



Five year housing land supply
for the area covered by the Purbeck Local Plan
2018-2034

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Introduction

1. This report sets out the five year housing land supply for the area covered by the Purbeck Local Plan 2018-2034, an area formerly covered by Purbeck District Council, now part of Dorset Council. Covering the five-year period from 1st April 2019 to 31st March 2024, the statistics used are based on housing land monitoring information as at 1st April 2019.
2. This purpose of this report is to confirm a five year land supply as part of the local plan examination process and it contains a robust assessment of the deliverability of sites within the area covered by the Purbeck Local Plan.
3. The National Planning Policy Framework (NPPF, Paragraph 73) states 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”.
4. Paragraph 49 of the National Planning Practice Guidance (PPG) 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”.
5. 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 test period. As such, there is no requirement for the Council to include a 20% buffer when demonstrating the 5 year housing land supply for the area covered by the Purbeck Local Plan.
6. The Council is seeking to confirm the five year housing land supply through the examination of the Purbeck Local Plan, and this report will therefore include a 10% buffer for flexibility. It is intended this report will be refreshed annually through an Annual Position Statement.
7. This report is in three parts:
 - Determine the housing requirement for the five year supply period (2019 – 2024);
 - Establish the five year housing land supply for the supply period; and
 - Assess whether the level of supply meets the housing requirement.

Determining the housing requirement

8. The former Purbeck District Council (which has since been replaced by Dorset Council) adopted a Local Plan in 2012 called the Purbeck Local Plan Part 1 (PLP1). Policy HS: Housing Supply of the PLP1 set out a requirement for provision to be made for 2,520 dwellings to meet the district's housing need over the plan period 2006 – 2027. This is equivalent to 120 dwellings per annum.
9. The adopted Purbeck Local Plan (PLP1) is now more than 5 years old. As such, the Council is required to use the local housing need (LHN), as calculated using the Government's standard methodology, for the purposes of assessing the five year land supply (paragraph 73 of the NPPF). The LHN for the area covered by the Purbeck Local Plan is 168 homes per year.
10. The Council has prepared a new local plan, the Purbeck Local Plan 2018-2034, which is currently at examination. For the period covered by the Purbeck Local Plan from 2018 to 2034 this equates to a total need of 2,688 homes across the Purbeck area.
11. Appendix A shows that there were 73 completions in the area covered by the Purbeck Local Plan during the period April 2018 – March 2019. This represents a shortfall of 95 dwellings against the LHN ($168-73=95$). Paragraph 44 of the PPG states that this shortfall "should be added to the plan requirements for the next 5 year period".
12. In addition, as explained above, the Council needs to include a 10% buffer, as it is seeking to confirm the five year land supply through the examination of the Purbeck Local Plan 2018-2034.
13. The housing requirement for the period 2019 to 2024 is therefore calculated as follows:
 - a. $168 \text{ dwellings per year LHN} \times 5 \text{ years} = 840$
 - b. $840 + \text{shortfall in completions } 2018-2019 (168-73=95) = 935$
 - c. $935 + 10\% \text{ buffer} = 1029 \text{ dwellings (rounded to nearest whole number)}$
 - d. $1028.5 \text{ dwellings} / 5 \text{ years} = 206 \text{ dwellings (annual housing completion requirement (rounded to nearest whole number))}$

Establishing the housing supply

15. Paragraph 73 of the NPPF requires local planning authorities to “identify and update annually a supply of specific *deliverable* sites sufficient to provide a minimum of five years’ worth of housing” (emphasis added). The term ‘deliverable’ is defined in the Glossary of the NPPF as follows:

“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”.

16. The Council has considered the following potential sources of supply when preparing this report:

- Outstanding planning permissions
- PLP1 housing allocations
- Council-owned land in PLP1
- Bere Regis Neighbourhood Plan housing allocations
- Swanage Local Plan housing allocations
- Wareham Neighbourhood Plan housing allocations
- Proposed housing allocations in the Purbeck Local Plan 2018-2034
- Windfall
- Small sites

17. Each potential source of supply is considered in more detail below.

Outstanding planning permissions

18. The table in Appendix A provides a list of all outstanding planning permissions (dwellings under construction or with consent but not started at 1st April 2019). The majority of the planning permissions for major development were full planning permissions and can be taken as being deliverable within the next five years in accordance with the definition of deliverable in the NPPF. There are two exceptions to this relating to Huntick Road, Lytchett Matravers and Spyway Orchard, Langton Matravers.

19. Land at Huntick Road, Lytchett Matravers has been granted full planning permission for 46 homes subject to completion of a legal agreement. This site has been counted towards the five year land supply as it is considered that the delivery of homes within the next 5 years is highly likely.
20. Land at Spyway Orchard, Langton Matravers was granted outline planning permission for 28 homes at appeal. This site has been counted towards the five year land supply. This is because the Council has received a reserved matters planning application and a non-material amendment both of which are due to be determined at planning committee in May 2019 and it is considered that the delivery of homes within the next 5 years is highly likely.
21. The total number of homes in the five year supply from planning permissions is **502**.

PLP1 housing allocations

22. The PLP1 was adopted in 2012. Most allocations have now been built out and Huntick Road, Lytchett Matravers was granted planning permission for 46 dwellings in 2019 (subject to completion of a legal agreement) and is included within outstanding planning permissions.

Council-owned land in PLP1

23. PLP1 includes two sites of council-owned land within the overall housing supply.
24. Policy HS identified the site at Pound Lane, Wareham as a supply of 10 dwellings. The Council granted planning permission for 21 sheltered apartments for the elderly in July 2014, and the site is now complete.
25. Policy HS identified the site at Kings Road Depot, Swanage as a supply of 40 dwellings. This site is included in the Swanage Local Plan for a range of potential uses, including residential. However, a lack of certainty of the mix of uses to be delivered on the site mean that the supply has not been taken into account when calculating the 5 year supply.
26. The total number of homes in the five-year supply from council-owned land is **0 dwellings**.

Bere Regis Neighbourhood Plan housing allocations

27. Bere Regis Neighbourhood plan has undergone independent examination and the former Purbeck District Council agreed for it to proceed to referendum. The results of the referendum was favourable to the plan being adopted and used to determine planning applications in the Bere Regis Neighbourhood Plan area. The plan will now be made by the Council.
28. Housing allocations within the plan reach 105 homes in total. These housing allocations were recently considered through the examination of the Bere Regis Neighbourhood Plan. The Council estimates that **42** of these homes will be delivered in the period 2019-2024.

Swanage Local Plan housing allocations

29. The Swanage Local Plan was adopted in June 2017. It allocates settlement extensions for 200 dwellings. Of these, planning permission has been granted for 51 dwellings at the former Grammar School Site in 2018, 90 dwellings opposite the grammar school sites on Land to the west of Northbrook Road in 2019 and 20 dwellings at Prospect Farm in 2019 (dates are from most recent planning application).
30. This leaves a remainder of **39 dwellings**, on land to the east of Northbrook Road, which do not currently have planning permission. The Council considers that these homes are likely to be delivered in the period 2019-2024.

