

# Purbeck Local Plan

Submission January 2019

Housing monitoring



Thriving communities in balance  
with the natural environment

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## Introduction

1. Purbeck District Council produces annual housing reports in accordance with the requirements of the National Planning Policy Framework (NPPF) (2018). Paragraph 73 of the NPPF requires local planning authorities to:

“identify and update annually a supply of specific deliverable sites sufficient to provide minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies<sup>36</sup>, or against their local housing need where the strategic policies are more than five years old<sup>37</sup>. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or
  - b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan<sup>38</sup>, 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<sup>39</sup>.”
2. Paragraph 75 of the NPPF sets out further supply requirements in relation to the new Housing Delivery Test, created to help prevent persistent under delivery.

“Where the Housing Delivery Test indicates that delivery has fallen below 95% of the local planning authority’s housing requirement over the previous three years, the authority should prepare an action plan in line with national planning guidance, to assess the causes of under delivery and identify actions to increase delivery in future years. Planning Practice Guidance (PPG) ‘Housing and economic land availability assessment’ was issued by the government in March 2014 (and subsequently revised) and provides further information on how to identify and update a five-year supply.”

3. This report is for the purposes of the Purbeck Local Plan submission and covers several areas of housing monitoring to provide the inspector with context to the environment of Purbeck prior to examination. The report contains the following information:
  - Five year land supply prediction figures for 2019;
  - Housing commitments and completion data;
  - Housing Delivery Test;
  - Affordable housing delivery and supply; and
  - Gypsies and travellers pitches information.

## Five year land supply prediction figures

4. The report covers the five-year period from 23 January 2019 to 31st March 2024 and is based on housing land monitoring information as at 23 January 2019.
5. The assessment includes the following sources of housing supply to contribute to the five-year rolling supply of deliverable housing sites in the district:
  - Sites with outstanding planning permission at 23 January 2019;
  - Settlement extensions in Purbeck Local Plan Part 1: Planning Purbeck's Future;
  - Settlement extensions in Swanage Local Plan;
  - Settlement extensions at Bere Regis to be allocated through Bere Regis Neighbourhood Plan; and
  - Settlement extensions at Wareham to be allocated through Wareham Neighbourhood Plan.
6. The assessment has 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

7. Purbeck District has an adopted (November 2012) Local Plan called the Purbeck Local Plan Part 1 (PLP1). Policy HS: Housing Supply of the PLP1 sets 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. This plan is now out of date being more than 5 years old.
8. Housing methodology released by the Ministry of Housing, Communities and Local Government enables local planning authorities to assess their own need more frequently and without the need for a Strategic Housing Market Assessment. This underwent consultation and the finalised housing methodology is expected to be updated early 2019.
9. Government also published a Housing Delivery Test (HDT) measuring the percentage of net homes delivered against number of homes required over a rolling three year period. It ensures Councils are delivering their housing need requirement. There are

consequences if Councils do not meet the test and measures are set in place to allow for quick improvement in delivery.

10. For the purposes of this report, it is considered appropriate for the Council to continue to use PLP1 housing requirements for its five-year housing land supply but to also test the figures through the HDT.
11. The new Purbeck Local Plan has been submitted to the Secretary of State for independent examination. The plan has an identified housing need of 2,688 homes by 2034 and the proposed allocations to contribute towards this target are shown in the table below.

<b>Town or Village</b>	<b>Number of homes</b>
<b>Wool</b>	470
<b>Moreton Station / Redbridge Pit</b>	490
<b>Lytchett Matravers</b>	150
<b>Upton</b>	90
<b>Wareham Neighbourhood Plan</b>	300 (20 within 5 years)
<b>Bere Regis Neighbourhood Plan</b>	100
<b>Swanage Local Plan allocation</b>	150
<b>Windfall within and small sites next to existing settlements</b>	933
<b>Total</b>	2,688

### Establishing the housing supply – is it deliverable?

12. The National Planning Policy Framework (2018) defines deliverable as:  
‘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. Sites that are not major development, and 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 (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or

identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.' (NPPF, 2018, pg.66)

13. It's important that the sites counted in the five year land supply are deliverable, available and achievable. Explanations as to why sites have been included in the five year land supply summary are below.

### **Outstanding planning permissions**

14. Those counted are planning permissions approved that are either under construction or extant and not started. The tables in the appendix provide a list of all outstanding planning permissions.

### **Bere Regis Neighbourhood Plan**

15. Bere Regis Neighbourhood Plan is currently undergoing examination and is hoped to be adopted later in 2019. Bere Regis was allocated 50 homes in PLP1 but the plan took longer than expected to create; due to increased housing need, the Council, together with the Parish Council agreed to increase the number of homes planned for delivery through their plan. Now they are planning for 105 homes. The Council has contacted the site promoters who have confirmed the land is available and deliverable within 5 years.

### **Settlement extensions in PLP1**

16. There were three allocated strategic settlement extensions in PLP1. The Council granted planning permission for 153 dwellings on land to the north of Worgret Road, Wareham in 2014. This development is now complete. Planning permission was also granted for 70 dwellings at Policeman's Lane, Upton and this has also now been completed. There is one remaining strategic settlement extension that does not have planning permission (at 1<sup>st</sup> April 2018):
17. Huntick Road (in Lytchett Matravers) was allocated for 50 homes in PLP1, this is yet to be delivered but there is a planning application currently being determined for the site therefore the Council has chosen to include it in the five year supply.

### **Wareham Neighbourhood Plan**

18. Wareham Neighbourhood Plan has completed regulation 16 publication period and is about to be submitted for examination. The Council has worked together with the Town Council and agreed to allocate 300 homes to the Wareham Neighbourhood Plan, a number which is considered deliverable. The plan should be adopted later this year and as such the Council are including this number in this year's five year land supply.

### **Remaining Swanage Local Plan allocation**

19. Swanage Local Plan allocated 200 homes in settlement extensions, of this, 90 homes are under consideration and 52 have already been approved. This leaves 58 remaining. It is expected that these will be delivered within the next five years.

