6/2018/0037	3
West Morden Dairy, Kings Lane, West Morden, BH20 7EA	6/2015/0019	1
The Potting Shed, Glebe House, Bucknowle BH20 5NS	6/2019/0340	1
1 Stockford Cottages, East Stoke, Wareham, BH20 6AN	PDA/2019/0001	1

Hethfelton House, A352, Hethfelton, Dorset, BH20 6HS.	6/2017/0225	-1
Barns at Woodstreet Farm, East Stoke	6/2015/0281	3
Hill View Farm, Church Lane, East Stoke, BH20 6AW	6/2017/0682	3
The Stable House & Adjacent Farm Buildings (part of Farmer Palmers Adventure Farm), Wareham Road, Organford, BH16 6EU	6/2018/0674	1
Chapel Cottage, Kingston Hill, Kingston, BH20 5LG	6/2019/0560	1
Kemps Country House, East Stoke, Wareham, BH20 6AL	6/2019/0090	6
Worgret Manor, Worgret Road, Wareham BH20 6AB	6/2017/0680	1
Former cow shed, West Burton Farm, Winfrith Newburgh, Dorchester, DT2 8DD	6/2016/0333	1
TOTAL		152

Appendix 2: Major sites with planning permission

Site location	Planning ref	Type of application	Commitment left on site (net)	Evidence of deliverability
Compass Point, Land West of Northbrook Road, Swanage	6/2017/0713	Reserved matters	75	The scheme is under construction and has delivered 15 of the 90 homes this year. The remaining commitment is 75.
Former Playing Fields Northbrook Road East	6/2016/0769	Full	51	Materials for use were agreed 21 November 2018 and a CIL commencement notice was submitted in May 2019.
Former St Marys School, Manor Road, Swanage, BH19 2BH	6/2018/0493	Full	30	An application to amend the Section 106 Agreement was received on 1 May 2020 reference SEC/2020/0001. As yet this is undetermined.
Rowlands Wait Caravan Park, access road To Blackhill Clump, Rye Hill, Bere Regis, BH20 7LP	6/2018/0670	Certificate of lawfulness proposed	35	This scheme is under construction with the first few homes almost finished.
Land adjacent to Wessex Water Reservoir, Purbeck Road, Lytchett Matravers	6/2018/0287	Full	25	See applicants email. The site is listed by Nest Homes as 'coming soon' https://www.nesthomes.uk.com/
Land at Huntick Road, Lytchett Matravers	6/2019/0460	Non material amendment	46	See agents email
Spyway Orchard, Durnford Drove, Langton Matravers, BH19 3HG	6/2018/0606	Reserved matters	28	The site benefits from a reserved matters application and a non-material amendment has been submitted to the council that currently undetermined 6/2019/0086. The amendment relates to a revised biodiversity mitigation plan and trees report.
Manor Farm Caravan Park,	6/2018/0675	Certificate of	34	The scheme is under construction, vegetation has

Church Lane, East Stoke BH20 6AW		lawfulness proposed		been cleared and the bases and utility connection to the plots are almost complete.
TOTAL			324	

Frances Summers

From: Nick Routh <Nick.Routh@wessexwater.co.uk>
Sent: 24 July 2020 09:34
To: Steve Boyt; Frances Summers
Subject: FW: Land next to reservoir (Purbeck Road) in Lytchett Matravers - 6/201/0287

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr Boyt

Thank you for your email which has been circulating within Wessex Water, I apologise for the delay.

We were hoping to take the site to market in the spring of this year but have had to delay due to lockdown. We are, however, preparing again to market the site within the coming few weeks. We hope to sell the site within the next 6 months with the planning consent and for the 25 homes to be developed out by the purchaser.

Please let me know if you have any further queries or would like to discuss.

With kind regards

Nick Routh
Head of Estates

Wessex Water
Claverton Down Bath BA2 7WW
01225 526 314
wessexwater.co.uk



From: Steve Boyt <steve.boyt@dorsetcouncil.gov.uk>
Sent: 16 July 2020 15:31
To: Operational Enquiries <operational.enquiries@wessexwater.co.uk>
Cc: Frances Summers <frances.summers@dorsetcouncil.gov.uk>
Subject: Land next to reservoir (Purbeck Road) in Lytchett Matravers - 6/201/0287

Dear Sir/Madam,
I am writing in regard to land next to reservoir (Purbeck Road) in Lytchett Matravers, Dorset. I understand that the both the reservoir and land are owned by Wessex Water. The adjacent land

received planning permission in 2019 for redevelopment with 25 homes (the reference for the planning application is 6/2018/0287: <https://planningsearch.purbeck-dc.gov.uk/Planning/Display/6/2018/0287>). The council is currently working on a new local plan for the Purbeck area. As part of this it needs to identify a deliverable supply of housing sites for the plans first five years. I would be grateful if Wessex Water could confirm when/if:

- It intends to submit the information needed to address the requirements of planning conditions attached to the planning permission;
- It will be making arrangement to begin preparations to commence buildings work;
- When building work is likely to take place;
- It expects homes to be completed; and
- It expects homes to be sold.