Wareham Neighbourhood Plan housing allocations

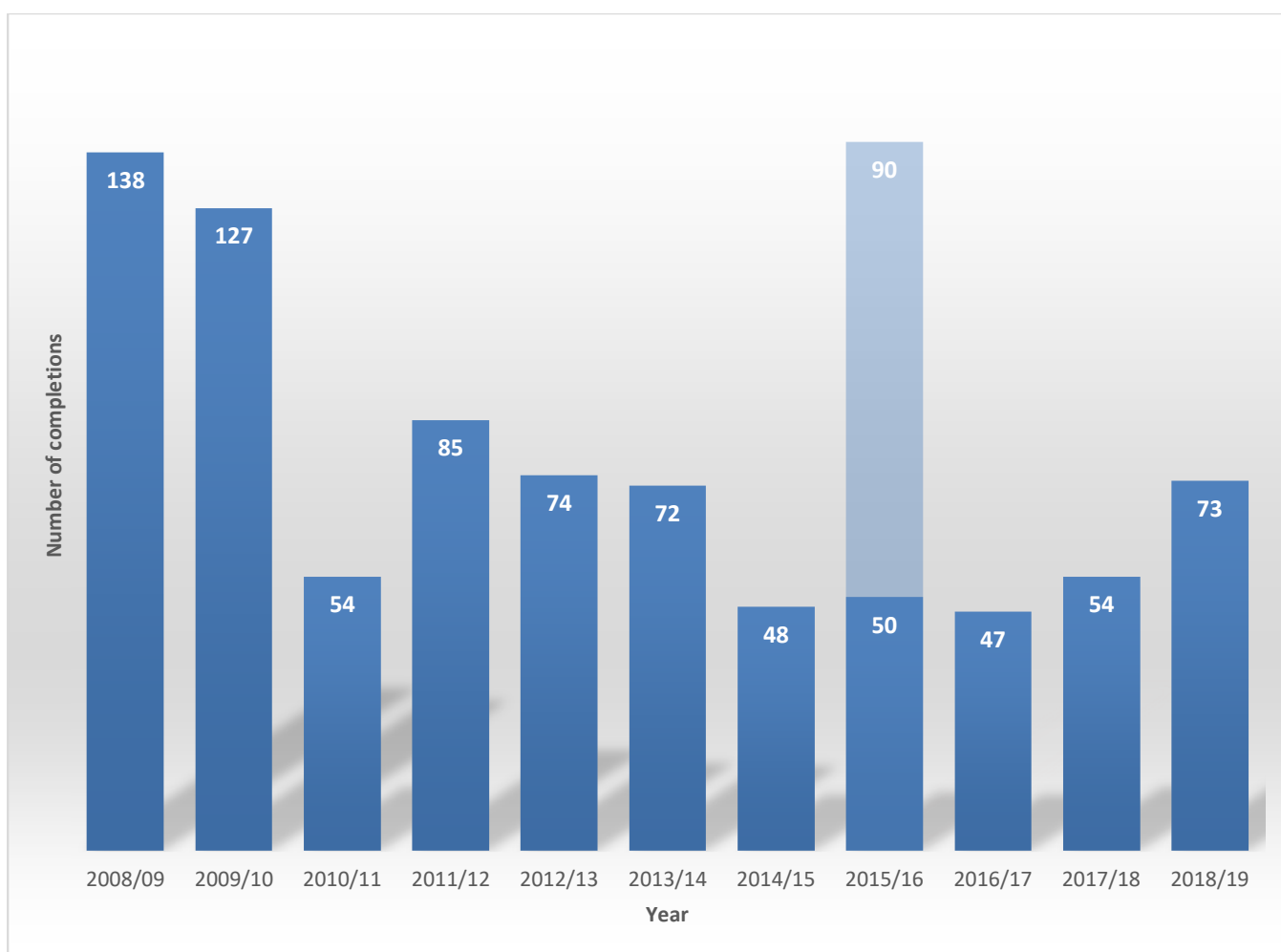
31. Wareham Neighbourhood Plan is undergoing independent examination. If successful at examination and referendum, the plan will be made by the new Dorset Council. The plan identifies potential housing delivery of 300 homes in Wareham over the period 2019 – 2034. This includes the Cottees site which has planning permission for 9 homes, and is already counted within the ‘outstanding planning permissions’ discussed above. The figure of 300 homes also includes an estimate of 100 homes to be provided as windfall in Wareham. For the purposes of this five year land supply assessment, windfall is considered across the area covered by the Purbeck Local Plan 2018-2034, as discussed further below.
32. The Council anticipates that some homes will be delivered in Wareham over the period 2019-2024. However, on the basis that homes at the Cottees site, and some of those within the windfall allowance, are already included elsewhere within the 5 year housing land supply, the Council has not included any additional supply arising from the Wareham Neighbourhood Plan.

Purbeck Local Plan 2018-2034 proposed housing allocations

33. The Purbeck Local Plan 2018-2034 is undergoing independent examination at present. The plan includes proposed housing allocations at Wool (470 homes), Moreton Station / Redbridge Pit (490 homes), Lytchett Matravers (150 homes), and Upton (90 homes).
34. The Council is confident that completions will begin on each of the proposed Local Plan housing allocations within the next five years. This is on the basis of the evidence provided in Appendices B-D, which show statements from agents confirming the deliverability of the sites and their predicted trajectory of delivery over the next five years.
35. The total number of homes in the five year supply from Local Plan allocations is **505**. This comprises **215 homes** at Wool, **240 homes** (combined total) at Lytchett Matravers and Upton, and **50 homes** at Moreton Station / Redbridge Pit. Further information is shown in Appendices B-D.

Windfall

36. Windfall sites are homes that are given planning permission that were not specifically identified in the local plan site selection allocation process. They can contribute significantly to meeting the housing needs of the area.
37. Within the area covered by the Purbeck Local Plan 2018-2034, windfall delivery rates have been relatively consistent and strong with a pattern of land becoming available for development leading to consistently high levels of new planning permissions being granted.
38. Windfall was included within the proposed Policy H2: The housing land supply in the Purbeck Local Plan as it believed this approach is justified based on historic delivery rates which is expected to continue.



Graph to show the historic trend of windfall in the area covered by the Purbeck Local Plan.¹

39. Between April 2008 and March 2019, 912 homes have been completed on windfall sites. As shown in the graph above, there was a spike in 2015/16 due to a

¹ Larger developments discounted from annual trend ie. Pound Lane (21 sheltered apartments), Shore house (24 homes), Organford Manor Country Park (45 permanent residential static caravans)

number of larger developments that will be discounted from the average trend calculation. On this basis, the average number of windfall homes over the past 11 years is 75 per year (from a total of 822). Since 2014/15 there has been a slight drop in the overall trend with an average of 54 units per year. It is possible that this a temporary dip; however, it is important not to overestimate supply and take a reasoned and justified approach to inform the housing supply that will be identified in the Local Plan.

40. Paragraph 70 of the NPPF outlines the requirement to produce robust evidence on windfall potential if the allowance forms part of anticipated supply. Windfall in the area covered by Purbeck Local Plan indicates an annual average of 75 units per year. To ensure the windfall potential is robust, a reasoned allowance of up to 46 homes per annum has been included in the Purbeck Local Plan 2018-2034. The Council has therefore included an allowance of **230 homes** (5 x 46) in the five year supply, which are anticipated to come forward as windfall during the period 2019-2024.

Small sites

41. The NPPF highlighted the importance of small and medium sites to meet housing requirements. Consultations undertaken as part of the process of making the Purbeck Local Plan 2018-2034 also indicated a preference for a spread of smaller developments. Additionally, the Council consulted on the possibility of including a small sites policy in January 2018 as part of the New Homes for Purbeck Consultation. 64% of respondents agreed with the inclusion of a small sites policy within the Purbeck Local Plan 2018-2034.
42. The SHLAA has indicated that approximately 446 homes could potentially be delivered on suitable small sites. Accordingly the proposed Purbeck Local Plan 2018-2034 includes a criteria based small sites policy and allows for the flexibility of sites coming forward. It is considered that this approach will be more effective in terms of delivery than the alternative of allocating small sites within the plan.
43. An allowance of 17 homes per annum has been included in the five year land supply, to account for sites which are likely to come forward through the proposed 'small sites' policy. This leads to a total of **85 homes** (5 x 17) being included in the five year supply.