### Five-year supply summary

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

Supply at 23 January 2019	Total
Outstanding planning permissions (includes 52 dwellings with outstanding planning permission at Swanage Grammar School site and 90 dwellings at Northbrook Road 6/2017/0713, Swanage)	435 homes (net)
Bere Regis settlement extension	105 homes
Lytchett Matravers settlement extension (6/2018/0063)	46 homes
Wareham Neighbourhood Plan	20 homes
Swanage settlement extension (remainder)	58
<b>Total</b>	<b>664</b>

### Council-owned land in PLP1

21. PLP1 includes two sites of council-owned land within the overall housing supply.

22. 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.

23. 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.

24. The total number of homes in the five-year supply from council-owned land is 0 dwellings.

### Assessing the five-year supply 2019

#### Calculating the five-year housing requirement

25. 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. Housing Requirement 2006-2027	21 years	2,520 dwellings
b. Completions 2006-2019	13 years	1,634 dwellings
c. Outstanding Requirement 2019-2027	8 years	886 dwellings
d. Outstanding Annual Requirement		111 dwellings

26. The Council must also include a 5% buffer to ensure choice and competition in the housing market (paragraph 73 of NPPF). With our 5% buffer, we therefore need a total supply of 581 dwellings over the five-year supply period.

27. This results in a revised annual housing requirement of 116 dwellings.

<b>Total housing supply required (2019-2023)</b>	<b>581 dwellings</b>
<b>Annual housing supply required (2019-2023)</b>	<b>116 dwellings</b>

### Calculating the five-year housing supply

28. This assessment has identified the following five-year housing supply (the evidence of which can be found in the appendix) at 23 January 2019:

Five year land supply	Total
Outstanding planning permissions (includes 52 dwellings with outstanding planning permission at Swanage Grammar School site and 90 homes at Northbrook Road 6/2017/0713, Swanage)	435 homes (net)
Bere Regis settlement extension	105 homes
Lytchett Matravers settlement extension (6/2018/0063)	46 homes
Wareham Neighbourhood Plan	20 homes
Swanage settlement extension (remainder)	58 homes
Council owned land	0
<b>Total supply</b>	<b>664 homes</b>
Available supply (years)	5.7 (664 total supply /111 annual dwellings required)

29. We are able to demonstrate a total five-year supply of 664 dwellings. This is a supply of 5.7 years.

<b>Total five-year housing supply (2019-2023)</b>	<b>664 dwellings</b>
<b>Total supply in years</b>	<b>5.7</b>

