

Purbeck area Housing land supply April 2023

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NOTE: Due to rounding, the calculations throughout this document may not calculate precisely.

1. Executive Summary

1.1. SUMMARY

- 1.1.1. This report covers the monitoring period from 1st April 2022 to 31st March 2023. It covers the previous local authority area of Purbeck District Council. The adopted Local Plan for the Purbeck area was adopted in November 2012 and is therefore now more than 5 years old.
- 1.1.2. As set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) when an adopted Local Plan is more than 5 years old, the housing requirement is calculated using the standard methodology established in NPPG. The housing requirement calculated using this methodology for the 2023-2028 five-year period is 915 dwellings or 183 dwellings per annum. The Purbeck area can only demonstrate a supply of 683.1 dwellings between 2023-2028 after the appropriate discounts have been applied, equivalent to a supply of 3.73 years. Thus, the Purbeck area cannot demonstrate a 4-year housing supply as required by paragraph 226 of the NPPF.
- 1.1.3. This figure takes into account the advice from Natural England in March 2022 highlighting the need for all new developments within the Poole Harbour Catchment, to be nutrient neutral.

2. Introduction

2.1. CONTEXT

2.1.1. In December 2023, the Government issued an updated National Planning Policy Framework (NPPF). The revised national policy maintains the requirement for local planning authorities to demonstrate a supply of specific deliverable sites on an annual basis. The updated NPPF continues with the requirement for local authorities to publish an Annual Position Statement, which sets out the 5-year housing land supply position each year; or a 4-year housing land supply subject to certain criteria¹. This report sets the current position for the former local authority area of Purbeck District Council.

2.1.2. Paragraph 77 of the NPPF (Dec 2023) refers to NPPF paragraph 226. Paragraph 226 states:

From the date of publication of this revision of the Framework, for decision-making purposes only, certain local planning authorities will only be required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of 4 years' worth of housing (with a buffer, if applicable, as set out in paragraph 77) against the housing requirement set out in adopted strategic policies, or against local housing need where the strategic policies are more than five years old (footnote 80), instead of a minimum of five years as set out in paragraph 77 of this Framework. This policy applies to those authorities which have an emerging local plan that has either been submitted for examination or has reached Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) stage, including both a policies map and proposed allocations towards meeting housing need. This provision does not apply to authorities who are not required to demonstrate a housing land supply, as set out in paragraph 76. These arrangements will apply for a period of two years from the publication date of this revision of the Framework.

2.1.3. Footnote 80 states:

(80) Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a four year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance.

2.1.4. Dorset Council submitted the Purbeck Local Plan, covering the former Purbeck district, for examination in 2019. Additionally, Dorset Council undertook a Regulation 18 consultation on the emerging Dorset Council Local Plan between January and

¹ As set out in NPPF Annex 1, para 226.

March 2021.² This included policy maps and proposed allocations towards meeting the housing need. As such, Dorset Council is of the view that the requirements of paragraph 226 have been met, and that the deliverable supply has to provide a minimum of 4 years' worth of housing (for the two-year period 19 December 2023 to 18 December 2025).

- 2.1.5. National Planning Practice Guidance (NPPG) details measures aimed at increasing the supply of new homes. These measures include the standard method for calculating the local housing need requirement for each local planning authority area and the approach to the Housing Delivery Test which is updated annually. The revised NPPF also continues with the requirement for local planning authorities to produce an Action Plan if they show consistent patterns of under delivery³.

2.2. NUTRIENT NEUTRALITY

- 2.2.1. An important constraint affecting the deliverability of sites within the Dorset Council area is nutrient neutrality, following the advice issued by Natural England on 16 March 2022.
- 2.2.2. The approach advocated by Natural England is that any development that would lead to an increase in nutrient loading within the catchment of one of the freshwater or estuarine habitats that are in unfavourable condition, should achieve nutrient neutrality. This would mean that there would be no net increase nutrients entering the protected habitat sites from the development via both wastewater and surface water flows.
- 2.2.3. The approach Dorset Council is taking to each of the 5 catchments that affect Dorset (River Axe, River Avon, Chesil & The Fleet, Somerset Levels and Moors and Poole Harbour Catchment) is different due to the nature of the catchments and the different working arrangements with neighbouring Local Authorities that share the catchment area. The only catchment that affects the Purbeck area is the Poole Harbour catchment.
- 2.2.4. Since this advice was issued, the Government have put in measures to help to unblock housing sites. These measures include:
- A legal requirement introduced through the Levelling Up and Regeneration Act 2023 (LURA) for wastewater treatment works serving 2,000+ population equivalents to be upgraded to reduce the nutrient flow from wastewater. This significantly reduces the nutrient burden for development that connects to an

² <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/dorset-council-local-plan/about-the-dorset-council-local-plan-january-2021-consultation>

³ National Planning Policy Framework 2023, paragraph 79, page 22

upgraded wastewater treatment works. There is also provision for the Secretary of State to nominate additional wastewater treatment works below the 2000+ population equivalents threshold for upgrade.

- A nutrient mitigation scheme to be managed by Natural England aimed at delivering nutrient mitigation within the affected catchments.
- A Local Nutrient Mitigation Fund to enable local authorities to develop a local approach to mitigation provision within certain catchments. Dorset Council have been awarded a grant for the Poole Harbour catchment from this fund and are actively developing a package of mitigation measures to unblock housing.