The work on the land supply for the Purbeck Local Plan is relatively urgent, and I would appreciate responses to the queries above as soon as possible. If you have any questions relating to this e-mail please don't hesitate to call me on 01929557330.

Yours sincerely

Steve Boyt

Steve Boyt
Planning Policy Officer
Planning and Community Services

Dorset Council

01929557385
dorsetcouncil.gov.uk

[Facebook.com/DorsetCouncilUK](https://www.facebook.com/DorsetCouncilUK)
[Twitter.com/DorsetCouncilUK](https://twitter.com/DorsetCouncilUK)
[Instagram.com/DorsetCouncilUK](https://www.instagram.com/DorsetCouncilUK)

To receive the latest news from Dorset Council by email, visit
dorsetcouncil.gov.uk/e-newsletter

In the time of COVID-19 -

Please note the majority of Dorset Council's Planning staff have commenced working remotely in response to Government calls to stay at home, and our offices are closed to the public. Officers should be contactable via e-mail or telephone, although our ability to access files and post in the office will be limited. We may also experience some limitations in getting access to data files and emails on the Council's network. We would ask that you refrain from sending any documents or correspondence by post if at all possible and instead use electronic communication unless you have no alternative. Please accept our apologies in advance for any disruption to our service during this difficult time, which we are working hard to minimise as much as possible.

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. It may contain unclassified but sensitive or protectively marked material and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error please notify the sender immediately. All traffic may be subject to recording and/or monitoring in accordance with relevant legislation. Any views expressed in this message are those of the individual sender, except where the sender specifies and with authority, states them to be the views of Dorset Council. Dorset Council does not accept service of documents by fax or other electronic means. Virus checking: Whilst all reasonable steps have been taken to ensure that this electronic

communication and its attachments whether encoded, encrypted or otherwise supplied are free from computer viruses, Dorset Council accepts no liability in respect of any loss, cost, damage or expense suffered as a result of accessing this message or any of its attachments. For information on how Dorset Council processes your information, please see www.dorsetcouncil.gov.uk/416433

This email is confidential. If you are not the intended recipient, you must not copy, distribute, disclose or use the information contained in it. If you have received this communication in error, please tell us immediately by return email and then delete the email and any copies of it from your computer system. Thank you.

Wessex Water Services Limited, Registered in England No 2366648. Registered Office – Wessex Water Operations Centre, Claverton Down Road, Claverton Down, Bath, BA2 7WW

Frances Summers

From: Phil Storey <phil.storey@morrishhomes.co.uk>
Sent: 10 July 2020 16:27
To: Frances Summers
Subject: RE: 6/2019/0460 - land at Huntick Road, Lytchett Matravers

Follow Up Flag: Follow up
Flag Status: Completed

Good afternoon

We are currently making arrangements regarding the commencement of works on this project. I have been discussing the issuing of the CIL responsibility notice with your CIL Officer Mr Davies and will ensure this is done prior to any works proceeding. With regards to Building Regs approval, we have been partnering with West Dorset District Council on this for plans approval. They should be able to pass things on to the appropriate Inspecting Department when approved. We are also assembling materials and other documentation to enable us to submit the necessary application for discharge of conditions.

Best wishes

Phil Storey

Good afternoon

I'm writing to you to see if you are aware of the status of this scheme. I cannot find a building control record for it and I notice no CIL has been paid nor conditions discharged.

Are you able to inform me when you intend to progress this scheme?

Best wishes

Frances Summers
Senior Planning Policy Officer
Spatial Planning

Dorset Council

01929 557384
dorsetcouncil.gov.uk

[Facebook.com/DorsetCouncilUK](https://www.facebook.com/DorsetCouncilUK)
[Twitter.com/DorsetCouncilUK](https://twitter.com/DorsetCouncilUK)
[Instagram.com/DorsetCouncilUK](https://www.instagram.com/DorsetCouncilUK)

To receive the latest news from Dorset Council by email, visit
dorsetcouncil.gov.uk/e-newsletter

In the time of COVID-19 -

Please note the majority of Dorset Council's Planning staff have commenced working remotely in response to Government calls to stay at home, and our offices are closed to the public. Officers should be contactable via e-mail or telephone, although our ability to access files and post in the office will be limited. We may also experience some limitations in getting access to data files and emails on the Council's network. We would ask that you refrain from sending any documents or correspondence by post if at all possible and instead use electronic communication

unless you have no alternative. Please accept our apologies in advance for any disruption to our service during this difficult time, which we are working hard to minimise as much as possible.