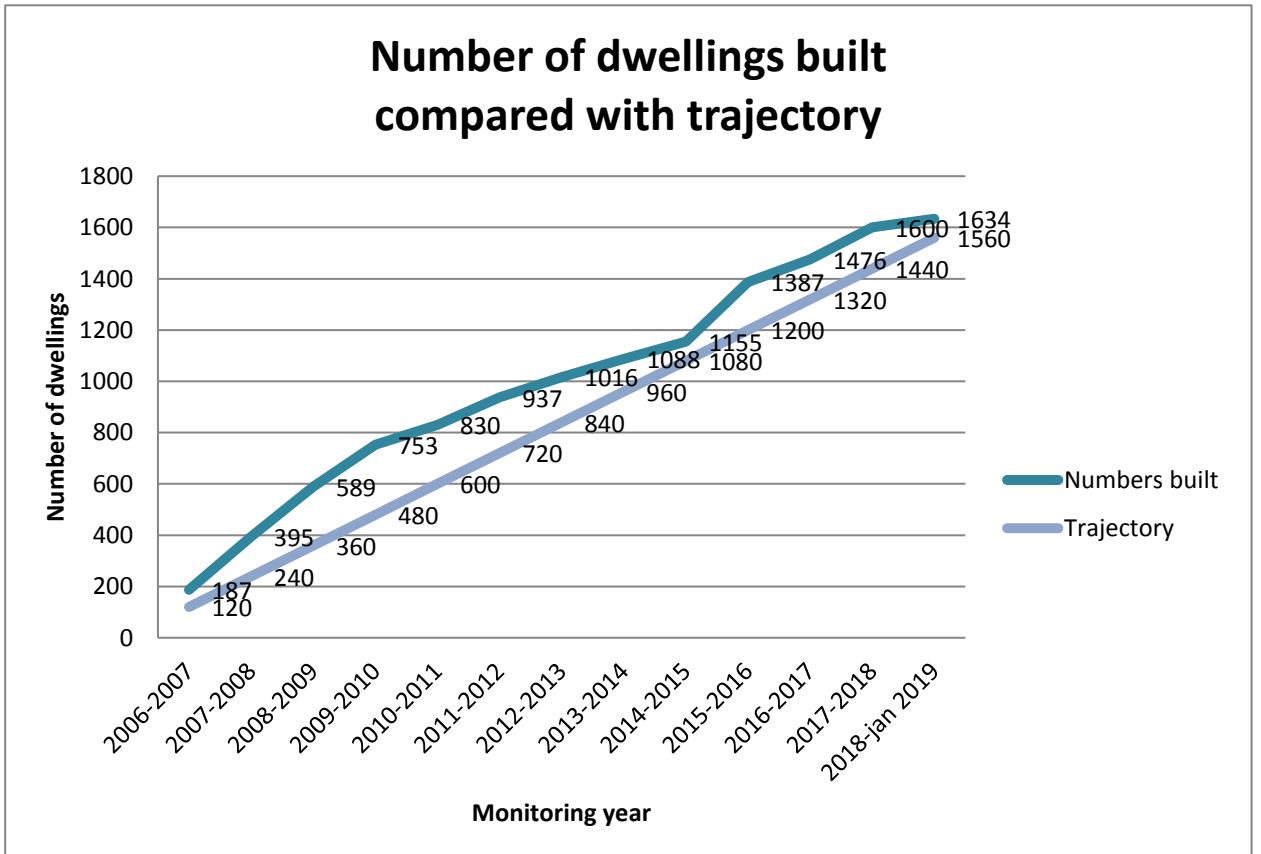
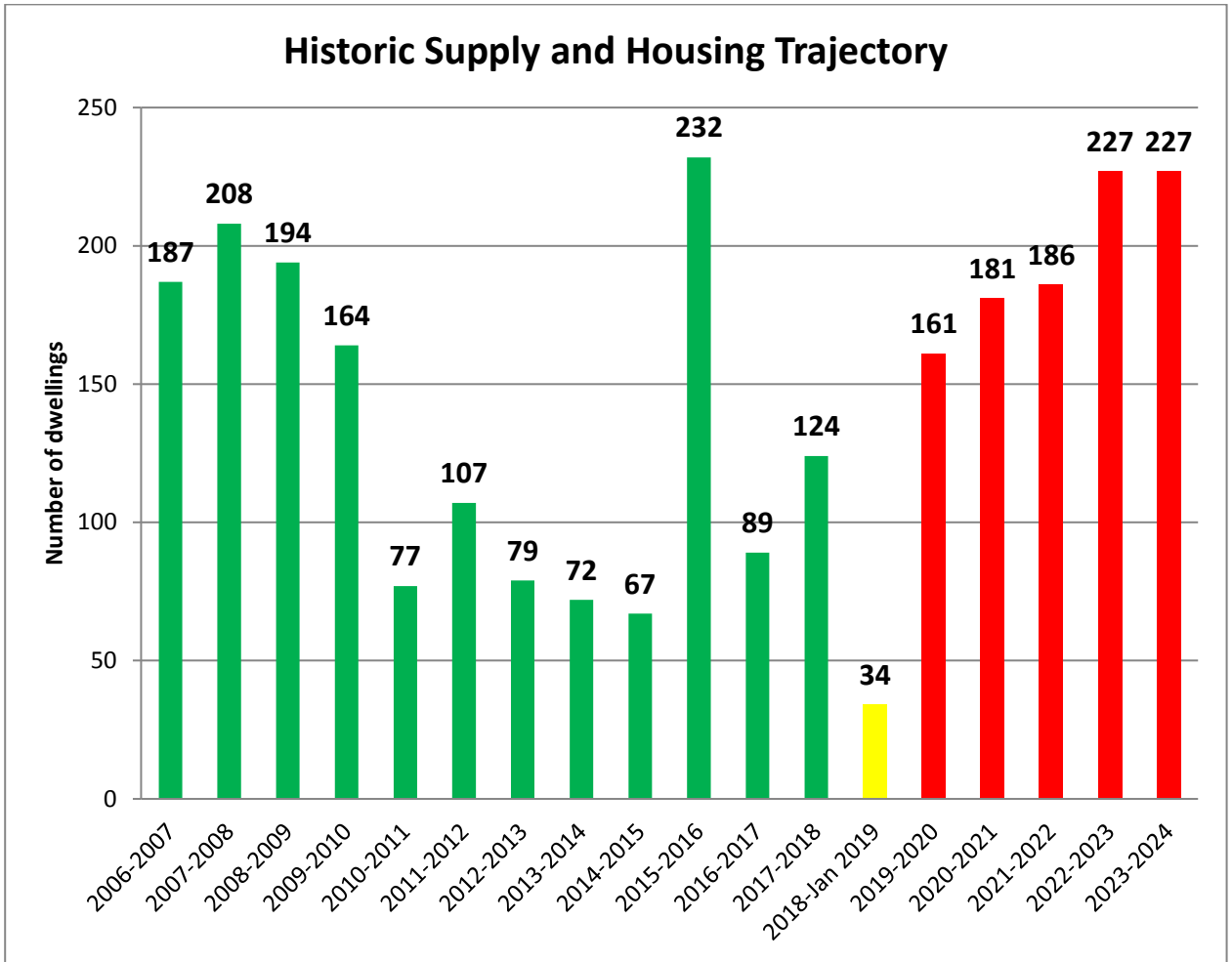


### Net Additional Homes 2019

Total new build completions (gross)	+34
Total change for conversions (gross)	+4
Net change for change of use	+5
Total number of demolitions	-9
<b>Total net additional dwellings</b>	<b>34</b>

### Housing trajectory

30. The Historic Supply and Housing Trajectory graph below shows the historic housing delivery, this year's housing completions to date and the proceeding 5 years of housing delivery the Council anticipates should the new Local Plan be found sound and subsequently adopted.
31. The following graphs shows how the Council is ahead of the housing trajectory with regards completions based against PLP1 figures.
32. The Council is required to achieve 120 dwellings per year over the plan period 2006 – 2027. This will provide a total of 2,520 dwellings in accordance with PLP1 Policy HS.
33. In fact, over the years 2006 to 2019 we have achieved 1,634 dwellings, which means that we are ahead of our housing trajectory by 74 dwellings.



34. As the graphs above show, in the first few years of the local plan and during 2015-16 monitoring year, we consistently achieved more than our target of 120. Whereas during 2010 – 2014 and in 2016, we were below target.
35. During the first few years of the trajectory, the 2004 Local Plan allocation at Purbeck Gate (Wool) was still under construction. Following completion of this allocation, the district had no further housing allocations to provide supply until the council adopted the new local plan (PLP1) in November 2012.
36. The housing allocations in PLP1 are almost complete with 153 dwellings at Worgret Road, Wareham having recently completed work as well as Policeman's Lane, Upton.
37. This year, 2018-Jan 2019 the housing completions so far are fairly low; however, the Council remains on track to meet its adopted need.