Summary of supply

44. Summary of the total number of dwellings that comprise the five-year supply:

Supply 1 April 2019 to 31 March 2024	Total
Outstanding planning permissions	502
Bere Regis Neighbourhood Plan allocations	42
Swanage Local Plan allocation (excludes 51 dwellings with outstanding planning permission at Swanage Grammar School site, 90 homes at Land west of Northbrook Road and 20 dwellings with outstanding planning permission at Prospect Farm)	39
Proposed Local Plan allocations in Wool	215
Proposed Local Plan allocations in Moreton	50
Proposed Local Plan allocations in Lytchett Matravers and Upton	240
Windfall and Small sites	315
Total	1,403

Assessing the five-year supply 2019

Calculating the five-year housing requirement

45. The Council must demonstrate a five-year supply of housing sites, in accordance with paragraph 73 of the NPPF. We have calculated the five-year housing requirement for the period 2019 – 2024 as follows:

a) Local Housing Need 2019-2024 (168 x 5)	840 dwellings
b) Completions 2018-2019	73 dwellings
c) Shortfall from 2018-2019 (168 – b)	95 dwellings
d) Total (a + c)	935
e) Plus 10% buffer (d + 93.5)	1,029
f) Requirement per annum (e / 5)	206 dwellings

Total housing supply required (2019-2024)	1,029 dwellings
Annual housing supply required (2019-2024)	206 dwellings

Calculating the five-year housing supply

46. This assessment has identified a supply of 1,403 dwellings which are anticipated to be delivered in the period 1 April 2019 to 31 March 2024.

47. This means that the Council is able to demonstrate a total supply of **6.8 years** (1,403 / 206).

Total five-year housing supply (2019-2024)	1,403 dwellings
Total supply in years	6.8 years

Summary

48. Based on the five-year supply assessment, a supply of 1,029 dwellings is required over the 5-year period 2019-2024 at an annual average requirement of 206 dwellings.
49. The identified five-year housing supply of 1,403 dwellings is sufficient to provide a 5-year housing land supply. In fact, the assessment confirms that even with a 10% buffer, the Purbeck area is able to provide a 6.8 year land supply to meet the five-year housing requirement.
50. The Council is seeking to confirm the five year housing land supply through the examination of the Purbeck Local Plan 2018-2034. The Council will review the five-year housing land supply assessment annually in accordance with updates to the housing land monitoring data.

Appendix A: Outstanding planning permission commitments and completions

Address	Proposal	Latest application number	Original planning permission - Full or Outline	Status (completed, under construction and not started)	Net change (commitments)	Net change (completions) - d
Blackdown House Farm, The Hollow, Briantspuddle, DT2 7HX	Change of use of breeding cattle shed and farmland to use as a stud farm together with associated buildings for stabling, storage of feed and equipment and erect 3 dwellings for stable staff	6/2018/0037	Full	n/s	3	
1 Bank Gate Cottages, Arne Road, Ridge, Wareham, BH20 5BH	Erect single storey rear extension and convert outbuilding to ancillary accommodation to main dwelling	6/2018/0129	Full	u/c	1	
3 Townsend Park, North Street, Bere Regis, Wareham, BH20 7LA	To convert the existing workshop attached to the existing dwelling into a separate 3 bedroom dwelling	6/2018/0090	Full	n/s	1	
Southview, Track to Buddens Farm, Hyde, Wareham, BH20 7NU	Change of use from residential (use class C3) to Office (use class B1)	6/2018/0152	Full	Completed		-1
Bluebell Lodge, 142A Rye Hill, Bere Regis, Wareham, BH20 7LP	Change of use of land and demolish existing barn to station new mobile home and removal of existing mobile home	6/2018/0428	Full	u/c	1	
145 The Warren, Bere Regis, Wareham, BH20 7LT	Replacement dwelling	6/2018/0629	Full	u/c	1	
80 West Street, Bere Regis, Wareham, BH20 7HL	Change of use of house to form a Dental Surgery on the ground floor and 2 bedroom apartment on the first floor.	6/2019/0005	Full	n/s	1	
The Old Post Office, 16 West Street, KINGSTON, BH20 5LH	Change of use from residential to A1 use (retail) (revised proposal)	6/2018/0065	Full	u/c	0	
Binnegar Hall Worgret Road East Stoke BH20 6AT	Variation of condition 2 of planning permission 6/2015/0541 (Alterations, extensions and change of use of existing buildings to Class C3 residential use - 23 dwellings - 9 houses and 14 flats/maisonettes) alterations to the extension, doors and windows and detailing of the facade.	6/2018/0417	Full	u/c	23	
Godrevey Bungalow, access to Primrose Farm, East Stoke, BH20 6AN	Occupy dwelling in breach of agricultural occupancy condition number 2 of planning permission number 6/1978/0972 Certificate of lawfulness (existing)	6/2018/0551	Full	completed		1
Manor Farm Caravan Park, Church Lane, East Stoke BH20 6AW	Siting of caravans for habitation including as a person's sole or main residence	6/2018/0675	Full	completed		1
Land adjacent to Meadowcroft, Durnford Drove, Langton Matravers, BH19 3HG	Erect single dwelling on vacant site and create new access	6/2018/0085	Full	n/s	1	
Land adjacent to Meadowcroft, Durnford Drove, Langton Matravers, Swanage, BH19 3HG	Non material amendment to planning permission 6/2017/0542 (Erect two dwellings on a vacant plot and alter access) to alter materials on elevations	6/2019/0096	Full	u/c	2	
Caroline Cottage, Prospect Road, Lytchett Matravers, Poole, BH16 6ED	Variation of condition 2 of planning permission 6/2016/0721 (Subdivide plot and erect single dwelling in front garden of existing cottage, and single dwelling in rear garden of existing cottage with new access from Prospect Road and associated car parking) to replace window with doors on North elevation and remove door from East elevation of the dwelling in the front garden.	6/2018/0140	Full	completed		2
Bennic Farm Dolmans Hill Lytchett Matravers BH16 6HP	Conversion of existing barn to a dwelling and demolition of 2 additional barns	6/2018/0216	Full	n/s	1	
Chartley, Jennys Lane, Lytchett Matravers, Poole, BH16 6BP	Use of annexe (Chartley) as independent dwelling - Certificate of Lawfulness (Existing)	6/2018/0196	Full	completed		1
Three Jays, Deans Drove, Lytchett Matravers, Poole, BH16 6EQ	Non material amendment to planning permission 6/2017/0718 (Alteration and extension of existing dwelling and formation of new access. Demolition of 3 outbuildings and erection of two detached bungalows to the rear, with associated access and parking) to remove bay window to front elevation of Unit 2 and minor amendments to location of unallocated parking.	6/2018/0433	Full	u/c	2	
86 Wareham Road, Lytchett Matravers BH16 6DT	Demolish existing buildings, erection of new building to include a ground floor shop and coffee shop, 2 ground floor flats, with 2 flats above, and a detached single storey building at the rear comprising 2 flats together with associated access and parking.	6/2018/0362	Full	u/c	4	
3 Hopmans Close, Lytchett Matravers, Poole, BH16 6AY	Erect detached dwelling and driveway including dropped kerb to existing property.	6/2018/0374	Full	n/s	1	
Land adjacent to Wessex Water Reservoir, Purbeck Road, Lytchett Matravers	Construction of 25 dwellings and associated access, car parking and landscaping	6/2018/0287	Full	n/s	25	
Former Royal British Legion Club, Wimborne Road, Lytchett Matravers, Poole, BH16 6HQ	Outline application for the demolition of the former, vacant, Royal British Legion Club building and the construction of 7 dwellings with car parking and landscaping	6/2018/0645	Full	n/s	7	
56-66 Dorchester Road, Upton, BH16 5NS	Demolition of existing dwellings and erection of 15 dwellings and a 3 storey block of 12 apartments with associated car parking and garaging with new access from Dorchester Road (Alternative scheme to extant approval Ref: 6/2015/0753)	6/2018/0014	Full	Completed		21
20 Poole Road, Upton, Poole, BH16 5JB	Conversion of existing dwelling into 2 no. 2-bedroom and 1 no. 1 bedroom flats.	6/2018/0060	Full	u/c	2	
22 - 24 Poole Road, Upton, BH16 5JB	Erection of 2 no. 2 bedroom detached houses to the rear of 22/24 Poole Road and 1 no. 3 bedroom terraced dwelling to the side of 22 Poole Road	6/2018/0099	Full	u/c	3	
71 Dorchester Road, Upton BH16 5NN	Sever land, erect two bedroom bungalow with parking.	6/2018/0207	Full	n/s	1	
The Old Post Office, Wareham Road, Organford, Wareham, BH16 6LB	Convert existing 2 flats into one dwelling. Erect porch and make alterations to windows and doors.	6/2018/0368	Full	n/s	1	
The White House Bed & Breakfast, 31A Dorchester Road, Upton BH16 5NJ	Use of dwelling as Bed & Breakfast	6/2018/0507	Full	completed		-1
2 Holly Close, Upton, BH16 5RH	Sever plot and erect 3-bed house	6/2018/0541	Full	u/c	1	
The Stable House & Adjacent Farm Buildings (part of Farmer Palmers Adventure Farm), Wareham Road, Organford, BH16 6EU	Change of use of existing building to form new dwelling. Single storey extension to new dwelling and first floor extension to existing dwelling.	6/2018/0674	Full	n/s	1	
15C Commercial Road, Swanage, BH19 1DF	Sub division of existing commercial unit to provide first floor residential accommodation. Insertion of new window and roof light.	6/2018/0076	Full	n/s	1	
4 Sentry Road Swanage BH19 2AG	Conversion of former workshop into a single private dwelling	6/2018/0126	Full	n/s	1	
Land rear of 15 Sydenham Road, Swanage, BH19 2JX	Sever land and erect three-bedroom detached dwelling with vehicular access and parking.	6/2018/0226	Full	n/s	1	
Durlston Dairy Barns, Southcliffe Road, Swanage, BH19 2JG	Alterations to existing barn. Part change of use to provide office facilities. Extension to residential unit of accommodation. Change of use of Units 2 & 3 to mixed use B1 & B8 (part retrospective)	6/2018/0353	Full	u/c	0	
Land West of Northbrook Road, Swanage	Erection of 90 dwellings with access via Northbrook Road, associated landscaping, drainage and provision of a Suitable Alternative Natural Greenspace (SANG) to the north and south of Washpond Lane.	6/2017/0713	Full	u/c	90	
Hillcrest, 8 Durlston Road, Swanage, BH19 2DL	Sever land and erect 4 no 3 bedroom town houses with parking.	6/2018/0577	Full	n/s	3	
251 High Street, Swanage, BH19 2NG	Demolition of existing dwelling and construction of three flats	6/2018/0556	Full	n/s	2	