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. It may contain unclassified but sensitive or protectively marked material and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error please notify the sender immediately. All traffic may be subject to recording and/or monitoring in accordance with relevant legislation. Any views expressed in this message are those of the individual sender, except where the sender specifies and with authority, states them to be the views of Dorset Council. Dorset Council does not accept service of documents by fax or other electronic means. Virus checking: Whilst all reasonable steps have been taken to ensure that this electronic communication and its attachments whether encoded, encrypted or otherwise supplied are free from computer viruses, Dorset Council accepts no liability in respect of any loss, cost, damage or expense suffered as a result of accessing this message or any of its attachments. For information on how Dorset Council processes your information, please see www.dorsetcouncil.gov.uk/416433

Phil Storey

Associate Director - Planning & Design

Morrish Homes
Unit 5, Upton Industrial Estate, Factory Road
Poole
Dorset
BH16 5SL

T: 01202623420
M: 07968216260
W: morrishhomes.co.uk



This message (including any attachments) is for the named person's use only. It may contain confidential and legally privileged information. If you are not the intended recipient, you should not disclose, copy, print or use any part of it, and should notify the Morrish Group by e-mail (enquiries@morrishhomes.co.uk) immediately. Any views, statements or opinions contained in this message are those of the sender. They are not given on behalf of Morrish Group Ltd or its subsidiaries except where the message states otherwise, and the sender is duly authorised to represent Morrish Group Ltd or its subsidiaries.

[View our Privacy Policy.](#)

Frances Summers

From: Phil Storey <phil.storey@morrishhomes.co.uk>
Sent: 30 July 2020 09:42
To: Frances Summers
Subject: RE: 6/2019/0460 - land at Huntick Road, Lytchett Matravers

Good morning

Further to my previous email regarding the above site, I confirm that we have now submitted the required CIL forms to Malcolm Davies who is dealing with this on behalf of the Council.

I would like to arrange for the submission and approval of the intended external materials, in order to discharge condition 3 of the Planning Permission. We would intend to submit this with other documents required to be approved prior to commencement of works. Are we able to deliver the materials samples to your office or would you prefer to view them on site.

Kind regards

Phil Storey
Associate Director - Planning & Design

Morrish Homes
Unit 5, Upton Industrial Estate, Factory Road
Poole
Dorset
BH16 5SL

T: 01202623420
M: 07968216260
W: morrishhomes.co.uk



This message (including any attachments) is for the named person's use only. It may contain confidential and legally privileged information. If you are not the intended recipient, you should not disclose, copy, print or use any part of it, and should notify the Morrish Group by e-mail (enquiries@morrishhomes.co.uk) immediately. Any views, statements or opinions contained in this message are those of the sender. They are not given on behalf of Morrish Group Ltd or its subsidiaries except where the message states otherwise, and the sender is duly authorised to represent Morrish Group Ltd or its subsidiaries.

[View our Privacy Policy.](#)

Appendix 3: Sites allocated in Local Plans

Site Location		Total site capacity	Evidence detailing deliverability	Contribution to five-year supply
Swanage	Northbrook Road East	40	Outline planning permission allocated and being determined. 6/2019/0221	40
Upton	West of Watery Lane	90	See email demonstrating deliverability	90
Lytchett Matravers	Blaney's Corner	25		150
	East of Flowers Drove	30		
	East of Wareham Road	95		
Moreton Station	Redbridge Pit	490	See email demonstrating deliverability	60
Wool	West of Chalk Pit Lane / Oakdene Road	320	See email demonstrating deliverability.	150
	North of railway line	30		
	North East of Burton Cross Roundabout	90		
	North West of Burton Cross Roundabout	30		
TOTAL				490

Frances Summers

From: Paul Hensher <paulhensher@btconnect.com>
Sent: 14 August 2020 13:46
To: Frances Summers
Subject: RE: Former Swanage Grammar School

Hi Frances, thank you for your email.

Yes that is fine to place it in the public domain and I have also double checked this with Barratt David Wilson.

Please let me know if you need anything else.

Regards

Paul

From: Frances Summers <frances.summers@dorsetcouncil.gov.uk>
Sent: 13 August 2020 15:43
To: Paul Hensher <paulhensher@btconnect.com>
Cc: Jones, Julian D <julian.d.jones@barratthomes.co.uk>; Thixton, Sam <sam.thixton@barratthomes.co.uk>
Subject: RE: Former Swanage Grammar School

Good afternoon Mr Hensher

Thank you for your email and commentary about the site. Would you mind if I used this as evidence of the sites' deliverability? This means your email would be appended to the Five Year Housing Land Supply and placed into the public domain.