### Prediction of 2019's five year land supply

38. Based on the interim five-year supply assessment, a supply of **581** dwellings is required over the 5-year period 2018-2023 at an annual average requirement of **116** dwellings.
39. The identified interim five-year housing supply figures of **664 dwellings** is sufficient to provide a 5- year housing land supply. In fact, the assessment confirms that even with a 5% buffer, Purbeck is able to provide a **5.7 year land supply** to meet the five-year housing requirement.
40. The housing trajectory illustrates how Purbeck has historically delivered more than its 120 dwellings per annum housing target. However, the recession and lack of housing allocations prior to adoption of PLP1 saw a reduction in supply. We now expect to see an increase in the delivery of housing sites over the remainder of the plan period as the housing allocations in PLP1 are built out, new allocations are delivered through Swanage Local Plan and Neighbourhood Plans.
41. There may be compounding factors that hinder house building over the coming years in the same fashion that the economic decline in 2007 did. There is no way to be certain that there will be any effects from Brexit however the housing allocations proposed in the new Local Plan and Purbeck's Neighbourhood Plans could help offset potential negative implications impacting windfall. Alternatively, the windfall and newly introduced small sites policy could help offset any potential negative implications impacting allocated sites.

## Housing commitments and completions data

42. The PLP1 divides the district into five 'spatial' areas, which are geographical areas (see map below). However the new Purbeck Local Plan does not include this approach. For the purposes of this document the housing commitments will be monitored for the district as a whole rather than split into the five spatial areas. The assessment monitors the following:

- outstanding planning permissions for windfall and allocations at 23 January 2019;
- summary of net completions of windfall and allocations;
- delivery on previously developed land;
- completions for care home provision; and,
- the number of and split of bedrooms in flats / houses completed.

### Summary of outstanding planning permissions at 23 January 2019

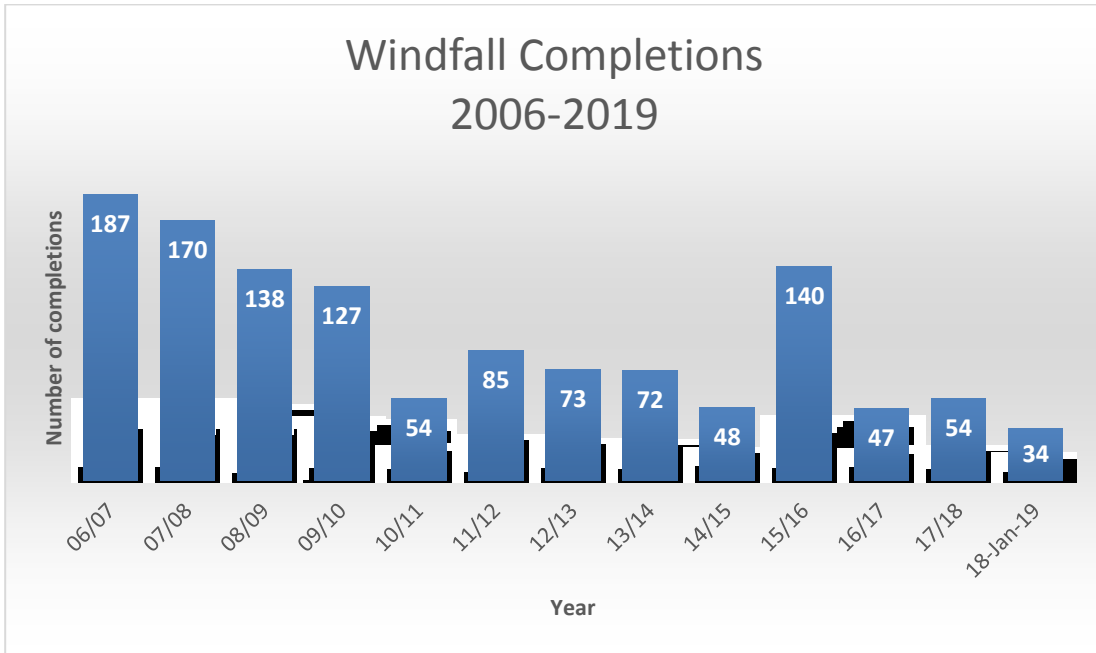
43. The table below provides a summary of the district's housing position at 23 January 2019. A breakdown of these figures is provided below.

Outstanding Commitments (net)		
Planning Permissions	Allocations	All
345	589	934

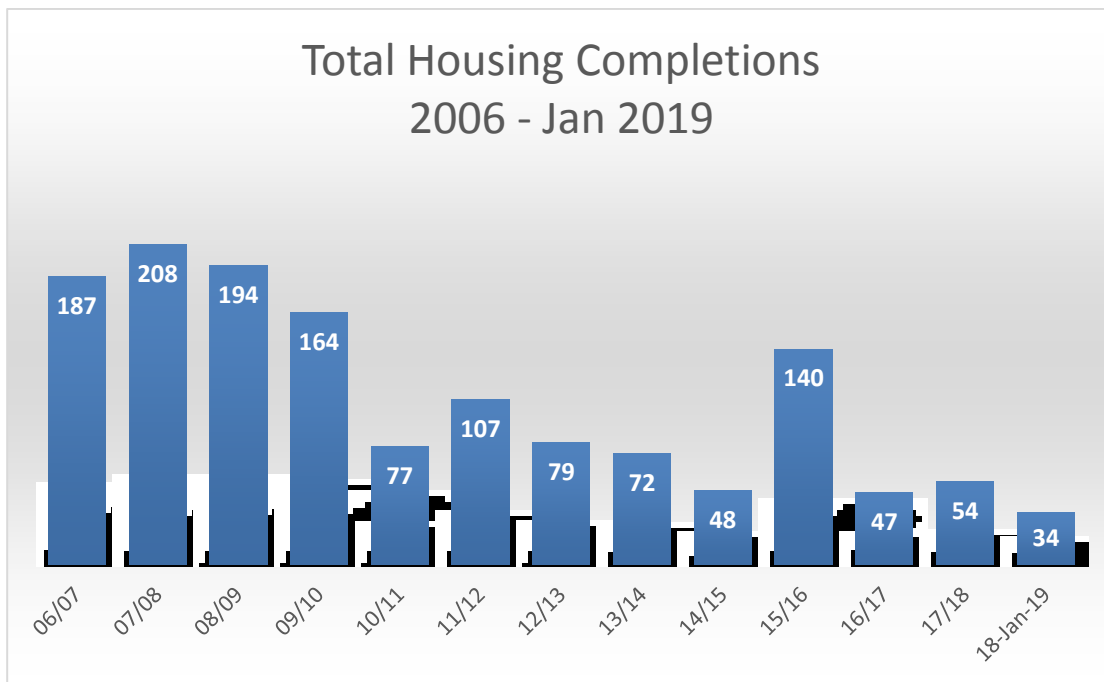
### Summary of net completions including windfall and housing allocations 2006-2019

44. As the graph below shows, our housing completions have decreased in recent years apart from an increase over the 2015-16 monitoring year. The explanation for this is mainly due to allocated land in PLP1 being built out; however, there does appear to be a decrease in windfall. It's unclear why this is so as it could be that available and suitable land is being built out, or because economy fluctuations. The following graphs show the difference between completions on windfall only and completions including allocated sites.