Appendix A: Outstanding planning permission commitments and completions

The Reading Room, 36 Bell Street, Swanage, BH19 2SA	Change of use to a dwelling, single storey extension to rear and alterations.	6/2019/0073	Full	n/s	1
West Mill Farm, Wareham Common, Wareham, BH20 6AA	Convert redundant agricultural building to a single dwelling house	6/2018/0084	Full	u/c	1
173 Northmoor Way, Wareham, BH20 4SB	Sever plot, erect detached dwelling.	6/2018/0346	Full	u/c	1
10 Middlebere Drive, Wareham, BH20 4SD	Sever building to create an additional dwelling	6/2018/0479	Full	u/c	1
35 Sherford Close, Wareham, BH20 4JL	Sever land and erect a semi-detached dwelling with associated parking	6/2018/0539	Full	n/s	1
Cottee And Son, East Street, Wareham, BH20 4NR	Demolition and redevelopment to form 9 dwellings, access, car parking, and landscaping.	6/2018/0611	Full	n/s	9
Oaklands Plantation, Bere Road Coldharbour Wareham BH20 7PA	Change of use from agricultural land to the siting of new caravan (removal of existing caravan)	6/2018/0123	Full	completed	0
Fernlea, Organford Road, Holton Heath BH16 6LA	Use of former outbuilding as 2 self-contained dwellinghouses	6/2018/0280	Full	completed	2
Woodside Cottage, Carey Road, Wareham BH20 7PB	Erect a replacement dwelling.	6/2018/0509	Full	n/s	0
Butcher's Shop (and Galley), Main Road, West Lulworth BH20 5RW	Demolish two redundant retail units, erect dwelling with rooms in roof space and dormer windows on rear elevation. Form new vehicular access/parking.	6/2018/0221	Full	n/s	1
Knoll Cottage Caravan Park, Gatemore Road, Winfrith Newburgh, Dorchester, DT2 8LD	Site 4 additional residential mobile homes - Certificate of lawfulness proposed	6/2018/0324	Full	u/c	4
4 Lampton Close, Wool, Wareham, BH20 6EW	Sever land, demolish existing garage and erect dwelling with associated parking and access. Form new access for existing property.	6/2018/0404	Full	n/s	1
Home Farm, Dorchester Road, Winfrith Newburgh, Dorchester, DT2 8DD	Conversion of outbuildings to provide a single dwelling and ancillary store / carport	6/2019/0029	Full	n/s	0
R/o Oceanside, Worth Matravers, Swanage, BH19 3LF	Erect a detached dwelling	6/2018/0111	Full	u/c	1
Land adjacent to Briar Rose, South Instow, HARMANS CROSS, BH19 3DS	Erection of single dwelling, creation of vehicular access, parking and landscaping.	6/2018/0176	Full	u/c	1
Abbascombe Farm, Worth Matravers BH19 3LF	Conversion of workshop to dwelling	6/2018/0410	Full	n/s	1
Land adj to Chatterbrook, Arne Road, Ridge, Wareham, BH20 5BH	Variation of conditions 7 & 8 of planning permission 6/2017/0128 (Erect a 3-bed detached dwelling with garage and parking) to make alterations to the windows.	6/2017/0709	Full	u/c	1
1 Sunnyside Ridge, Wareham, BH20 5BQ	Erect a 3-bed dwelling with vehicular access and parking	6/2016/0778	Full	n/s	1
88 West Street, Bere Regis, Wareham, Dorset, BH20 7HH	Renewal of consent to construct a 4 bedroom detached dwelling with integral parking (6/2013/0595)	6/2017/0419	Full	n/s	1
20 Green Close, Bere Regis, Wareham, BH20 7LW	Demolish utility and garage and erect new detached dwelling with associated parking and access.	6/2017/0698	Full	u/c	1
18 Green Close, Bere Regis, Wareham, BH20 7LW	Erection of a 3 bed detached dwelling together with private parking and associated works, including the provision of private parking for the existing dwelling (number 18).	6/2018/0008	Full	n/s	1
151 Roke Road, Bere Regis, BH20 7JF	Reinstatement of dwelling into two dwellings, including replacement extensions, demolition of outbuilding and internal alterations	6/2017/0434	Full	u/c	1
42C, West Street, Bere Regis, BH20 7HS	Sever plot and erect single-storey dwelling. Create vehicular access.	6/2016/0109	Full	u/c	1
3 Donkey Lane, Hyde	Demolish existing dwelling and erect replacement two storey dwelling.	6/2011/0312	Full	u/c	0
Land to r/o 9 & 10 Green Close, Bere Regis	Demolish existing garage, sever plot and erect two storey detached dwelling with integral double garage	6/2015/0524	Full	u/c	1
17; Land adjacent, Green Close, Bere Regis, BH20 7LW	Sever land and erect detached two-storey dwelling.	6/2016/0262	Full	u/c	1
Adj 4 East Chaldon, Chaldon Herring	Erect detached four bedroom two-storey dwelling and detached garage.	6/2013/0103	Full	n/s	1
Withy Lakes, Access to Withy Lakes, Church Knowle, BH20 5NG	Variation of condition 2 of planning approval 6/2016/0544 (Sever land and redevelop existing redundant agricultural building with small extension to north east side to create a single storey residential dwelling within its own curtilage) to include changes to the external appearance of the building including the roofline.	6/2017/0107	Full	u/c	1
The Eye, Higher Filbank, Corfe Castle, Wareham, BH20 5EX	Non Material Amendment to planning permission number 6/2017/0003 (Erection of two storey dwelling and detached garage) to raise window cill and reshape porch	6/2017/0282	Full	completed	1
Former Public Toilets, East Street, Corfe Castle, Wareham, BH20 5ED (now 21A East Street)	Change of use from public toilets to a dwelling	6/2017/0112	Full	u/c	1
27 West Street, Corfe Castle, BH20 5DA	Change of use from shop to a mixed use as a dwelling and office, with alterations and additions to doors, windows, 2no dormer roof windows and rooflight. Alterations and additions to door, windows, 2 dormer roof windows and rooflight to facilitate a change of use from shop unit to a mixed use as a dwelling and office.	6/2016/0114	Full	Completed	1
2 Townsend Road, Corfe Castle	Complete the erection of the dwelling approved under outline PP 6/1976/0848 and Reserved Matters 6/1978/0214. Works commenced in 1978 - Certificate of Lawfulness Proposed.	6/2010/0621	Full	u/c	1
Land adj Kerilee, 55 West Street, Corfe Castle	Erect detached dwelling & garage.	6/2015/0009	Full	u/c	1
Land at Station Road, Corfe Castle	Erect four cottages and one flat	6/2014/0379	Full	u/c	5
Wintersweet, Cockles, East Lulworth	Demolish existing house and erect two storey house with basement garage and garden store	6/2015/0458	Full	Completed	0
Hill View Farm, Church Lane, East Stoke, BH20 6AW	Conversion of redundant light industrial building into 3 residential units and creation of first floor	6/2017/0682	Full	u/c	3
Hethfelton House, A352, Hethfelton, Dorset, BH20 6HS.	Change of use from use class C3 (dwelling house) to a mixed-use of use class B1 (office - administrative headquarters), use class C2 (residential institution - training centre) and use class D1 (non residential institutions - Conservation Education Centre) and construction of new access, driveway and parking area.	6/2017/0225	Full	u/c	-1
Kemps Country House Hotel, East Stoke, Wareham	Change of use of Kemps Country House to 6 dwellings with associated alteration works, extension to coach house, parking and landscaping	6/2015/0427	Full	n/s	6
The Science Block, The Old Malthouse School, High Street, Langton Matravers, Swanage, BH19 3HB	Change of use from use class C2 ancillary laboratory and use class C3 bursar flat to use class C3 dwelling, two 2 bedroom residential dwellings (C3), with off road parking and associated works	6/2017/0226	Full	u/c	2
Spyway Orchard, Durnford Drove, Langton Matravers, BH19 3HG	Outline Application - Rural exception site for a development of 28 dwellings (22 affordable and 6 open market) - All matters reserved.	6/2015/0687	Outline	n/s	28