Best wishes

Frances Summers
Senior Planning Policy Officer
Spatial Planning

Dorset Council

01929 557384
dorsetcouncil.gov.uk

[Facebook.com/DorsetCouncilUK](https://www.facebook.com/DorsetCouncilUK)
[Twitter.com/DorsetCouncilUK](https://twitter.com/DorsetCouncilUK)
[Instagram.com/DorsetCouncilUK](https://www.instagram.com/DorsetCouncilUK)

To receive the latest news from Dorset Council by email, visit
dorsetcouncil.gov.uk/e-newsletter

In the time of COVID-19 -

Please note the majority of Dorset Council's Planning staff have commenced working remotely in response to Government calls to stay at home, and our offices are closed to the public. Officers should be contactable via e-mail or telephone, although our ability to access files and post in the office will be limited. We may also experience some limitations in getting access to data files and emails on the Council's network. We would ask that you refrain from

sending any documents or correspondence by post if at all possible and instead use electronic communication unless you have no alternative. Please accept our apologies in advance for any disruption to our service during this difficult time, which we are working hard to minimise as much as possible.

From: Paul Hensher [<mailto:paulhensher@btconnect.com>]
Sent: 13 August 2020 13:37
To: Frances Summers <frances.summers@dorsetcouncil.gov.uk>
Cc: Jones, Julian D <julian.d.jones@barratthomes.co.uk>; Thixton, Sam <sam.thixton@barratthomes.co.uk>
Subject: Former Swanage Grammar School

Dear Ms Summers,

Your email to Julian Jones at Barratt David Wilson has been passed to me as we are the owners of the site of the former Swanage Grammar School and adjoining land.

We currently have an extant permission for 52 units on the land adjoining the school. In addition we have an application in for the demolition of the grammar school and a total of 39 new residential units. The position on the application is that we have just signed the agreed 106 agreement which will be with the council later this week. Everything else is agreed and in place and we understand that the matter will be dealt with by delegated powers within the next couple of weeks.

We are working with Barratt David Wilson and are confident that we can reach agreement at which time they will decide whether to submit an application for their own house types in accordance with their pre app discussions. As you know they have recently completed the development on the other side of Northbrook road and my understanding is that they are keen to progress with the acquisition of our site.

Our site is more attractive to a mainstream housebuilder with consent for the whole site as many housebuilders will only purchase land at a certain size and with planning permission or subject to planning permission. In the unlikely event that we do not proceed with Barratt David Wilson we have 2 other offers and the site would be very popular in the current market. We are confident that the land will be redeveloped shortly and the delay thus far has been as a result of delays in obtaining planning permission on the Grammar School site. We are very confident that the site will be redeveloped within the very near future.

Please let me know if you need any further information.

Regards

Paul

Regards

Paul

t:020 7724 4445

This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. It may contain unclassified but sensitive or protectively marked material and should be handled

accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error please notify the sender immediately. All traffic may be subject to recording and/or monitoring in accordance with relevant legislation. Any views expressed in this message are those of the individual sender, except where the sender specifies and with authority, states them to be the views of Dorset Council. Dorset Council does not accept service of documents by fax or other electronic means. Virus checking: Whilst all reasonable steps have been taken to ensure that this electronic communication and its attachments whether encoded, encrypted or otherwise supplied are free from computer viruses, Dorset Council accepts no liability in respect of any loss, cost, damage or expense suffered as a result of accessing this message or any of its attachments. For information on how Dorset Council processes your information, please see www.dorsetcouncil.gov.uk/416433

Frances Summers

From: Tim Hoskinson - Wyatt Homes <Tim.Hoskinson@wyatthomes.co.uk>
Sent: 08 July 2020 14:33
To: Frances Summers
Cc: Peter Home
Subject: Housing delivery at Upton and Lytchett Matravers

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Frances

I have set out below the current programme for housing completions on the Wyatt Homes sites at Upton and Lytchett Matravers. This has been reviewed to take account of the extended timeframe for the adoption of the Local Plan and reflects our current understanding of the impact of Covid-19. The programme is based on the assumption that the Local Plan will be adopted by the end of 2020 alongside a revised CIL charging schedule; timely progress on these is important for housing delivery.

Whilst the situation with Covid-19 presents a number of challenges to the house building industry, Wyatt Homes has resumed construction on all of its current development sites. Although our sales rates dropped March and April, this is now recovering, and there is currently a good level interest from prospective purchasers. Looking forwards, the sites at Upton and Lytchett Matravers are important to our business and will support an increase in housing delivery as the economy recovers.