45. Our windfall delivery averages at 95 per year.



NB: several larger developments were built out during 15/16, namely Pound lane (21 sheltered apartments), Shore house (24 homes), Organford Manor Country Park (45 permanent residential static caravans) hence the increase during this year.



## Delivery on previously developed land

### New and converted dwellings on previously developed land (PDL) (gross)

Gross Completions 2018 - 2019	PDL	Non-PDL	Total
<b>Total</b>	22	18	40
<b>Percentage</b>	55	45	100%

## Split and number of bedrooms on completed houses / flats

### Number of bedrooms (gross)

Gross Completions 2018 – Jan 2019	1 bed	2 bed	3 bed	4 bed+	Total	%age of bedrooms
<b>House / Bungalow</b>	2	13	21	3	<b>39</b>	93%
<b>Flat</b>	1	2	0	0	<b>3</b>	7%
<b>Total</b>	<b>3</b>	<b>15</b>	<b>21</b>	<b>3</b>	<b>42</b>	100%
<b>%</b>	7	36	50	7	100%	

## Delivery of care home provision

### Summary of C2 housing delivery 2013 – 2019

Planning application reference number	Address	Date approved	Number of C2 units
<b>6/2013/0225 (new build)</b>	The Greenridge Public House, Upton	16 <sup>th</sup> July 2013	64
<b>6/2014/0455 (change of use)</b>	Victoria Avenue (34 - Amber Lodge), Swanage	29 <sup>th</sup> October 2014	7
<b>6/2015/0541 (change of use)</b>	Purbeck Care (Binnegar Hall), Worgret Road, East Stoke		-52
<b>6/2015/0703 (change of use)</b>	St Martins First School, Sandford	28 <sup>th</sup> January 2016	64
<b>6/2016/0009 (extension)</b>	Castle Farm Retirement Home, Castle Farm Road, Lytchett Matravers	16 <sup>th</sup> February 2016	2

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<b>6/2016/0184</b>	Old Coach House, Vine Close House, Dorchester Road, Sturminster Marshall, BH21 3RW	17 <sup>th</sup> April 2016	-1
<b>TOTAL</b>			<b>84</b>

## Housing Delivery Test

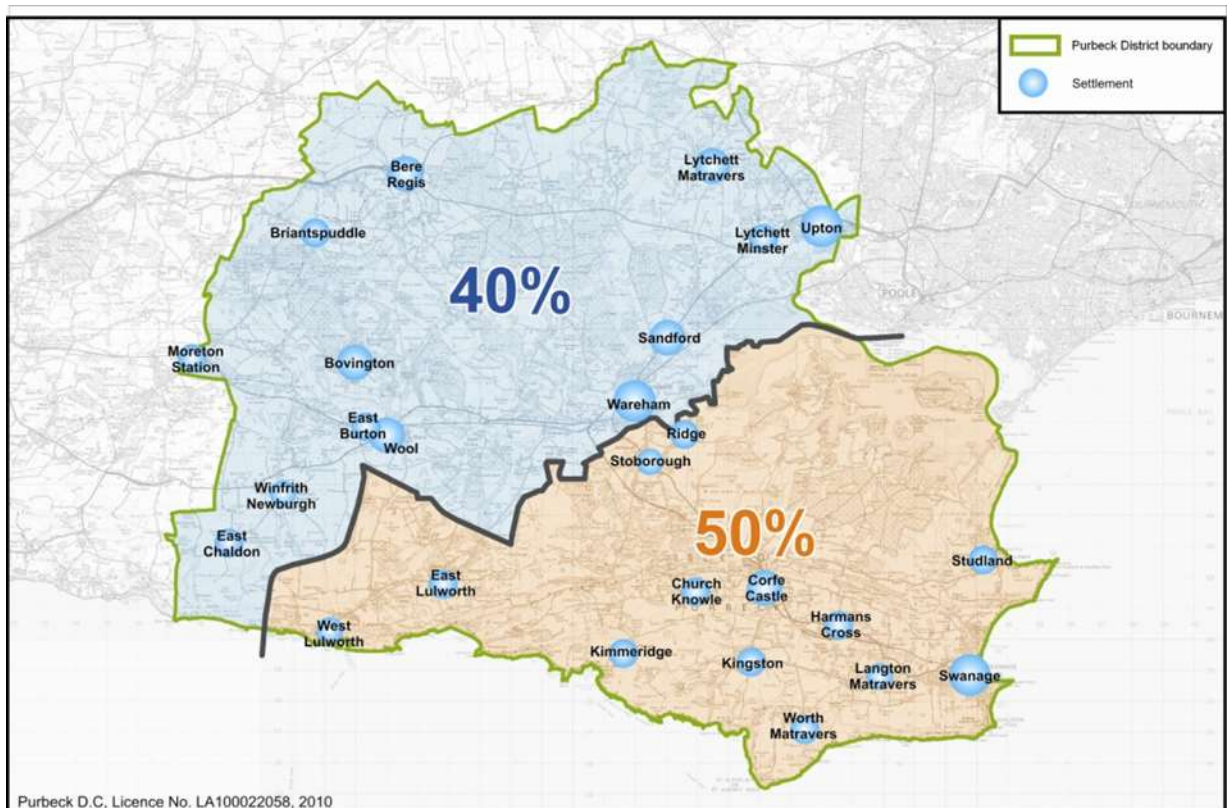
46. The NPPF (2018) requires the housing delivery test to be undertaken to ensure a sufficient supply of housing. It takes into account affordable housing need, adopted local plans' housing target (if less than 5 years old) or the minimum annual local housing need figure based on household projections.
47. In Purbeck there is a gap between average wages and average house prices so the affordability ratio is reasonably high at 11.05.
48. In Purbeck at present our plan is more than 5 years old so we should deliver according to the local housing need figure based on household projections. Below are the tables showing the calculations and the result of Purbeck's housing delivery test, in summary, Purbeck passes the HDT this year but if trends continue, an action plan will be required next year.