- 2.2.5. For the Poole Harbour catchment, Natural England's position is that if sufficient wastewater treatment works are required to be upgraded for phosphorus through the LURA, the need for development to demonstrate phosphorus neutrality will be removed.
- 2.2.6. At the time of writing this report, the LURA received Royal Assent on 26 October 2023. The Act includes provisions relating to the designation of nutrient sensitive catchments during an initial period which expired on 26 January 2024. On 25 January, the Secretary of State⁴ designated the Poole Harbour catchment as both a nitrogen sensitive catchment and a phosphorus sensitive catchment. This places a requirement on the water company to upgrade all wastewater treatment works within the catchment that serve 2,000+ population equivalents to the technically achievable level. Part of the announcement on 25 January highlighted that there will be a limited exemption process that may affect the levels of nutrient mitigation that development must secure in some catchments. This exemptions process will be completed before 1 April 2024.
- 2.2.7. Within the Poole Harbour catchment, reducing the threshold for wastewater treatment works upgrade for phosphorus to 1,000 population equivalents would remove the need for development to be phosphorus neutral. Dorset Council and Natural England are in conversation with DLUHC about reducing this threshold and therefore removing the need for phosphorus neutrality. The requirement to upgrade these additional wastewater treatment works within the catchment, could form part of the exemptions process, with clarity being given by 1 April 2024.
- 2.2.8. Alongside the regulation provided through LURA the emerging local plan also sets out an approach to supporting nutrient neutrality in the short term through site specific mitigation measures or by securing 'credits' from mitigation delivered by the council or third parties. Collectively the Council is confident that both LURA and the measures

⁴ [Notice of designation of sensitive catchment areas 2024 - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/news/notice-of-designation-of-sensitive-catchment-areas-2024)

outlined in the local plan will support delivery of new homes within the Poole Harbour catchment in advance of the Dorset Council Local Plan.

- 2.2.9. At the present time, and before the wastewater treatment works upgrade requirement exemptions process is complete, there is some uncertainty within the Poole Harbour catchment about the need for phosphorus neutrality. However, once this process is completed – by 1 April 2024 – it is likely that the need for phosphorus mitigation will be removed leaving only a need to demonstrate nitrogen neutrality. Dorset Council have an existing mechanism in place for delivering nitrogen neutrality within the Poole Harbour catchment.

2.3. THE HOUSING TARGET

- 2.3.1. National policy requires local planning authorities to “identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years’ worth of housing, or a minimum of four years’ worth of housing if the provisions in paragraph 226 apply. The supply should be demonstrated against either their housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old.”⁵
- 2.3.2. Where a Local Plan containing strategic policies for the delivery of housing has been adopted within the past five years, the housing requirement within the Local Plan can be used for the purpose of the four-year supply. Where the Local Plan is more than five years old, the local housing need figure should be used. This local housing need figure is calculated using the Standard Methodology contained in the NPPG⁶ and is based on household projections and the local affordability ratio.
- 2.3.3. The local affordability ratio is a measure of the affordability of homes in an area and is based on median house prices and median earnings. The affordability of homes is linked to the supply of homes in an area and therefore reflects past rates of delivery. If delivery has been below demand, the affordability ratio will be higher resulting in a higher Local Housing Need target.
- 2.3.4. Where strategic policies for the delivery of housing in a Local Plan were adopted within the last five years, the local housing need figure is capped at 40% above the adopted annual average housing requirement figure. Where the policies were adopted more than five years ago (at the point of making the calculation), the housing figure is capped at 40% above the lowest of either the average projected household growth over a 10-year period or the most recently adopted housing target in a Local Plan. The

⁵ National Planning Policy Framework 2023, paragraph 77, page 21

⁶ National Planning Practice Guidance Paragraph: 004 Reference ID: 2a-004-20201216

reason for the cap is to ensure that the local housing need figure is as deliverable as possible and not significantly above the housing target currently being planned for⁷.

2.4. THE HOUSING DELIVERY TEST

- 2.4.1. The delivery of housing within an area is measured through the annual application of the Housing Delivery Test. The result of the Housing Delivery Test is a percentage measurement of the net number of new homes delivered against the housing requirement over a rolling three-year period⁸.

$$\text{Housing Delivery Test (\%)} = \frac{\text{Total net new homes delivered over a 3 year period}}{\text{Total number of homes required over 3 year period}}$$

- 2.4.2. For the purposes of the Housing Delivery Test, the target for measuring the delivery of homes should be the local housing need figure calculated using the standard methodology unless a plan target has been adopted within the previous five years. If a requirement has been adopted within the previous five years, the Housing Delivery Test should be measured against the lower of either the plan target or the Local Housing Need figure.
- 2.4.3. Where delivery as measured by the Housing Delivery Test falls below the planned rate, penalties apply. These penalties include buffers to be added to the identified supply (explained in section 3.2) and also the application of the presumption in favour of sustainable development if the results of the Housing Delivery Test fall below 75%.

2.5. DELIVERABLE SITES

- 2.5.1. The NPPF includes a definition of a 'deliverable' site for the purpose of demonstrating a four-year supply.
- 2.5.2. The definition of a deliverable site essentially divides housing sites into two groups, those that are presumed deliverable unless clear evidence suggests otherwise, and those which should only be presumed deliverable where there is clear evidence that homes will be delivered within five years.
- 2.5.3. A greater amount of evidence is therefore necessary to demonstrate the deliverability of sites that do not benefit from planning permission or that are major development.

⁷National Planning Practice Guidance Paragraph: 007 Reference ID: 2a-007-20190220

⁸ Housing Delivery Test Measurement Rule Book, MHCLG, July 2018

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.⁹

2.6. IMPLICATIONS

- 2.6.1. If a local planning authority is unable to demonstrate a four-year supply of deliverable sites, relevant policies for the supply of housing are considered 'out of date' and the tests in paragraph 11 of the NPPF need to be applied, alongside relevant policies in the development plan when making planning decisions.
- 2.6.2. This document establishes the four-year supply requirement for the Purbeck Local Plan area having regard to the local housing need target and Housing Delivery Test results. It then looks at the supply of housing against this requirement on the basis of the most up-to-date information on the completions and commitments as at April 2023 and having regard to recent amendments to national planning policy.