Projected housing completions for Upton and Lytchett Matravers

	2018/2019	2019/2020	2020/21	2021/2022	2022/2023	2023/2024
Upton		-	-	15	45	32
Lytchett Matravers		-	-	15	65	70

An update on progress with the individual sites is set out below.

Upton

Wyatt Homes has submitted a full planning application for 92 dwellings on the land at Policemens Lane, Upton. The application was registered in January 2020 (app ref 6/2019/0717) and is awaiting determination pending the outcome of the Local Plan review process. This is the second phase of development at Policemens Lane and much of the infrastructure for phase 2 (SANG, drainage systems, utilities connections, etc) is already in place from the phase 1 development. This means that we are in a position to commence construction swiftly following any grant of planning permission and discharge of pre-commencement conditions. Based on our experience of the phase 1 development, there is pent up demand for new homes in the Upton area and we anticipate that good sales rates can be achieved.

The forecast for housing completions on the site is based a planning consent being granted in Q1 (Jan-Mar) 2021, with start on-site in Q3 (Jul-Sep) 2021 and first completions (circa 15 homes) in Q1 (Jan-Mar) 2022, with completions of 45 homes in the monitoring year 2020/23 and 32 homes in the monitoring year 2023/24.

Lytchett Matravers

A planning application for the SANG at Flowers Drove (app ref 06/2019/0530) has been submitted and was considered at the Council's planning committee on 3rd June 2020. The Council has resolved to approve this application subject to a s106 agreement, which is now being prepared. The SANG land is in the ownership of Wyatt Homes and would serve the proposed development sites in Lytchett Matravers (land east of Wareham Road, land at Blaneys Corner, and land to the east of Flowers Drove). It has capacity to provide mitigation for well in excess of the 150 homes proposed for these sites.

Planning applications for the housing sites at Lytchett Matravers are currently being prepared. We had originally planned to undertake public consultation on the plans in spring this year, but this has been revised due to Covid-19 and we are now intending to undertake an on-line consultation in September 2020.

The application for the land to the east of Wareham Road will be submitted in Q4 (Oct-Dec) 2020, and we anticipate that if consent is granted in Q1 (Jan-Mar) 2021 development will commence in Q3 (Jul-Sep) 2021 and the first completions (circa 15 homes) would be delivered in Q1 2022, with completions of 45 homes in the monitoring year 2022/23 and 35 homes in the monitoring year 2023/24.

The applications for the land at Blaneys Corner and east of Flowers Drove will be submitted in Q1 (Jan-Mar) 2021, and we anticipate that if consent is granted in Q2 (Apr-Jun) 2021 development will commence in Q4 (Oct-Dec) 2021 with completions of 20 homes in the monitoring year 2022/23 and 35 homes in the monitoring year 2023/24.

Lytchett Matravers is a popular village with a good school and we anticipate strong demand for new homes in this location.

I trust this is of assistance as you prepare the updated five year land supply report.

Kind regards

Tim



Tim Hoskinson MRTPI

Planning Manager



Wyatt Homes

1 Parkstone Road, Poole, Dorset, BH15 2NN



Email: Tim.Hoskinson@wyatthomes.co.uk



Tel: 01202 668266

DDI: 01202 493857

Mobile: 07812 965466



Web: www.wyatthomes.co.uk

Lewis Wyatt (Construction) Ltd is a company registered in England and Wales under number 2566865. Registered office: 1 Parkstone Road, Poole, Dorset, BH15 2NN, United Kingdom. The company accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided, unless that information is subsequently confirmed in writing. Any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the company.



Land at Moreton Station – Housing delivery / trajectory

In April 2015, Dorset County Council approved planning application 6/2013/0577 for the phase II restoration of Redbridge Pit at Moreton Station. 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. As at July 2020, George Crook & Sons (the minerals operator) is on track to restore the site by this time.

The Moreton Estate has received a number of expressions of interest from national and regional housebuilders who are keen to discuss becoming the Estate's development partner, and the Estate has held informal discussions with at least one party. The Estate intends to intensify its search for a development partner once the local plan has been adopted.

At the time of writing, there are approximately two and a half years before development can commence on site post mineral restoration. There is therefore sufficient time available to find a development partner, hold pre-application discussions with Dorset Council, prepare, submit and secure a viable hybrid planning permission, discharge any pre-commencement planning conditions and secure any European protected species licences, if required.

The first six months of construction (January 2023 to June 2023) would be spent clearing the caravan site and providing infrastructure to the whole 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), the Estate envisages that the construction of the first dwellings would commence in the summer of 2023 and that up to 50 dwellings would be completed by 31 March 2024. If only one developer is on site, then the Estate envisages that 35 units would be deliverable by March 2024.