Appendix A: Outstanding planning permission commitments and completions

Land adj 8 Arundel Terrace, Langton Matravers	Erect detached single storey dwelling	6/2017/0343	Full	n/s	1
The Walled Garden, Colehill Road, Lytchett Matravers, Poole, BH16 6BS	Non material amendment to planning permission 6/2017/0270 (Conversion of outbuildings to a dwelling house with various alterations to elevations, associated works and new access) to realign driveway and boundaries between the conversion and the existing dwelling.	6/2018/0081	Full	u/c	1
Higher Loop Farmhouse, Loop Farm Road, Lytchett Matravers, BH16 6BU	Conversion of garage/workshop to 1-bed dwelling.	6/2017/0169	Full	u/c	1
Foxhills Farm, Foxhills Road, Lytchett Matravers, BH16 6BD	Erection of a 4-bed detached dwelling with associated parking and amenity space	6/2017/0329	Full	u/c	0
169 Wareham Road, Lytchett Matravers, Poole, BH16 6EA	Sever land and erect 2 x detached dwellings associated garages/parking and repositioning/widening of access	6/2017/0206	Full	u/c	1
16 Foxhills Crescent, Lytchett Matravers BH16 6BE	Demolition of existing garage, severance of curtilage and erection of detached 3 bed house with associated access and parking.	6/2017/0511	Full	u/c	1
158 Wareham Road, Lytchett Matravers, BH16 6DT	Severance of curtilage and erection of new dwelling, with associated access, parking and amenity space	6/2017/0313	Full	u/c	0
Redbridge Farm, Dolmans Hill, Lytchett Matravers BH16 6HP	Change of use from agricultural building (B1) to a dwellinghouse in accordance with the provisions set out within the Town and Country Planning (General Permitted Development) (England) Order 2015 at Schedule 2, Part 3, Class Q.	PDA/2016/0002	Permitted development	n/s	1
19 & 20 Huntick Estate, Lytchett Matravers	Demolish existing bungalows at 19 and 20 Huntick Estate and erect 5 new dwellings with associated access and parking.	6/2012/0734	Full	u/c	3
Old Park Farmhouse, Dolmans Hill, Lytchett Matravers	Sever plot, change of use of agricultural building to a single dwelling, partial demolition of a separate agricultural building, formation of hardstanding and new landscaping.	6/2015/0012	Full	Completed	1
Annaberg, Middle Road, Lytchett Matravers	Erect part single and part two storey dwelling with first floor balcony.	6/2013/0594	Full	u/c	1
Harbour Lights, Huntick Road, Lytchett Matravers	Erect replacement dwelling.	6/2015/0361	Full	Completed	0
Northhouse Farm, Huntick Road, Lytchett Matravers, BH16 6BB	Demolition of the existing barn and removal of an existing mobile home from the site, and the erection of a detached 2 storey building comprising of 2 no. holiday cottages with associated parking and access	6/2018/0696	Reserved matters	n/s	2
1 Glebe Road, Lytchett Matravers, BH16 6EJ	Erect 2-bed bungalow	6/2016/0709	Full	Completed	1
Quarr Farm Bungalow, Halls Road, Lytchett Matravers, BH16 6EP	Demolish existing bungalow & garage & erect new dwelling.	6/2017/0018	Full	u/c	0
Rear of 695 Blandford Road, Upton, BH16 5ET	Part demolition, conversion and extension of existing single storey building to provide 2 residential units.	6/2017/0072	Full	u/c	2
Park Farm Cottage, Poole Road, UPTON BH16 5LW	Demolish existing 2 No semi detached houses and 1 garage and erect new 4 bed house with detached double garage	6/2017/0323	Full	u/c	0
land to rear of 20 - 24 Poole Road UPTON BH16 5JB	Erection of 2 no. 3 bedroom semi detached houses to the rear of 22/24 Poole Road and 1 no. 3 bedroom semi detached dwelling to the side of 22 Poole Road	6/2017/0303	Full	u/c	3
Land off Ropers Lane, Upton, BH16 5HR	Erect four detached dwellings with associated parking and access, alterations to existing dwelling (8a Ropers Lane).	6/2016/0653	Full	Completed	4
78 Dorchester Road Upton, BH16 5NT	Demolition of existing outbuildings and creation of a new one bed self contained dwelling	6/2017/0119	Full	n/s	1
7 Bay Close, Upton, Poole, BH16 5LR	Replacement Dwelling	6/2017/0547	Full	n/s	0
627-629, Blandford Road, Upton, BH16 5ED	Demolition of the existing garage block and the erection of 3 dwellings to the rear of the existing building with associated access and parking	6/2017/0305	Full	u/c	4
625 Blandford Road, Upton, Poole, BH16 5ED	Sever land & construct new chalet bungalow with access from existing shared drive.	6/2017/0400	Full	u/c	1
610 Blandford Road, Upton, BH16 5EQ	Change of Use from habitable building ancillary to main dwelling to Self Contained Dwelling	6/2017/0220	Full	n/s	1
6 Policemans Lane, Upton BH16 5NE	Demolish existing side extension, sever plot and construct new dwelling .	6/2018/0045	Full	u/c	1
45 Redwood Road, Upton, Poole, BH16 5QG	Construction of a new dwelling to the west of number 45 Redwood Road	6/2017/0472	Full	Completed	1
4 Marsh Lane, Upton, Poole, BH16 5NH	Erect detached 2 storey dwelling involving demolition of existing detached garage	6/2018/0634	Full	n/s	1
20-24 Poole Road, UPTON, BH16 5JB	Two x 2-bed detached houses and 1 x 3-bed semi-detached house	6/2017/0564	Full	u/c	3
60 Poole Road, Upton, BH16 5JD	Erect two storey and single storey rear extensions, two storey side extension, single storey front extension and alterations to convert existing dwelling into two dwellings and erect workshop in rear garden.	6/2016/0099	Full	Completed	1
32 Poole Road, Upton BH16 5JB	Demolish existing buildings and erect 3 flats and 7 seven town houses with associated parking; alter existing vehicular access.	6/2016/0292	Full	Completed	9
Land between 8-12, Dacombe Close, Upton, BH16 5JR	Erect a pair of 3 bedroom semi-detached houses, with associated surface parking, amenity space and new access onto Dacombe Close	6/2016/0493	Full	Completed	2
Land adj 8-14 Heights Approach, Upton	Extend building to form new flat over existing access.	6/2015/0082	Full	u/c	1
Charity Farm, Dorchester Road, Lytchett Minster	Demolish existing office use building, existing cottage and further outbuildings to rear. Erect new office buildings and house. Layout car parking and form new vehicular access.	6/2015/0153	Full	n/s	0
Kings Corner Barns, Morden	Demolish 2 single storey garages. Change of use, alterations and single storey extension to main barn (Barn A) to form a 5 bedroom dwelling and erect a detached garden store. Change of use and alterations to subsidiary barn (Barn B) to form a 2 bedroom dwelling and a 1 bedroom dwelling; associated landscaping, parking and the formation of residential curtilages.	6/2018/0327	Full	u/c	3
West Morden Dairy, Morden	Demolition of blockwork. Change of use, alterations and extensions to facilitate a 3 bedroom dwelling with associated parking.	6/2018/0328	Full	n/s	1
Manor Farm, Church Lane, STEEPLE, BH20 5NY	Non material amendment to planning permission 6/2016/0083 (Change of use of former agricultural building to single dwelling and external and internal repairs and alterations to facilitate the same) to Internal and external alterations to facilitate change of use to a dwelling	6/2018/0001	Full	u/c	1
The Pier Head, 1 High Street, Swanage BH19 2AQ	Demolish existing out-buildings and partial demolition of Pier Head. Erection of 6 dwellings and commercial units (Use Class A1, Shops and/or Use Class A3, Restaurants and Cafes) with associated parking, landscaping and new vehicular access.	6/2017/0293	Full	u/c	6
Seabank Lodge, 4 Ulwell Road, Swanage, BH19 1LH	Demolition of existing detached dwelling and replacement with three flats and associated parking.	6/2017/0176	Full	n/s	2