⁹ National Planning Policy Framework Glossary 2023, page 69

3. Housing Supply Requirement

3.1. HOUSING TARGET

- 3.1.1. The emerging Purbeck Local Plan¹⁰ was submitted for examination in January 2019. The hearing sessions for the Examination in Public took place between July and October of 2019. During these hearing sessions, changes were suggested that were considered necessary to make the plan sound and the Council consulted on these as main modifications. Substantial issues were raised with the release of Green Belt land (Policy V2) and a proposed holiday park at Morden (Policy I5), with minor changes made to other parts of the Local Plan. Further main modifications were consulted on October 2021. The Council also responded to the Inspectors further queries regarding Dorset Heath Habitats, Suitable Alternative Natural Greenspace (SANG), Nutrient Pollution on Habitat Sites, Housing Need Figures and a new NPPF. An additional examination hearing was held on 19 July 2022 and supplementary main modifications were consulted on between November and December 2023.
- 3.1.2. Until the emerging Local Plan is found 'sound' by the Inspector, the Purbeck Local Plan (2012) is the adopted plan for the area. Given that this local plan was adopted in November 2012, and it is therefore more than five years old, the local housing need calculated using the Standard Methodology has been used as the basis for establishing the housing target in this report.

LOCAL HOUSING NEED

- 3.1.3. The standard methodology for calculating the Local Housing Need for an area utilises the projected growth in households within that area¹¹ adjusted to take into account local housing affordability through a three-step process. Step 1 sets the baseline using the 2014-based household projections, Step 2 adjusts this baseline through the application of affordability ratio and Step 3 allows for the resultant housing target to be capped. An additional Step 4 applies an uplift to the top 20 cities and urban areas across the country.

Step 1 – Setting the baseline

- 3.1.4. The 2014-based household projections are used to calculate the average household growth over the 10-year period from the base date for when the calculation is being undertaken. The base date for this report is 1 April 2023 and therefore the calculation of local housing need uses the 10-year period from 2023 to 2033. Over this period, the projected growth in households for the Purbeck area is as shown in Figure 3.1 with the

¹⁰ [Purbeck Local Plan - latest news - Dorset Council](#)

¹¹ National Planning Practice Guidance Paragraph: 005 Reference ID: 2a-005-20190220

average annual change in households projected to be 130.7 additional households per annum.

Figure 3.1: 2014-based household projections for Purbeck 2023 to 2033

YEAR	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Number of households	20,943	21,072	21,207	21,341	21,487	21,629	21,757	21,885	22,010	22,133	22,250

Source: ONS Live table 406

Step 2 – Applying the affordability adjustment

3.1.5. The baseline annual projected household growth figure is adjusted to reflect the affordability of housing in the area. This adjustment is based on the median workplace-based local affordability ratios published in March 2023, dated 2022. Although the Purbeck area now forms part of Dorset Council, affordability ratios continue to be produced for legacy council areas. For the Purbeck area, the affordability ratio released in March 2023 is 10.63 and this figure has been used to calculate the affordability adjustment factor.

3.1.6. The adjustment factor is calculated on the following basis:

$$Adjustment\ factor = \left(\frac{local\ affordability\ ratio - 4}{4} \right) \times 0.25 + 1$$

3.1.7. For the Purbeck area, the median workplace-based local affordability ratio gives an adjustment factor of 1.41.

Step 3 – Capping the increase

3.1.8. The level of increase in the calculated housing requirement is capped to limit the increase to reasonable levels allowing the local authority and housing market to adjust. The cap depends upon the status of the adopted housing target as set out in national guidance¹²:

3.1.9. “Where the relevant strategic policies for housing were adopted more than 5 years ago (at the point of making the calculation), the local housing need figure is capped at 40% above whichever is the higher of:

- a. the projected household growth for the area over the 10-year period identified in step 1; or

¹² National Planning Practice Guidance Paragraph: 004 Reference ID: 2a-004-20190220

- b. the average annual housing requirement figure set out in the most recently adopted strategic policies (if a figure exists).”
- 3.1.10. For the Purbeck area, the adopted strategic housing requirement is now more than five years old and therefore the cap would be applied to higher of either the local plan’s average annual housing target or the projected household growth figure established through Step 1. It is therefore considered that the cap should be applied to the annual average household growth figure established through Step 1 of the Standard Methodology.

Step 4 – Cities and urban Centres Uplift

- 3.1.11. The final adjustment made as part of the standard methodology is to apply an uplift of 35% to those local authority areas that fall within the top 20 cities and urban areas list published by the Office for National Statistics. The Purbeck area does not however fall within this list and therefore the uplift is not applied.

Calculating Local Housing Need

- 3.1.12. The four steps used in the calculation of the local housing need figure for the Purbeck area are outlined in Figure 3.2. These calculations indicate that the local housing need requirement for the purpose of this report is 183 dwellings per annum.

Figure 3.2: Calculation Local Housing Need

COMPONENT	CALCULATION	RESULT
Step 1: Setting the baseline	Annual average household growth 2023 to 2033	130.7
Step 2: Adjustment to take account of affordability	Applying the adjustment factor of 1.41	184.9
Step 3: Capping the level of any increase	Applying the cap at 40% above the annual average household growth figure	183
Step 4: Cities and urban centres uplift	No uplift to be applied	183
Local Housing Need		183 dwellings per annum

3.2. HOUSING DELIVERY TEST

NEW HOMES DELIVERED

- 3.2.1. The net number of new homes delivered over the past three years within the Purbeck District Council area is set out in Figure 3.3. This information has been gathered through annual site visits where the number of newly built homes is counted. This information has been submitted to Department for Levelling Up, Housing and Communities (DLUHC) who publish the data as live tables on Housing Supply¹³.
- 3.2.2. In addition to the delivery of new homes, an allowance is made within the Housing Delivery Test for increases in communal accommodation based on the number of bed spaces delivered. In line with the Housing Delivery Test Measurement Rule Book 'student only accommodation' is counted at 2.5 persons per household whilst a ratio of 1.8¹⁴ is applied to 'other communal accommodation'. This is based on the national average datasets for these types of communal accommodation.
- 3.2.3. The published Housing Delivery Test results are included in Figure 3.3.