At an annual average rate of 50 units per annum, the site would be built-out by March 2033. At an annual average rate of 35 units per annum, the site would be built-out by March 2037.

At this point in time, the Estate does not know exactly how or when the extra care facility would be delivered, or by who. However, based on Terence O'Rourke's experience of similar types of development elsewhere, it is likely that the extra care facility would come forward independently of the housing development, and in the latter half of the development, once a significant proportion of the housing development around the extra care site has been completed and occupied.

Frances Summers

From: Andrew Fido <AFido@savills.com>
Sent: 24 July 2020 08:55
To: Frances Summers
Cc: [REDACTED]
Subject: PLP - Trajectory - Wool completions

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Frances,

We write to confirm the trajectory for completions at the Wool site, with the table below providing the detail in the requested format (i.e. anticipated completions across the years requested, in the period 1 April -31 March).

In terms of the work to prepare a planning application(s), we can confirm:

- An EIA screening opinion was obtained on 18 September 2019 and all seasonal ecology and highways survey work was completed in 2018/2019. Thus the planning application(s) and ES are now being prepared accordingly.
- The Dorset County Council (Footpath 14, Wool at East Burton) Rail Crossing Extinguishment Order relating to a footpath and level crossing located partly on/partly to the north of 'land north east of Burton Cross roundabout' was confirmed by PINS on 27 December 2019. This has both simplified our planning application(s) and will speed up implementation.
- Key issues relating to the SANG, highways and drainage were previously agreed in the detailed statements of common ground confirmed with the relevant statutory consultees as submitted at the Examination stage, more specifically as follows:
 - SANG - Agreement with Natural England and Historic England on the size, location, indicative layout and management objectives for the SANG at Coombe Wood and on adjoining fields. In addition notice has been served on the agricultural tenant such that there is no impediment to implementation.
 - Surface Water Drainage strategy – agreement with the LLFA on the surface drainage strategy, including basin locations, sizes and depths.
 - Access – agreement with the highways authority on the site-wide access strategy, including site access drawings and likely mitigation measures.
- A request for pre-application advice was issued to Dorset Council in February 2020. This will draw upon the statements of common ground and confirm final matters. This is due to conclude in the summer.

- In terms of the progress in identifying a housebuilder/developer, a soft marketing exercise has already been completed, and a short list of housebuilders identified. The next stage of the process is anticipated to conclude by Autumn 2020, with subsequent stages all fully timetabled to allow realisation of the trajectory. The trajectory assumes up to two sales outlets which is not unusual for a site of this size.
- A planning application(s) is targeted for submission in mid-Autumn this year.
- A phased development sequence has been determined, generally working from north to south to allow for the implementation of the surface water drainage strategy and other matters; plus early separate SANG delivery. It is anticipated that there would be an early start on the SANG and 'land north of the railway', followed by land north east/north west of Burton Cross roundabout.
- It is therefore envisaged that completion of the first 30 dwellings would occur by 31 March 2023 across these two land parcels, at which time the first phase of the SANG would also be available for use. At this stage the trajectory below does not include the extra-care units.

Location	Commitment on site	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
West of Chalk Pit Lane / Oakdene Road, Wool	320					35	35	70	70	70	
North of railway line, Wool	30			15	15						
North East of Burton Cross Rdbt	90			15	20	20	35				
North West of Burton Cross Rdbt	30			0	15	15					
Total	470			30	50	70	70	70	70	70	

With kind regards
Andrew

Andrew Fido BSc (Hons) MPhil MRTPI PIEMA
Director
Planning

Savills, Wessex House, Priors Walk, East Borough, Wimborne, BH21 1PB

 Tel : +44 (0) 1202 856 835
Mobile : +44 (0) 7967 555 765
Email : AFido@savills.com
Website : www.savills.co.uk

 Before printing, think about the environment



NOTICE: This email is intended for the named recipient only. It may contain privileged and confidential information. If you are not the intended recipient, notify the sender immediately and destroy this email. You must not copy, distribute or take action in reliance upon it. Whilst all efforts are made to safeguard emails, the Savills Group cannot guarantee that attachments are virus free or compatible with your systems and does not accept liability in respect of viruses or computer problems experienced. The Savills Group reserves the right to monitor all email communications through its internal and external networks.

For information on how Savills processes your personal data please see our [privacy policy](#)

Savills plc. Registered in England No 2122174. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills plc is a holding company, subsidiaries of which are authorised and regulated by the Financial Conduct Authority (FCA)

Savills (UK) Limited. A subsidiary of Savills plc. Registered in England No 2605138. Regulated by RICS. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills Advisory Services Limited. A subsidiary of Savills plc. Registered in England No 06215875. Regulated by RICS. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills Commercial Limited. A subsidiary of Savills plc. Registered in England No 2605125. Registered office: 33 Margaret Street, London, W1G 0JD.