Appendix A: Outstanding planning permission commitments and completions

Roslyn House, 134-136 High Street, SWANAGE, BH19 2PA	Variation of condition 2 of planning permission 6/2016/0491(continuation of use of premises as 4 x 1 bed and 1 x 2 bed flats) to allow internal and external changes, the creation of 3 x 2 beds and 2 x 1 bed flats, the replacement of two dormer windows with two dormer windows and two roof lights to rear and removal of 2 external staircases.	6/2017/0165	Full	n/s	5
Rear of 5 Boundary Close, Swanage, BH19 2JY	Sever plot and erect new detached dwelling with garage and form new access from Lighthouse Road	6/2017/0528	Full	n/s	1
Larks Rise, 279B High Street, Swanage, BH19 2NH	Erect new dwelling.	6/2017/0611	Full	u/c	1
Land at Prospect Farm, Victoria Avenue, Swanage, BH19 1AS	Demolition of existing farm buildings; the erection of 20 dwellings (including 7 affordable) comprising 13 detached homes, two semi-detached homes and a block of five flats; create new access, parking and landscaping.	6/2017/0359	Full	u/c	20
53A Queens Road, Swanage, BH19 2EN	Demolition existing dwelling and garages and erect replacement dwelling with integral garage and pool	6/2017/0139	Full	u/c	1
Knapp Stores Limited, 198 High Street, Swanage, BH19 2PQ	Demolish existing building and erect 2 semi detached dwellings	6/2017/0439	Full	n/s	2
Flat 4, 4 Institute Road, Swanage BH19 1BX	Conversion of 1 flat into 2 flats.	6/2017/0398	Full	u/c	1
Clare House, 1 Park Road, Swanage, BH19 2AA	Change of use from Bed and Breakfast to single dwelling	6/2017/0672	Full	n/s	1
78 Ulwell Road, Swanage, BH19 1LN	Erect a two storey 4 bedroom dwelling at the rear of 78 Ulwell Road with access via Moor Road.	6/2017/0410	Full	n/s	1
29 South Road, Swanage, BH19 2QR	Sever land and erect detached dwelling and garage.	6/2017/0448	Full	n/s	1
2 Moor Road Swanage BH19 1RF	Demolish existing bungalow and erect new 3 bed chalet bungalow with new vehicular access from Moor Road.	6/2017/0007	Full	u/c	0
19 Institute Road, Swanage, BH19 1BU	Change of use from use class A2 Financial Services to mixed use, use class A1 retail and use class A3 restaurant at the ground floor and a single use class C3 dwelling to the upper floors	6/2017/0208	Full	Completed	1
125 Victoria Avenue, Swanage, BH19 1BA	Non material amendment to planning permission 6/2016/0434 (Sever land and erect a detached dwelling with associated access and parking) to alter internal ground floor layout and reposition doors and windows in South and East elevations.	6/2017/0575	Full	Completed	1
12 Newton Road, Swanage, BH19 2DZ	Sub-division of existing dwelling to form 2 flats including demolition of conservatory, remove chimney, erection of single storey rear extension and Juliet balcony, widen dormer, insert new first floor window in north (side) elevation and insert new rooflight in rear elevation, new entrance lobby & new parking area	6/2017/0609	Full	Completed	1
Land Adjacent Swanage Grammar School, Northbrook Road, Swanage, BH19 1QE	Demolition of existing house, construction of residential development of 52 units (50/50 mix market and affordable housing) with access via Northbrook Road - Reserved matters application seeking approval for access, appearance, landscaping, layout and scale.	6/2016/0769	Reserved matters	n/s	51
3 Highcliffe Road, Swanage, Dorset. BH19 1LW.	First floor extension and alterations to form self-contained residential unit.	6/2016/0276	Full	u/c	1
5- Land adjacent to Olive Cottage, Cliff Place, Swanage BH19 2PL	Refurbishment and alterations to existing building & erection of a new dwelling with a single garage. Demolition of existing porch to adjacent Olive Cottage.	6/2016/0444	Full	n/s	1
68 Queens Road, Swanage BH19 2EX	Demolish conservatory and insert two dormers to the existing dwelling; form new vehicular access. Erect detached dwelling with associated parking.	6/2016/0472	Full	n/s	1
17 Manor Road, SWANAGE, BH19 2BH	Demolish existing outbuilding, sever land and erect dwelling with parking.	6/2016/0539	Full	u/c	1
4 -Seabank Lodge, Ulwell Road, Swanage, BH19 1LH	Demolition of existing detached dwelling and replacement with three flats and associated parking. Create vehicular access.	6/2016/0498	Full	n/s	2
Sea Mist, Cobblers Lane, Swanage	Demolish dwelling and erect 4 detached dwellings	6/2014/0592	Reserved matters	Completed	3
5 South Rd, Swanage	Erect split level dwelling with integral garage. Create new vehicular access.	6/2012/0827	Full	u/c	1
10 Durberville Drive, Swanage	Sever land and erect chalet bungalow	6/2015/0539	Full	n/s	1
37 Commercial Road, Swanage	Change of use to convert part of existing building to one dwelling.	6/2015/0727	Full	n/s	1
47 Rabling Road Swanage BH19 1ED	Alterations and extension to existing dwelling to form 5 flats with associated parking.	6/2016/0373	Full	Completed	4
Former Police Station Premises, Argyle Road and Kings Road West, Swanage BH19 1HZ	Alterations and extensions to former police station to facilitate conversion to 6 dwellings	6/2016/0618	Full	n/s	6
9 Ballard Lee, Swanage	Minor Material Amendment to PP 6/2012/0507 (Demolish existing dwelling and erect three new dwellings with associated parking) to allow roof lights, gables and garden walls.	6/2014/0483	Full	Completed	2
15 Sydenham Road, Swanage	Sever land and erect three-bedroom detached dwelling with vehicular access and parking	6/2015/0270	Full	n/s	1
Nomad Restaurant, 12A North Street, Wareham, BH20 4AG	Change of use from B2 General Industrial to C3 Dwelling House and single storey extension to rear	6/2017/0015	Full	Completed	1
9/9A Daniel Drive, Northmoor Park, Wareham, BH20 4RU	Erection of a two storey, 2-bed detached dwelling with associated amenity space	6/2017/0232	Full	n/s	1
8 South Street, Wareham, BH20 4LT	Change of use to a mixed use of A2 (Financial and Professional Services) at ground floor and two apartments (C3 Dwellinghouse) at first and second floors.	6/2017/0086	Full	Completed	2
8 Egdon Road, Wareham, BH20 4DA	Erect a new dwelling	6/2017/0307	Full	n/s	1
33 North Street, Wareham, BH20 4AD	Part demolition of 33 North Street and erection of a one bedroom bungalow with associated parking	6/2017/0747	Full	u/c	1
19 Carey Road, WAREHAM, BH20 4AX	Non material amendment to planning application 6/2017/0017 (erection of a bungalow) to move front door and amend window layout	6/2017/0309	Full	u/c	1
3 St Martins Lane, Wareham, BH20 4HF	Demolish existing building and erect six 2 bed retirement apartments creating parking and altering access	6/2017/0260	Full	Completed	5
28 Tarrant Drive, Wareham, BH20 4EP	Sub-divide property into 2 semi-detached dwellings.	6/2017/0440	Full	n/s	1
26 South Street, Wareham, BH20 4LT	Change of use of ground floor office from use class A2 (office) to use class C3 (dwellinghouses)	6/2017/0714	Full	u/c	1
17 South Street, Wareham, BH20 4LR	Erect extension at ground and first floor levels to create two bedroom flat over existing single storey extension.	6/2018/0043	Full	n/s	1
145 Wessex Oval Carey Wareham BH20 4BT	Subdivide existing dwelling into two one bedroom self-contained units and create two new parking spaces at front of property.	6/2017/0011	Full	n/s	1
13 Norden Drive, Wareham, Dorset, BH20 4SF	Erection of a dwelling, creation of access and parking.	6/2017/0175	Full	Completed	1
12 Daniel Drive, Wareham, BH20 4RU	Change of use from use class A1 (retail) to use class C3 (dwellinghouses)	6/2017/0375	Full	u/c	1
3 St Michaels Road, Wareham, BH20 4QU	Extension and loft conversion to existing house. 2-storey side extension to create 3 additional dwellings comprising a 2-storey house, a maisonette and a flat.	6/2016/0592	Full	n/s	2
2 Meadow View Close, Wareham	Convert outbuilding to one bedroom dwelling and demolish and rebuild garage.	6/2014/0355	Full	n/s	1
Store to r/o 18 & 20 South Street, Trinity Lane, Wareham	Demolish existing garage / store and erect a two bedroom dwelling	6/2015/0475	Full	n/s	1
Westwood, Fancys Row, Holton Heath BH16 6LA	Erect replacement dwelling and detached garage.	6/2017/0449	Full	n/s	1