Figure 3.3: Number of homes delivered from 2019-2022 – Purbeck

Number of homes delivered	2019/20	2020/21	2021/22	Total
Purbeck area	148	131	151	430

NEW HOMES REQUIRED

- 3.2.4. To calculate the number of new homes required, the housing target for the preceding three-year period is used. If a Local Plan is less than five-years old, the adopted Local Plan target is used to establish the housing target. For the year within which the Local Plan becomes more than five-years old, the minimum Local Housing Need figure should be used calculated with a base date of 1 April of that year by applying the Standard Method set out in national guidance.
- 3.2.5. As the adopted Purbeck Local Plan is more than 5 years old the measurement of the Housing Delivery Test reflects the Local Housing Need target for 2019/20, 2020/21 and 2021/22 years.
- 3.2.6. The Covid-19 national lockdown in 2020 disrupted the planning service and caused a suspension of development on construction sites. This impact on the delivery of

¹³ Live tables on housing supply: net additional dwellings, DLUHC

¹⁴ Housing Delivery Test Measurement Rule Book, MHCLG, July 2018

housing against targets has been recognised by government for the 2019-20 and 2020-21 years. The result was to reduce the number of homes required within the 2020-21 year by 122 days, resulting in a target of 118 dwellings for the 2020-2021 year¹⁵. Figure 3.4 shows the resultant Housing Delivery Test requirement.

Figure 3.4: Housing Delivery Test requirement 2022

YEAR	2019-20	2020-21	2021-22	TOTAL
Number of homes required	164	118	183	464

HOUSING DELIVERY TEST RESULT

- 3.2.7. The Department for Levelling Up, Housing & Communities publishes a Housing Delivery Test (HDT) to assess how delivery rates over the past 3 years compare to targets.
- 3.2.8. According to Paragraph 79 of the NPPF, the HDT measurement has various implications. These are listed in Figure 3.5.

Figure 3.5: Implications of HDT Measurements

HDT result	Implication
Below 95%	An action plan is required.
Below 85%	Include a 20% buffer to the identified supply of specific deliverable sites, as well as an action plan.
Below 75%	In decision-taking, apply the 'presumption in favour of sustainable development', as well as an action plan and a 20% buffer.

- 3.2.9. The most recent measurement was published on 19 December 2023 and relate to 2022. The results for Purbeck are in Figure 3.6.

Figure 3.6: 2022 Housing Delivery Test for Purbeck, published December 2023

	Number of homes required	Number of homes delivered
2019-20	164	148
2020-21	118	131
2021-22	183	151
Total	464	430

¹⁵ Housing Delivery Test measurement technical note 2021 – January 2022

3.2.10. The number of new homes delivered is divided by the number of new homes required:

$$\text{Housing Delivery Test Result (\%)} = \frac{430}{464} = 93\%$$

3.2.14 The Housing Delivery Test result for the Purbeck area is 93%. No buffer needs to be applied to the overall housing requirement. As it is below 95%, there is a requirement to produce an action plan to address the causes of under-delivery.

3.3. FACTORING IN ANY SHORTFALL AND THE BUFFER

3.3.1. As the adopted Local Plan for Purbeck is more than 5 years old and the housing requirement is derived from the calculated Local Housing Need, there is no requirement to factor in any shortfall in provision from the beginning of the local plan period¹⁶.

3.4. THE FIVE-YEAR REQUIREMENT – APRIL 2023

3.4.1. Applying the above assumptions and using the completions data to 1st April 2023, enables the calculation of the five-year requirement for the period 2023 to 2028 as shown in Figure 3.7.

Figure 3.7: Five Year Housing Requirement 2023-2028

COMPONENT	CALCULATION	RESULT
PURBECK AREA		
Step 1: Setting the baseline	Annual average household growth 2022 to 2032	130.7
Step 2: Adjustment to take account of affordability	Applying the adjustment factor of 1.41	184.9
Step 3: Capping the level of any increase	Apply the 40% cap	183
Step 4: Cities and urban centres uplift	No uplift to be applied	183
Local Housing Need – Purbeck area		183 dwellings per annum

¹⁶ National Planning Practice Guidance Paragraph: 031 Reference ID: 68-031-20190722

PURBECK AREA HOUSING REQUIREMENT		
Local Housing Need for the Purbeck area		183 dwellings per annum
Multiplied by the 5 year period (2022-2027)	183 x 5	915
Total 5-year requirement		915

3.4.2. The five-year supply requirement for the current five-year period (2023 to 2028) is 915 dwellings for the Purbeck area. This is equivalent to 183 dwellings per annum over the 2023 to 2028 five-year period.

4. Supply Calculations

4.1. INTRODUCTION

- 4.1.1. In order to understand the supply of land available for residential development, it is necessary to look at a number of different categories. Potential sources of housing supply include extant planning permissions. There are also sites identified as having development potential through the Strategic Housing Land Availability Assessment (SHLAA), sites on the brownfield register, site allocations in the emerging Purbeck Local Plan and windfall sites that cannot specifically be identified but contribute significantly to the supply of housing.
- 4.1.2. For each of these site categories, different criteria have been used to estimate delivery within five years and therefore the contribution towards the five-year supply. To these estimates, discounts have been applied to allow for the inevitable uncertainties that exist in any estimate.
- 4.1.3. It should be noted that for the purposes of this report the housing supply derived from sites allocated within a Local Plan does not include supply from allocations that are consented. Consented allocations fall within the 'Major sites with extant planning permission' category as there is more certainty of their delivery. This approach differs from the approach to presenting expected numbers of homes from different sources of supply in the emerging Purbeck Local Plan, which presents consented allocations as part of the supply of housing arising from Local Plan allocations.
- 4.1.4. Additionally, whilst the specific large sites category in this report is largely relevant when calculating projected supply from small sites in the emerging Purbeck Local Plan under Policy E8, the specific large sites category also includes sites located within the development boundary which aren't covered by Policy E8. Therefore, the yields associated with the specific large sites category in this report, and the small sites category in the emerging Purbeck Local Plan will not match.
- 4.1.5. Several appeals have examined the evidence needed to support the deliverability of a site, for example Land to the East of Newport Road and to the East and West of Cranfield Road (Appeal Reference: APP/Y0435/W/17/3169314) has supported the view that evidence obtained after the 5YHLS base date (1 April each year) can be considered when demonstrating site deliverability if the site was considered deliverable at the base date.
- 4.1.6. The advice from Natural England requires Dorset Council as a competent authority under the Habitats Regulations, to "carefully consider the nutrients impacts of any new plans and projects (including new development proposals) on habitats sites and whether those impacts may have an adverse effect on the integrity of a habitats site that requires mitigation, including through nutrient neutrality."