Martel Maides Limited (trading as Savills). A subsidiary of Savills plc. Registered in Guernsey No. 18682. Registered office: 1 Le Truchot, St Peter Port, Guernsey GY1 1WD . Registered with the Guernsey Financial Services Commission. No. 57114.

We are registered with the Scottish Letting Agent Register, our registration number is LARN1902057.

Please note any advice contained or attached in this email is informal and given purely as guidance unless otherwise explicitly stated. Our views on price are not intended as a formal valuation and should not be relied upon as such. They are given in the course of our estate agency role. No liability is given to any third party and the figures suggested are in accordance with Professional Standards PS1 and PS2 of the RICS Valuation – Global Standards 2017 incorporating the IVSC International Valuation Standards issued June 2017 and effective from 1 July 2017. Any advice attached is not a formal ("Red Book") valuation, and neither Savills nor the author can accept any responsibility to any third party who may seek to rely upon it, as a whole or any part as such. If formal advice is required this will be explicitly stated along with our understanding of limitations and purpose.

BEWARE OF CYBER-CRIME: Our banking details will not change during the course of a transaction. Should you receive a notification which advises a change in our bank account details, it may be fraudulent and you should notify Savills who will advise you accordingly.

Appendix 4: Neighbourhood Plan sites

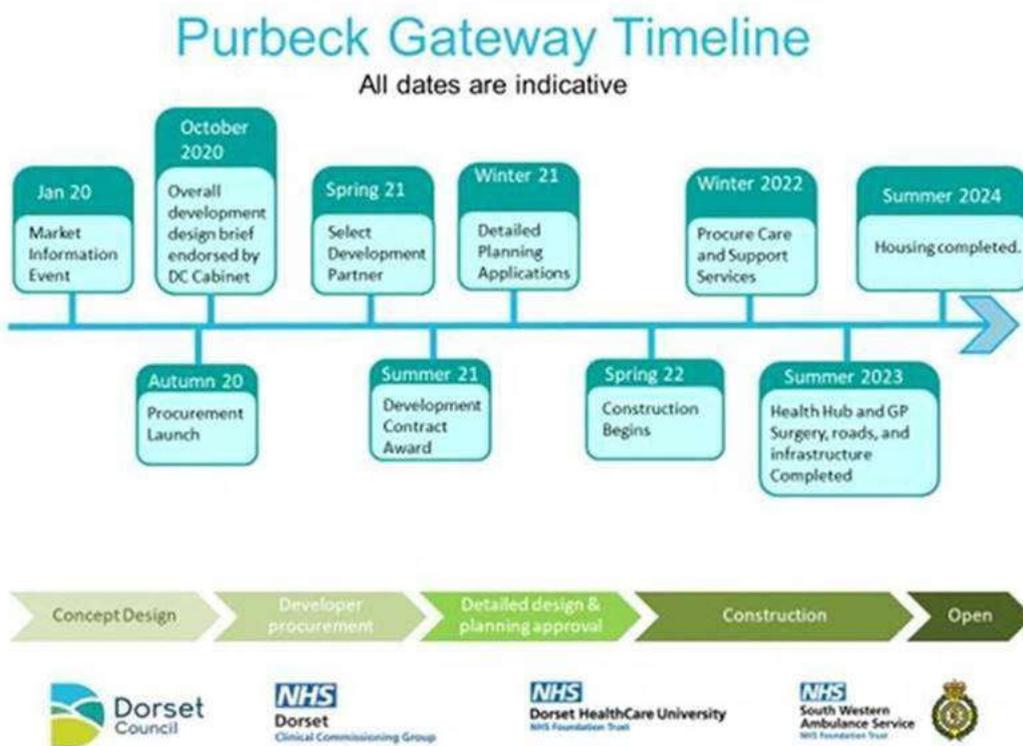
Frances Summers

From: Adam Fitzgerald
Sent: 28 July 2020 08:52
To: Frances Summers
Cc: Rosie Dilke
Subject: BBL Purbeck Gateway Project- Timescales

Dear Frances,

The timetable as indicated below needs updated as Covid-19 has delayed progress by 1 month. We do however expect the developments to be completed within the next 5 years.

Please let me know if you need any more information



Kind regards

Adam Fitzgerald
Programme Manager
Building Better Lives
Dorset Council

[01305 224253](tel:01305224253)
dorsetcouncil.gov.uk



Frances Summers

From: Dave Thompson
Sent: 30 July 2020 04:42
To: Frances Summers
Subject: FW: Former School - Bere Regis - progress towards delivery of 23 homes?