Appendix A: Outstanding planning permission commitments and completions

Albion Villas, Main Road, West Lulworth BH20 5RQ	Erect new dwelling	6/2017/0219	Full	Completed		1
Former cow shed, West Burton Farm, Winfrith Newburgh, Dorchester, DT2 8DD	Non Material Amendment to planning permission 6/2016/0333 (Extensions and alterations to cattle shed and change of use to a dwelling house) to insert parapet wall between property to the north	6/2017/0488	Full	u/c		1
Ivy Cottage, Dorchester Road, East Knighton, DT2 8LF	Variation of condition 2 of planning permission 6/2016/0011 (Demolish existing dwelling and erect two-storey replacement dwelling) to include 4 first floor windows in respect of previously approved first floor plan and east elevation.	6/2017/0441	Full	n/s		0
The Ammonite Barn, Dorchester Road, Winfrith Newburgh DT2 8DD	Change of use to an independent out of hours veterinary clinic (Class D1) and livery, with owner's accommodation.	6/2016/0250	Full	n/s		-1
West Burton Farmhouse, Winfrith Newburgh Dorchester	Alterations and extensions to existing building and change of use from agricultural outbuilding to a dwellinghouse	6/2016/0602	Full	n/s		1
Sawpits, High Street, Winfrith Newburgh DT2 8JW	Part demolish and part extend existing dwelling, to create two 2-bedroomed single storey dwellings.	6/2016/0478	Full	u/c		1
The Haven, Dorchester Road, Wool, Wareham, BH20 6EL	Sever land and erect a bungalow with integral garage and create new access	6/2017/0214	Full	Completed		1
24 Breach Field, Wool, BH20 6DQ	Variation of condition 2 of planning permission 6/2015/0654 (Erection of dwelling between No. 24 & 26 Breach Field) for alterations to window layout including the insertion of additional windows, erection of a detached garage, additional parking area and removal of chimney.	6/2017/0540	Full	u/c		1
Talbot Farm House, Water Meadow Lane, East Burton, Wareham, Dorset, BH20 6HL	Change of use from outbuilding to 2-bed dwelling with alterations to windows/doors and new rooflights	6/2016/0677	Full	u/c		1
Land to East, Burton Cross Roundabout, Wool	OA - Erect two dwellings with full approval for new vehicular access. All other matters reserved.	6/2015/0599	Minor outline	n/s		2
Evergreen, Bailey's Drove, Wool	Demolition of existing bungalow and garage and erection of 2 chalet bungalows with car parking	6/2015/0547	Full	n/s		1
22 Cologne Road, Bovington	Erect replacement detached two-storey dwelling	6/2015/0246	Full	u/c		0
Barns at Woodstreet Farm, East Stoke	Alterations and change of use of farm buildings to 3 dwellings and carport	6/2015/0281	Full	u/c		3
Flora Dene, Chalk Pit Lane, Wool, BH20 6DW	Severance of curtilage & erection of a new 3 bedroom chalet bungalow, including single storey side extension to the existing bungalow & revised shared access arrangement at Flora Dene, Chalk Pit Lane, Wool.	6/2016/0149	Full	Completed		1
20 Cologne Road, Bovington, BH20 6NR	Minor Material Amendment to PP 6/2009/0707 (Demolish existing dwelling and outbuildings and erect a dwelling with integral garage; create new vehicular access) to raise the dwelling by 450mm.	6/2015/0673	Full	u/c		0
Part of former Poultry Farm, Valley Road, Harmans Cross, Swanage, BH19 3DZ	Erect detached dwelling and garage, revised application to planning permission number 6/2016/0580 - (construction of a single detached dwelling)	6/2017/0209	Full	Completed		1
Oceanside, Worth Matravers, BH19 3LF	Erect 3 bedroom dwelling, demolish existing workshop to create parking area	6/2017/0019	Full	u/c		1
Downshay Farm, Haycrafts Lane, Harmans Cross, Swanage, Dorset, BH19 3EB	Change of use of agricultural building to single dwelling	6/2017/0030	Full	u/c		1
Pond View, Pikes Lane, Worth Matravers, BH19 3LQ	Confirmation that actions set out on drawing 11106-75 will constitute a material commencement of building operations approved under planning permission 6/2013/0331. Certificate of Lawful Development - Proposed.	6/2016/0094	Full	n/s		1
Broadlea, Kingston Road, Worth Matravers, BH19 3JR	Non material amendment to planning permission 6/2015/0422 (Demolition of existing dwelling, erect new dwelling with integral garage and new vehicular access.) to allow Bradstone Crofters roof slates instead of Bradstone Cotswold roof slates.	6/2016/0310	Full	Completed		0
Renscombe Farm, Renscombe Road, Worth Matravers, BH19 3LL	Change of use of buildings from four dwellings to two, alterations to elevations of buildings, and engineering operations to excavate ground and form a hardstanding.	6/2016/0700	Full	n/s		-2
Cadenza, North Instow, Harmans Cross, BH19 3DT	Sever land and erect a detached bungalow with new vehicular access.	6/2016/0632	Full	u/c		1
Rose Cottage, South Instow, Harmans Cross	Demolish existing dwelling & erect 2 detached dwellings.	6/2013/0118	Full	u/c		1
Land adj. Sunnyhayes, Haycrafts Lane, Harmans Cross BH19 3EB	Non Material Amendment to planning permission 6/2016/0392 (Sever land and erect a detached dwelling with associated parking; form new vehicular access - Plot B) to add two windows in South (side) elevation and enlarge window in West (rear) elevation.	6/2017/0040	Full	Completed		1
Briar Rose, North Instow, Harmans Cross	Alterations to existing dwelling, including extension and loft conversion. Sever land and erect a detached dwelling with associated parking.	6/2013/0475	Full	u/c		1
Seaforth, Kingston Road, Worth Matravers	Erect dwelling.	6/2015/0630	Full	n/s		1
Land adjacent Abbascombe Cottages, Worth Matravers, BH19 3LG	Construction of 9 affordable dwellings, associated car parking and car ports	6/2016/0013	Full	u/c		9
Former Royal Observer Corps Monitoring Post, Worth Matravers, BH19 3LB	Conversion of redundant monitoring post into a dwelling	6/2016/0787	Full	n/s		1