- 4.1.7. This advice only applies to the Poole Harbour Catchment within the Purbeck area. This has implications for the deliverability of new homes.
- 4.1.8. As set out in section 2.2, it is anticipated that the need for developments to demonstrate phosphorus neutrality within the Poole Harbour catchment will be removed as a result of the measures included within the LURA. Sites within this catchment have been reviewed in detail, and where it is considered that homes can be delivered within the five year supply period due to the requirements of the LURA, some sites have been included in the supply.

4.2. MINOR SITES WITH EXTANT PLANNING PERMISSION

- 4.2.1. The definition of deliverable in the 2023 version of the NPPF states that “sites which do not involve major development ... should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years”.
- 4.2.2. Across the plan area around 16% of the housing supply is made from small sites of less than 10 dwellings. Historically¹⁷, from the point of the grant of planning permission, 98% of these minor sites have been built within five years. It is of course impossible to identify which sites will not deliver within five years so to allow for this, the total stock of minor sites with extant consent are discounted by 5%. The Council is being conservative by discounting the housing land supply by this percentage, because historically less than 2% of these small sites have not been delivered within five years.
- 4.2.3. The approach adopted for minor sites with planning permission is considered robust and in accordance with the relevant parts of the definition of deliverable. Minor sites within the Poole Harbour catchment are considered deliverable as, although this won't be confirmed until 1 April, it is reasonable to assume that phosphorus neutrality will not be needed or mitigation projects will be delivering nutrient credits.

Figure 4.1: Five-year supply from minor sites with extant planning permission

	TOTAL SUPPLY	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Minor sites with extant planning permission	120	116	110.2

¹⁷ Based on records of completed residential development sites since the beginning of the plan period (i.e. 2011).

4.3. MAJOR SITES WITH EXTANT PLANNING PERMISSION

- 4.3.1. For major sites with extant planning permission, the relevant parts of the NPPF 2023 definition of deliverable states that “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)”.
- 4.3.2. For sites of 10 dwellings or more that benefit from an extant detailed planning permission (either full or reserved matters) a case by case assessment has been made to assess how many new homes will be delivered within five years. This case by case analysis has included:
- Consideration of the number and type of units being delivered on a site,
 - The details of any infrastructure requirements,
 - The discharge of conditions associated with the planning permission,
 - Whether a CIL commencement notice had been received,
 - Feedback from the developer on their programme for delivering the site, and
 - Information from case officers for specific sites.
- 4.3.3. Major sites which benefit from outline permission were considered in a similar way to detailed consents having regard to recent appeal decisions. Included in the Council’s analysis was the:
- Progress towards gaining detailed planning consent,
 - Feedback from the developer about their programme for delivering the site, including their anticipated housing trajectory,
 - Information from the case officer working on the planning application, and
 - The current planning status of the site, including the discharge of any planning conditions.
- 4.3.4. For major sites with detailed planning permission and sites with outline permission the consideration of this information gave rise to an informed assessment of the proportion of units that are deliverable within five years. The resultant estimate of delivery was then discounted by 5% to allow for any uncertainty. It is worth mentioning, the Council are being conservative by discounting the housing land supply by this percentage.
- 4.3.5. The emerging local plan sets out an approach to supporting nutrient neutrality in the short term through site specific mitigation measures or by securing ‘credits’ from

mitigation delivered by the council or third parties. Whilst this approach will support delivery, as part of the Council’s conservative approach to discounting supply from sites with planning permission some of these large sites have been discounted due to their location within the Poole Harbour catchment. However, should mitigation be identified and delivered, these sites could be delivered. For sites in the Poole Harbour catchment area the estimated delivery also takes account of mitigation that is expected to come forward to enable development, and the nutrient pollution standards in the LURA. It is therefore considered likely that some sites that have been granted full planning permission will be deliverable within 5 years prior to the Dorset Council Local Plan.

- 4.3.6. The approach to major sites that have either detailed or outline planning permission is considered to accord with the relevant parts of the definition of deliverable in the NPPF 2023.

Figure 4.2: Five-year supply from major sites with extant planning permission

	TOTAL SUPPLY	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Major sites with extant planning permission	120	120	114

4.4. SITES ALLOCATED WITHIN THE EMERGING PURBECK LOCAL PLAN

- 4.4.1. The definition of deliverable in the NPPF 2023 states that sites allocated in the development plan “should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”
- 4.4.2. No sites allocated in the adopted Local Plan are included as they are covered by the major sites described above or are built out.
- 4.4.3. The emerging Purbeck Local Plan has undergone examination in public and has been subject to consultation on main modifications and supplementary main modifications. The Council is now awaiting the Inspector’s report. It is therefore at a very advanced stage. Only those proposed allocations where there is clear evidence to justify delivery within the five year period are included, including where there is already a planning application submitted.
- 4.4.4. An assessed level of delivery for inclusion within the five-year supply has been made and this estimate was then discounted by 10% to allow for all uncertainties.
- 4.4.5. The emerging local plan sets out an approach to supporting nutrient neutrality in the short term through site specific mitigation measures or by securing ‘credits’ from

mitigation delivered by the council or third parties. Whilst this approach will support delivery, as part of the Council’s conservative approach to discounting supply from sites allocated in local plans it has reviewed all allocated sites within the Poole Harbour catchment, and removed from the supply those that are either not able to demonstrate nutrient neutrality or where development is unlikely to come forward within the supply period even with expected nutrient neutrality solutions.