Hi Frances,
See response below which I believe addresses your question
Regards,
Dave

Dave Thompson
Corporate Director for Property and Assets
Dorset Council

[01305 221339](tel:01305221339)
dorsetcouncil.gov.uk



From: Mark Osborne <M.Osborne@dorsetcc.gov.uk>
Sent: 29 July 2020 18:15
To: Dave Thompson <dave.thompson@dorsetcc.gov.uk>
Subject: RE: Former School - Bere Regis - progress towards delivery of 23 homes?

Hi Dave,

We have discussed the potential for delivery of the Former Bere Regis School site with Housing who were looking at the potential for an affordable modular housing solution on the site. I do envisage that the site can be delivered in line with the allocation for 23 units in the Neighbourhood Plan within a five year timeframe.

We have a masterplan for the site prepared by New Masterplanning that I can share with you.

Kind regards,

Mark

Mark Osborne
Estates Surveying Manager
Assets and Property
Dorset Council

[01305 221958](tel:01305221958)
dorsetcouncil.gov.uk



From: Dave Thompson <dave.thompson@dorsetcc.gov.uk>
Sent: 28 July 2020 10:54
To: Mark Osborne <M.Osborne@dorsetcc.gov.uk>
Subject: FW: Former School - Bere Regis - progress towards delivery of 23 homes?

Can we discuss

Dave Thompson
Corporate Director for Property and Assets
Dorset Council

[01305 221339](tel:01305221339)
dorsetcouncil.gov.uk



From: Frances Summers <frances.summers@dorsetcouncil.gov.uk>
Sent: 28 July 2020 09:56
To: Dave Thompson <dave.thompson@dorsetcc.gov.uk>
Cc: Richard Dodson <r.c.dodson@dorsetcc.gov.uk>; Terry Sneller <terry.sneller@dorsetcouncil.gov.uk>; Chris McDermott <chris.mcdermott@dorsetcouncil.gov.uk>; Rebecca Kirk <rebecca.kirk@dorsetcouncil.gov.uk>; Sue Bellamy <sue.bellamy@dorsetcouncil.gov.uk>; Steve Boyt <steve.boyt@dorsetcouncil.gov.uk>
Subject: Former School - Bere Regis - progress towards delivery of 23 homes?

Hi Dave

We spoke yesterday and I thought it might be helpful if I put my request in writing for you to understand what I need.

I am in the Spatial Planning team working to complete the examination on the Purbeck Local Plan. At present I am updating the five year housing land supply which is evidence being used to support the 'soundness' of the Purbeck Local Plan. I hope to send the supply to the inspector examining the plan asap. She will then consider it when deciding whether the plan can be adopted by the Council or not. The plan must have a five year housing land supply in order to adopt the plan. If adopted the plan will be used to determine planning applications in the Purbeck area until the Dorset Council Local Plan is adopted.

To help me calculate the council's five year housing land supply I need to know of any plans or progress made on the Former School site at Bere Regis. This site is council owned and in 2017 the Bere Regis Neighbourhood Plan allocated it for 23 homes. We have previously anticipated this site coming forward within 5 years and as such it has been counted in our housing supply.

I would appreciate it if you could give me a call or send me an email (Please note that I will use the email as supporting evidence in the five year housing and supply report) letting me know if it is still acceptable to consider this site deliverable within 5 years and any plans or progress that has been made to achieve this. This information would allow me to finalise my calculations and publish the document.

If you have any questions please let me know.

Best wishes

Frances Summers
Senior Planning Policy Officer
Spatial Planning

Dorset Council

01929 557384

dorsetcouncil.gov.uk

[Facebook.com/DorsetCouncilUK](https://www.facebook.com/DorsetCouncilUK)

[Twitter.com/DorsetCouncilUK](https://twitter.com/DorsetCouncilUK)

[Instagram.com/DorsetCouncilUK](https://www.instagram.com/DorsetCouncilUK)

To receive the latest news from Dorset Council by email, visit

dorsetcouncil.gov.uk/e-newsletter

In the time of COVID-19 -

Please note the majority of Dorset Council's Planning staff have commenced working remotely in response to Government calls to stay at home, and our offices are closed to the public. Officers should be contactable via e-mail or telephone, although our ability to access files and post in the office will be limited. We may also experience some limitations in getting access to data files and emails on the Council's network. We would ask that you refrain from sending any documents or correspondence by post if at all possible and instead use electronic communication unless you have no alternative. Please accept our apologies in advance for any disruption to our service during this difficult time, which we are working hard to minimise as much as possible.