<b>Purbeck District Council</b>		
Purbeck District Council has a housing requirement in an adopted local plan which is older than 5 years.		
Household projections must be used as the requirements to start with, but from 2018/19 onwards, the standard method applies for the calculations to obtain the minimum annual local housing need figure.		
<b>Year</b>	<b>Requirement</b>	<b>Completions</b>
2015/16 (a)	120 (adopted local plan requirement)	232
2016/17 (b)	120 (adopted local plan requirement)	89
2017/18 (c)	136 (apportioned)	129 (average of previous 3 years)
2018/19 (d)	168 (local housing need)	113 (based on the new plans trajectory)
Total for 2018 (a+b+c)	376	450
Total for 2019 (b+c+d)	424	331
<b>Total result for 2019</b>	<b>120%</b>	
<b>Implications</b>	<b>Pass</b>	
<b>Test result for 2020</b>	<b>78%</b>	
<b>Implications</b>	<b>Action plan required</b>	



## Affordable housing delivery and supply

49. Affordable housing in Purbeck is defined as social rented, affordable rented and intermediate housing for eligible households.
50. Social rented housing is usually owned by local authorities or private registered providers for which guideline target rents are determined through the national rent regime.
51. Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable rent is subject to rent controls that require a rent of no more than 80% of the local market rent.
52. Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.
53. In Purbeck we cannot meet our affordable housing need as it is so great. Therefore policies are imperative to ensuring the best affordable housing provision justifiable.
54. Purbeck District is divided into two sub-market areas in terms of the requirement for affordable housing provision on infill sites. The Purbeck Local Plan Part 1 (PLP1) requires areas in the north and west of the district to deliver 40% affordable housing provision, and the south and east coastal areas to deliver 50% affordable housing provision.



55. In the new plan proposals are as follows and are built from requirements specified in the SHMA and work with viability experts:

Number of homes or site area	Greenfield sites	Brownfield sites
2-9 (applies District wide, except for the following areas which are not designated as rural: Lytchett Minster, Upton and Wareham Town Councils)	20%	20%
10 homes or more, or more than 0.5ha inside settlements	40% on-site	30% on-site

Sites with 40% provision of affordable housing	Sites with 30% provision of affordable housing
<b>10% social rented housing</b>	10% social rented housing
<b>65% affordable rented housing</b>	56% affordable rented housing
<b>25% affordable home ownership</b>	34% affordable home ownership

### New build affordable housing

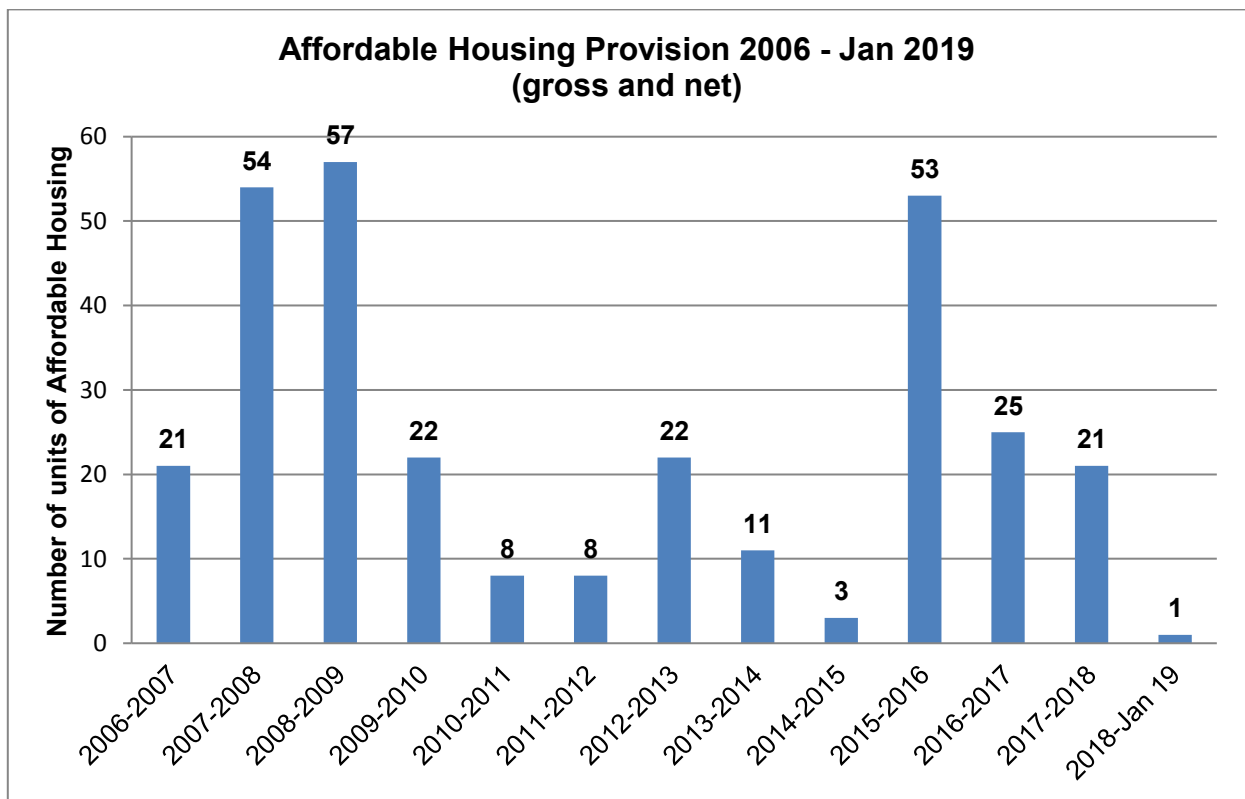
56. An important note about the data: To ensure that the data from Purbeck is consistent in different departments, since April 2012 we have obtained affordable housing provision details from the Housing Needs Team. However, this team reports data based on when keys are handed over to the relevant organisations, rather than when the house itself is completed.