- 4.4.6. The approach for sites proposed to be allocated in the Purbeck Local Plan is considered to accord with the definition of deliverable in the 2023 NPPF.

Figure 4.3: Five-year supply from sites in the emerging Local Plan

	TOTAL SUPPLY	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Sites allocated within the Local Plan	1,137	247	222.3

4.5. MINOR SITES WINDFALL ALLOWANCE

- 4.5.1. A windfall site is a site not specifically identified in the development plan. National policy makes provision for such sites to be included in the supply of homes specifically noting that “small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly”¹⁸.
- 4.5.2. When including an allowance for windfall sites within the housing supply, national policy indicates that there needs to be “compelling evidence that they will provide a reliable source of supply...” and that the allowance “...should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends”¹⁹.
- 4.5.3. A detailed analysis of windfall rates has been undertaken for the Purbeck area (as summarised in Appendix D). This analysis has been focused on those sites that fall within the minor category (i.e. sites of between 1 and 9 dwellings) with major (i.e. sites of 10 or more dwellings) being considered as a separate supply category.
- 4.5.4. The Council has been conservative in discounting the windfall allowance for the first two years across the area, to avoid any potential double counting for sites that may have permission (as presented in the consented minor and major categories).

¹⁸ National Planning Policy Framework paragraph 69, 2021

¹⁹ National Planning Policy Framework paragraph 71, 2021

Although the windfall rate and build-out rate are based on detailed assessment of past delivery, the numbers of windfall sites each year will most likely change. For this reason, a further 10% discount has been applied to the estimates of windfall delivery within the remaining three-year period. The final windfall allowance for each settlement is shown in Figure 3.4.

- 4.5.5. The Council are being conservative by discounting the minor sites windfall allowance in areas that are in a nutrient catchment where approaches to securing nutrient neutrality are being developed. The emerging local plan sets out an approach to supporting nutrient neutrality in the short term through site specific mitigation measures or by securing 'credits' from mitigation delivered by the council or third parties. Whilst this approach will support delivery, as part of the Council's conservative approach to discounting supply from windfall within the Poole Harbour catchment the allowances from this source of supply have been removed for the first three years of the five year period, as it is considered there is likely to be greater certainty that sites will be deliverable later over the next five years alongside nutrient mitigation measures. Relevant windfall rates and calculations can be found in Figure 4.4 and Appendix D.
- 4.5.6. The approach to minor windfall sites is considered to be in accordance with national policy²⁰.

Figure 4.4: Five-year annualised windfall rate for each settlement²¹

SETTLEMENT	ANNUALISED WINDFALL RATE	WINDFALL ALLOWANCE OVER 5 YEARS: PROFILED WINDFALL DELIVERY RATE	WINDFALL ALLOWANCE OVER 5 YEARS: DISCOUNTED
Swanage	14.4	38.9	35
Wareham	7.6	14.8*	13.3
Lytchett Minster and Upton	9.4	18.3*	16.4
Key Service Villages	20.6	36.4*	32.8
Rural	8.6	16.5*	14.9
Purbeck	60.6	124.9	112.4

²⁰ National Planning Policy Framework paragraph 71, 2021

²¹ All figures in the table may not sum exactly due to rounding.

* First three years of windfall allowance removed due to areas falling within the Poole Harbour Catchments

4.6. SPECIFIC LARGE SITES

- 4.6.1. The minor sites windfall allowance does not make any allowance for sites not identified in the development plan that fall within the definition of major development (i.e. sites of 10 or more dwellings).
- 4.6.2. As set out under minor sites windfall, when including an allowance for windfall sites within the housing supply, national policy indicates that there needs to be “compelling evidence that they will provide a reliable source of supply...” and that the allowance “...should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends”²².
- 4.6.3. Where specific major sites (10+ dwellings) have been identified that are expected to contribute to the housing land supply within five years, an allowance has been included. This approach was supported through recent appeal decisions. Sites have either been identified through the:
- Strategic Housing Land Availability Assessment,
 - are on the council’s brownfield registers,
 - have permission in principle, or
 - are sites where planning permission is likely to be granted imminently.
- 4.6.4. Whilst the specific large sites category in this report is largely relevant when calculating projected supply from Small Sites in the emerging Purbeck Local Plan under Policy E8, the specific large sites category also includes sites located within the development boundary which aren’t covered by Policy E8. Therefore, the yields associated with the specific large sites category in this report, and the small sites category in the emerging Purbeck Local Plan will not match.
- 4.6.5. For each of these sites, there is clear evidence that housing completions will begin, and homes will be delivered within the five-year period. Each site within this category was identified as having development potential at the 1 April base date in line with the monitoring data that underpins this report.
- 4.6.6. All specific large sites have been individually assessed for deliverability using all available evidence to demonstrate this. In relation to nutrient neutrality, sites within the Poole Harbour catchment have been removed from the supply if they are either

²² National Planning Policy Framework 2021, paragraph 71, page 19

not able to demonstrate nutrient neutrality, or where development is unlikely to come forward within the supply period even with expected nutrient neutrality solutions.

- 4.6.7. The approach to major identified (windfall) sites is considered in accordance with the definition of deliverable in the 2023 NPPF.