128-132 High Street, SWANAGE, BH19 2PA	Variation of condition 2 of planning permission 6/2017/0504 (Erect a new dwelling) to alter the finished floor levels.	6/2018/0105	Full	u/c		1
8A Ropers Lane, Upton, Poole, BH16 5HR	Variation of conditions 2, 3 & 7 of planning permission 6/2017/0577 (Demolition of existing dwelling and erection of replacement dwelling) to vary details of materials, alterations to windows, doors and apex of dormer windows, and alterations to roof lights on East elevation to be obscure glazed with restricted opening.	6/2018/0148	Full	Completed		0
Butchers Shop (and Galley), Main Road, West Lulworth BH20 5RL	Demolish two redundant retail units, erect dwelling with rooms in roof space and dormer windows on rear elevation. Form new vehicular access/parking.	6/2018/0221	Full	n/s		0
Bovi Stores, 12 King George V Road, Bovington, BH20 6JQ	Demolish existing and erect a two storey unit comprising of two retail units (use class A1 - retail) and two residential units with associated parking.	6/2018/0376	Full	n/s		1
53 Dorchester Road, Lytchett Minster, Poole, BH16 6JE	Erect a detached 2 storey dwelling with integral garage and associated access.	6/2018/0381	Full	u/c		1
Castleton Hotel 1 Highcliffe Road Swanage BH19 1LW	Sever owner's accommodation from hotel to form a separate dwelling	6/2018/0447	Full	n/s		1
78 Ulwell Road, Swanage, BH19 1LN	Erect dwelling	6/2018/0411	Full	n/s		1
1 St Vasts Road, Swanage, BH19 2BN	Variation of condition 2 of planning permission 6/2017/0655 (Demolition of existing dwelling and erection of 8 unit residential building with associated access and parking) to amend the design of the lower ground floor plan, the removal of 2 chimney stacks & to alter additional ground level brickwork on south east and north west elevations	6/2018/0495	Full	u/c		7
Badgers Run, 7 Ballard Estate, Swanage, BH19 1QZ	Demolition of existing single storey dwelling & erection of new single storey dwelling and summerhouse.	6/2018/0482	Full	u/c		0
Worgret Manor, Worgret Road, Wareham BH20 6AB	Convert guest rooms to self-contained flat. Removal of existing roofs and replace with new tiled pitched roof including dormer windows.	6/2017/0680	Full	n/s		1
Culeaze Farm, Lane End, Bere Regis, Wareham, BH20 7NR	Convert farmhouse and flat into a single dwelling with internal and external alterations	6/2017/0005	Full	u/c		-1
Land at Huntick Road, Lytchett Matravers	Erection of 46 dwellings (including affordable homes), new vehicular access via Huntick Road, associated landscaping, drainage & all other development works	6/2018/0063	Full	n/s		46

Appendix B: Evidence of the deliverability of the Wool site allocations

Frances Summers

From: Andrew Fido <AFido@savills.com>
Sent: 08 May 2019 09:13
To: Frances Summers
Cc: Cliff Lane; Richard Shaw
Subject: Deliverability of Wool sites for 5 year land supply report.

Dear Frances

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.

Trajectory

Allocations	April 2018 / April 2019	April 2019 / April 2020	April 2020 / April 2021	April 2021 / April 2022	April 2022 / April 2023	April 2023 / April 2024
Wool	zero	zero	20 units	65 units	65 units	65 units

Thereafter it would be 65 units per annum with the exception of the final year of delivery (2027-2028) which would be 60 units as per below.

2018- 2019	2019- 2020	2020- 2021	2021- 2022	2022- 2023	2023- 2024	2024- 2025	2025- 2026	2026- 2027	2027- 2028	2028- 2029	2029- 2030	2030- 2031	2031- 2032	2032- 2033	2033- 2034
0	0	20	65	65	65	65	65	65	60	0	0	0	0	0	0

(Note period is April-April)

With kind regards

Andrew

Andrew Fido BSc (Hons) MPhil MRTPI PIEMA
Director
Planning

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

Appendix B: Evidence of the deliverability of the Wool site allocations

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Appendix B: Evidence of the deliverability of the Wool site allocations

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Appendix C: Evidence of the deliverability of the Lytchett Matravers and Upton sites

Frances Summers

Subject: FW: Email stating deliverability of Lytchett Matravers and Upton sites for 5 year land supply report.

Importance: High

Switch-MessageId: 77ae44e189eb4bb69cef1091de1114bf

Dear Frances

Further to my recent communication with Steve Boyt and for the avoidance of doubt, Wyatt Homes are looking to progress planning applications for each of their sites (which are proposed as allocations within the Purbeck Local Plan) as soon as possible. At this stage, and assuming that the Examination and Adoption of the Purbeck Local Plan progresses as planned, our proposed trajectory is as follows:

Trajectory

Allocations	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Lytchett Matravers / Upton (Local Plan Policies H6 and H7)			15	85	85	55

Kind regards

Peter

Peter Home
Associate Director

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Appendix D: Evidence of the deliverability of the site at Moreton Station / Redbridge Pit

Frances Summers

From: Martin Miller <martin.miller@torltd.co.uk>
Sent: 07 May 2019 18:50
To: Frances Summers
Subject: Land at Moreton Station - Delivery rates

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Frances

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.

Please find our proposed trajectory below.

Trajectory

Allocations	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Moreton Station / Redbridge Pit						50

I trust that you will find this useful.

Regards

Martin

--

Martin Miller MPhil MRTPI

Director

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You can now follow us on:



Appendix D: Evidence of the deliverability of the site at Moreton Station / Redbridge Pit



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