57. Between 1 April 2015 and 23 January 2019 **99** affordable housing dwellings were delivered.

What we measure	Progress 1 <sup>st</sup> April 2015 – 23 January 2019
<b>Number of sites subject to the provision of affordable housing secured on-site</b>	99 affordable homes on-site
<b>Number of sites with planning permission granted but not yet built out</b>	134 affordable homes with planning permission but not yet delivered

### Conversion from open market dwellings to affordable housing

58. There have been no conversions to affordable housing from open market dwellings.



- 59. Between 2007 and 2009 a large amount of affordable housing was provided at Purbeck Gate, Wool. This was an allocated site in our 2004 Local Plan.
- 60. During 2015 and 2016 53 affordable homes were delivered at Worgret Road, Wareham, a site allocation in PLP1.
- 61. Since 2006 we have provided 306 affordable dwellings in total, which is an average of 26 per year.
- 62. The Council granted planning permission for a number of sites that met the criteria of Policy AH during the monitoring year. Some of the planning permissions were amendments to a previous approval that was granted prior to adoption of Policy AH. These sites were not required to provide affordable housing as part of the amended scheme.
- 63. Conversion of open market housing to affordable housing provision which was not secured in accordance with Policy AH is not included in the tables above.

### Impact of Government change to national planning policy on delivery of affordable housing 2014 - 2016

- 64. Following a Government change to national planning policy in relation to affordable housing on November 28th 2014, some elements of the Council’s local plan affordable housing policy and the affordable housing SPD no longer applied. The announcement meant that Purbeck District Council could no longer require any contributions towards affordable housing (either financial or actual houses) from developments of 10 houses

or less. This applied to all **decisions** the Council made between 28th November 2014 and 31 July 2015.

65. The government change to national planning policy was successfully challenged by two local planning authorities and Policy AH was re-applied from 1<sup>st</sup> August 2015. However, a subsequent challenge was made by the Government, and an order of the Court of appeal dated 13<sup>th</sup> May 2016, gave legal effect to the policy set out in the 28<sup>th</sup> November 2014 Written Ministerial Statement. This sets out that:
- contributions should not be sought from developments of 10 units or less, and that have a maximum combined gross floorspace of no more than 1000 sqm;
  - in designated rural areas, local planning authorities may choose to apply a lower threshold of 5 units or less. No affordable housing or tariff-style contributions should then be sought from these developments. In addition, in a rural area where the lower 5 unit or less threshold is applied, affordable housing and tariff style contributions should be sought from developments of between 6 and 10 units in the form of cash payments which are commuted until after completion of units within the development. This applies to rural areas described under section 157(1) of the Housing Act 1985, which includes National Parks and Areas of Outstanding Natural Beauty;
  - affordable housing and tariff-style contributions should not be sought from any development consisting only of the construction of a residential annex or extension to an existing home.
66. This change has applied to all decisions made by the Council as of the 13<sup>th</sup> May 2016 and has resulted in a reduction in the number of sites eligible to deliver affordable housing across the district. A policy to apply a lower threshold in designated rural areas has been considered through the review of the Purbeck Local Plan Part 1.
67. The table below lists all of the sites granted planning permission that were compliant with PLP1 Policy AH during the period when the initial government announcement applied (paragraph 29 above). This period overlapped with the two monitoring periods of 2014-2015 and 2015-2016.

Planning Reference	Site	Affordable Units Lost	Monitoring Year
<b>6/2014/0663</b>	Marsh Lane (1), Upton, Poole	0.8 units	2014 – 2015
<b>6/2014/0670</b>	St Johns Hill (Hallmark Cars), Wareham	2 units	2014 – 2015
<b>6/2014/0685</b>	High Street (46 - 48), Swanage	3.5 units	2014 – 2015
<b>6/2014/0690</b>	Ulwell Road (4 - Sea Bank Lodge), Swanage	1 unit	2014 – 2015
<b>6/2014/0712</b>	Haycrafts Lane (Glendale - Land to rear), Harmans Cross	0.5 units	2014 – 2015

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<b>6/2015/0005</b>	East Stoke (Kemps Country House Hotel), Wareham	2.4 units	2015 – 2016
<b>6/2015/0056</b>	Mill Lane (4 - The Gardens), Wareham	1.2 units	2014 – 2015
<b>6/2015/0082</b>	Heights Approach (Land adj. 8-14), Upton	0.4 units	2015 – 2016
<b>6/2015/0196</b>	Cluny Crescent (24), Swanage	2.5 units	2015 – 2016
<b>6/2015/0211</b>	Renscombe Barn, Worth Matravers	0.5 units	2015 – 2016
<b>6/2015/0270</b>	Sydenham Road (15), Swanage	0.5 units	2015 – 2016
<b>6/2015/0281</b>	Woodstreet Farm (Barns at), East Stoke	1.2 units	2015 – 2016
<b>6/2015/0319</b>	Rempstone Road (7 - Caythorpe House), Swanage	0.5 units	2015 – 2016
<b>6/2015/0332</b>	North Bestwall Road (Fourfields Barn), Wareham	0.8 units	2015 – 2016

68. The table below identifies the number of units that could have been secured over the period of government policy change. This is based on the assumption that sites would have achieved maximum viability and maximum affordable housing provision in accordance with Policy AH.

Monitoring Year	Loss of Units
<b>2014 – 2015</b>	9
<b>2015 – 2016</b>	8.8
<b>Total</b>	17.8

69. The loss of 17.8 affordable units during the period of the government policy change will have an impact on the district's future supply of affordable housing as the schemes are built out.