Figure 4.5: Five-year supply from major identified sites

	TOTAL SUPPLY	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Specific identified major sites	119	35	31.5

4.7. SITES ALLOCATED IN NEIGHBOURHOOD PLANS

- 4.7.1. Across the plan area there are 5 neighbourhood plans that have been made part of the development plan.
- 4.7.2. The made plans currently have about 289 new homes allocated (the expected yields from neighbourhood plan allocations have been updated to take account of the latest evidence on deliverability), these includes sites with pre-applications submitted. It should be noted that once a neighbourhood plan site has been granted planning consent, it is counted within the appropriate planning consent category rather than a neighbourhood plan site allocation. Also, the total supply shown below differs from total allocated numbers since as applications come forward there may be slight variations on the allocated numbers, which are approximate. The supply from neighbourhood plan sites has been discounted by 10% akin to that for Local Plan allocations. It is worthwhile mentioning, that the Council are being conservative with using this percentage to discount 5-year housing land supply.
- 4.7.3. The emerging local plan sets out an approach to supporting nutrient neutrality in the short term through site specific mitigation measures or by securing 'credits' from mitigation delivered by the council or third parties. Whilst this approach will support delivery, as part of the Council's conservative approach to discounting supply from sites allocated in neighbourhood plans within the Poole Harbour catchment for this year due to the advice from Natural England on nutrient neutrality, or where development is unlikely to come forward within the supply period even with expected nutrient neutrality solutions.
- 4.7.4. The approach to Neighbourhood Plan allocations is considered in accordance with the definition of deliverable as set out in the 2023 NPPF.

Figure 4.6: Five-year supply from neighbourhood plans

	TOTAL SUPPLY	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Sites allocated in Neighbourhood Plans	276	103	92.7

4.8. RURAL EXCEPTION SITES

- 4.8.1. In order for a rural exception site to deliver housing, a housing needs survey, grant funding and planning permission is needed. The Inspector for the adopted Local Plan for West Dorset and Weymouth & Portland recommended only including those sites that benefit from grant funding within the five-year supply. Therefore it is considered appropriate to take forward the same approach when calculating the supply from rural exception sites in the Purbeck area.
- 4.8.2. The emerging local plan sets out an approach to supporting nutrient neutrality in the short term through site specific mitigation measures or by securing 'credits' from mitigation delivered by the council or third parties. Whilst this approach will support delivery, as part of the Council's conservative approach to discounting supply from this source all rural exception sites within the Poole Harbour catchment that are not able to demonstrate nutrient neutrality have been removed from the supply for this year due to the advice from Natural England on nutrient neutrality.
- 4.8.3. At present there are a number of rural exception schemes proposed and a number of these have funding and a registered provider involved. This means, subject to nutrient neutrality, there are no fundamental barriers to their delivery. No discounting is applied to rural exception sites that have funding.

Figure 4.7: Five-year supply from rural exception sites

	TOTAL SUPPLY	FIVE-YEAR SUPPLY ESTIMATE	DISCOUNTED FIVE-YEAR SUPPLY
Rural exception sites	49	0	0

4.9. SUPPLY POSITION AT MARCH 2023

- 4.9.1. Reflecting the advice on nutrient neutrality, the sources of supply set out in this report have been rigorously assessed against national policy including the definition of deliverable as set out in the NPPF. Due to the uncertainty in accurately predicting the delivery from the various sources of supply, discounts have been applied to each category.

Figure 4.8: Supply position at March 2023

SUPPLY CATEGORY	FIVE-YEAR SUPPLY ESTIMATE (EXCLUDING DISCOUNT)	DISCOUNTED FIVE-YEAR SUPPLY (2023 TO 2028)
Minor sites with planning permission	116	110.2
Major sites with extant planning permission	120	114
Sites allocated within the Local Plan	247	222.3
Minor sites windfall allowance	124.9	112.4
Specific large sites	35	31.5
Sites allocated in neighbourhood plans	103	92.7
Rural exception sites	0	0
TOTAL	745.9	683.1

- 4.9.2. The updated position using the most up-to-date information (with a base date of 1st April 2023) indicates that the council has a deliverable supply equivalent to 683.1 dwellings for the Purbeck area.
- 4.9.3. The number of deliverable permissions is lower than in previous years, as shown in Figure 4.9. This is due to Natural England’s advice regarding nutrient neutrality, since submitted applications have been stalled over the last year whilst a resolution was sought. Many planning permissions stalled for this reason now have an extension of time for determination until 31 March 2024 and it is anticipated that nutrient mitigation solutions will be available within this timeframe. It should be noted that in the period, although planning permissions granted were lower, 100 homes were completed on major sites in comparison to 62 the year before.

Figure 4.9: Trend in total deliverable planning permissions

YEAR	DELIVERABLE PLANNING PERMISSIONS
Year to 1 st April 2019	502
Year to 1 st April 2020	476

Year to 1 st April 2021	339
Year to 1 st April 2022	392
Year to 1 st April 2023	240

Source: Dorset Council

5. Conclusion

5.1. DELIVERABLE SUPPLY

- 5.1.1. As the Local Plan is now more than 5 years old the Local Housing Need, calculated through the application of the Standard Methodology has been used to establish the five-year supply requirement. This equates to 915 dwellings across the Local Plan area as shown in Figure 3.7, equivalent to 183 dwellings per year.
- 5.1.2. The supply of deliverable sites that can be counted as being part of the five-year period 2023 to 2028 is set out in Figure 4.8. After the application of the relevant discounts, the total number of deliverable sites is estimated at 683.1 dwellings. This supply calculation is based on the most up-to-date information available as at 1st April 2023.
- 5.1.3. As the local plan has reached examination stage, the requirement in national policy is to demonstrate a four-year supply of deliverable sites. For the period 2023 to 2028, the Purbeck Local Plan area does not have sufficient deliverable supply to meet the four-year supply requirement as required by national policy and can demonstrate a supply of deliverable sites equivalent to **3.73** years as shown in Figure 5.1.
- 5.1.4. This figure takes into account the advice from Natural England in March 2022 highlighting the need for all new developments within the Poole Harbour Catchment, to be nutrient neutral.
- 5.1.5. Appendix I shows an overview of the predicted build out of sites within the supply.