### Affordable housing provision from other sources

70. During the monitoring years, Vic Stone Court, Wareham was completed and provided 4 units (3 net) of temporary accommodation for homeless families through a registered provider. The Council also purchased an existing affordable unit to enable its retention as an affordable housing unit. This source of accommodation was not

provided as a result of Policy AH and is not therefore included within the figures reported above.

### Increasing provision to meet aspirations and requirements

71. Significant progress has also been made on the new Purbeck Local Plan and the Bere Regis Neighbourhood Plan, both of which have been submitted for examination. They will help to secure further affordable housing provision.
72. Local plan allocations at Huntick Road, Lytchett Matravers will also assist in provision of affordable housing along with housing allocation as will the allocations within the Swanage Local Plan as they begin to be built out.

### How well are we doing?

73. The table below sets out our monitoring targets in the Local Plan Part 1 that we have been able to monitor.

What we will measure	Target in local plan	Progress: 1 April 2015 – 31 <sup>st</sup> March 2016
Gross affordable housing completions	No target	99 affordable housing completions
Net affordable housing completions	780 affordable units over plan period 2006 – 2027. Equivalent to <b>37</b> dwellings per year. See page 23 of PLP1.	99 affordable housing completions

### Summary

74. Proposals in the new Purbeck Local Plan to allow for onsite and offsite contributions to affordable housing on sites of between 2 and 9 is likely to improve the provision of affordable housing if the plan is found sound and subsequently adopted. It is clear from monitoring that allocated sites have provided much of the affordable housing provision in the district so far. Once again, the allocations in the new Local Plan are likely to continue to improve on this if found sound and adopted and once allocations are built out.



## Gypsies and Traveller sites

75. The table below sets out the target in the PLP1 and how we measure performance against it. The date on which we measure performance in relation to Policy GT is July each year. This date enables the report to include annual 'Traveller Caravan Count' data that is provided to the government in July each year.

What we measure	Target in local plan	Progress: July 2017
Net additional pitches provided (Gypsy and Traveller)	Net increase in pitches by 2027	Target to be set through Dorset Gypsy and Travellers Site Allocations Plan
No. of unauthorised encampments recorded during bi-annual counts	Reduction year-on-year up to 2027	Target not met. In July 2017 Purbeck had 7 caravans on 2 unauthorised encampments (Source of data: Dorset County Council)

### Authorised encampments

76. In January 2019 Purbeck had two tolerated encampments;

77. 3 privately funded sites with temporary planning permission at Little Acre, Bere Road, Coldharbour, Wareham.

78. 16 residential pitches at Ashoaks Park on Bere Road, Wareham (E 389680 N 090394). The site was opened in 1980 and refurbished in 2007. The average rent per pitch is about £83 per pitch, per week. In January 2019 13 sites were occupied.

### Unauthorised encampments

79. In July 2017 we had the following unauthorised encampments in Purbeck:

80. 5 caravans at Woolbridge Depot, Wool

### Historic Unauthorised Encampments

Year	Encampments	Number of Caravans	Annual increase or decrease
January 2019	Woolbridge Depot, Wool, Worgret, Wareham	5 caravans	Decrease
July 2017	Woolbridge Depot, Wool Worgret, Wareham	5 caravans 2 caravans	Remained the same
July 2016	Woolbridge Depot, Wool Worgret, Wareham	5 caravans 2 caravans	Decrease

<b>July 2015</b>	Woolbridge Depot, Wool Worgret, Wareham Hethfelton Woods, East Stoke	5 caravans 1 caravan 5 caravans	Increase
<b>July 2014</b>	Woolbridge Depot, Wool Coombe Keynes*	3 caravans 5 caravans	Decrease
<b>July 2013</b>	Coombe Keynes Woolbridge Depot, Wool Organford	5 caravans 5 caravans 3 caravans	Increase
<b>July 2012</b>	Woolbridge Depot, Wool	5 caravans	Decrease
<b>July 2011</b>	Oakers Wood, Moreton Woolbridge Depot, Wool	8 caravans 4 caravans	n/a

\*The encampment at Coombe Keynes was not included in the 2014 monitoring report

81. We have not achieved our target of a year-on-year reduction of unauthorised encampments. However the last two monitoring years have not experienced any increase. Annual fluctuations appear to be common and possibly dependent on external factors and travelling patterns. In 2012 Dorset County Council provided an additional temporary (with seasonal opening) transit site in Piddlehinton, which, although in West Dorset, is quite near to Purbeck. This may have led to a reduction in the numbers of unauthorised encampments in Purbeck during that monitoring period. In 2013, Dorset County Council did not make additional provision, which may have led to an increase in numbers. The temporary, but seasonal, site was also provided in 2014, 15 and 16. The reduction in 2016 is a result of the unauthorised site at Hethfelton Woods, East Stoke moving elsewhere out of the district.

### Dorset Gypsy and Travellers Site Allocations Plan

82. Purbeck is one of nine Local Authorities working on a Dorset-wide Gypsy, Traveller & Travelling Showpeople Joint Development Plan Document (DPD). The aim of the DPD is to allocate appropriate permanent and transit sites for Gypsies and Travellers and Travelling Showpeople within Dorset for the next 15 years. More information on this can be found on the Dorset for you website.

### How well are we doing?

83. The table shows where we have reached our targets (✓) and where we have not reached our targets or where we would like our outcomes to improve (✗).

What we have measured	Target	Outcome: July 2017
<b>No. of unauthorised encampments recorded during bi-annual counts</b>	Reduction year-on-year	<b>*✗</b>

Although there has been a decrease in sites in 2019, the figures generally fluctuate annually depending on external factors.



### Conclusion and recommendations

84. The Council has not yet provided additional pitches within the district, as work is ongoing on a joint Development Plan Document (DPD) that will provide the required extra pitches. A year-on-year reduction in the number of unauthorised encampments in the district has not been achieved, possibly due to changes in the provision of seasonal and temporary pitches outside Purbeck, travelling patterns and other external factors.

85. No recommendations are made due to continuing joint work on the DPD.