Figure 5.1: Five-year supply calculation

SUPPLY REQUIREMENT – PURBECK		915
Local Housing Need requirement		183
Requirement over Five Year Period (2023 to 2028)	183×5	915
Annualised requirement	$915 \div 5$	183
DELIVERABLE SUPPLY (DISCOUNT APPLIED)		683.1
Minor sites with planning permission		110.2
Major sites with extant planning permission		114
Sites allocated within the Local Plan		222.3
Minor sites windfall allowance		112.4
Specific large sites		31.5
Sites allocated in neighbourhood plans		92.7
Rural exception sites		0
CALCULATION OF FIVE YEAR SUPPLY		
Deliverable Supply ÷ Annualised requirement	$683.1 \div 183$	3.73 years

Appendix A. Minor sites with extant permission

A.1 Minor sites (1 to 9 dwellings) which benefit from planning consent and are considered deliverable within five years.

STATUS	ADDRESS	APPLICATION NUMBER	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
n/s	Flat 3 & 4 135 High Street Swanage BH19 2NB	6/2020/0257	Swanage	-1
n/s	Land to the west of York Cottage, Russell Avenue, Swanage, BH19 2ED	6/2019/0625	Swanage	1
n/s	4 Russell Avenue, Swanage, BH19 2EB	6/2019/0045	Swanage	1
u/c	10 The Parade Swanage BH19 1DA	6/2019/0609	Swanage	2
u/c	3 De Moulham Road, Swanage, BH19 1NP	6/2019/0648	Swanage	4
n/s	Swanage Police Station, Argyle Road, Swanage, BH19 1HZ	6/2020/0226	Swanage	6
n/s	Land adjacent to 41 Jubilee Road, Swanage, BH19 2SE	6/2020/0430	Swanage	1
n/s	Land at Priests Road, Swanage, BH19 2RL	6/2020/0154	Swanage	3
u/c	Rear Of 31, Station Road, Swanage, BH19 1AD	6/2021/0270	Swanage	1
n/s	39 De Moulham Road, Swanage, BH19 1NU	6/2021/0183	Swanage	1
n/s	Seabank Lodge, 4 Ulwell Road, Swanage, BH19 1LH	6/2021/0184	Swanage	2
u/c	The Chatsworth Centre, 33-41 Ulwell Road, Swanage, BH19 1LG	P/FUL/2022/01256	Swanage	5
n/s	Purbeck Heights, Priests Way, Herston, Swanage, BH19 2RS	6/2020/0240	Swanage	8
u/c	35-41 Ulwell Road, Swanage, BH19 1LG	P/FUL/2022/03484	Swanage	6
u/c	102 Victoria Avenue, Swanage, BH19 1AS	P/FUL/2022/05040	Swanage	4
u/c	44 Rabling Road, Swanage, BH19 1EG	P/FUL/2022/06294	Swanage	1

n/s	3 Aigburth Road, Swanage, BH19 1BH	6/2021/0131	Swanage	1
n/s	355 High Street, Swanage	6/2021/0330	Swanage	1
n/s	61 High Street, Swanage, BH19 2LY	6/2021/0357	Swanage	1
n/s	Herston Village Hall, 12 Jubilee Road Swanage, BH19 2SF	P/FUL/2021/03705	Swanage	1
n/s	73 High Street, Swanage, BH19 2LY	P/FUL/2022/01136	Swanage	2
n/s	Ciftop Rest Home, 8 Burlington Road, Swanage, BH19 1LS	P/FUL/2022/01755	Swanage	1
n/s	37 Station Road, Swanage, BH19 1AD	P/FUL/2022/03460	Swanage	1
n/s	Caythorpe Guesthouse, 7 Rempstone Road, Swanage, BH19 1DN	P/FUL/2022/04139	Swanage	1
n/s	56 Bell Street, Swanage, BH19 2SB	P/FUL/2022/06193	Swanage	1
n/s	Store to r/o 18 & 20 South Street, Trinity Lane, Wareham	6/2020/0312	Wareham	1
n/s	Sandford General Stores, Sandford Road, Sandford, Wareham, BH20 7AF	PDR/2020/0001	Wareham	2
u/c	West Mill Farm, Wareham Common, Wareham, BH20 6AA	6/2018/0084	Wareham	1
n/s	12 Daniel Drive, Wareham, BH20 4RU	6/2020/0309	Wareham	1
n/s	Land rear of 140 Dorchester Road Upton BH16 5NX	6/2020/0123	Upton	1
n/s	Yearlings Poultry Farm, Bere Regis, Wareham, BH20 7LS	PDA/2020/0004	Bere Regis	4
n/s	73 West Street, Bere Regis, Wareham, BH20 7HL	6/2019/0367	Bere Regis	1
u/c	Bluebell Lodge, 142A Rye Hill, Bere Regis	P/FUL/2021/04253	Bere Regis	1
u/c	88 West Street, Bere Regis, BH20 7HH	P/VOC/2022/05166	Bere Regis	1
n/s	2 Dairy Cottage & Chamberlaynes Farm, Bere Regis, BH20 7LS	P/FUL/2022/02983	Bere Regis	1
n/s	Philliols Farm, Bere Heath Road, Bere Heath, Bere Regis, BH20 7NS	P/FUL/2022/01524	Bere Regis	3
n/s	12 King George V Road, Bovington BH20 6JQ	PDR/2020/0002	Bovington	3

n/s	Old Dairy Cottage, Woolgarston Road, Corfe Castle, BH20 5JD	6/2019/0561	Corfe Castle	1
u/c	The Potting Shed, Glebe House, Bucknowle BH20 5NS	6/2019/0340	Corfe Castle	1
n/s	24 West Street, Corfe Castle, Wareham, BH20 5HD	6/2020/0141	Corfe Castle	1
n/s	5 West Street, Corfe Castle, BH20 5HA	P/FUL/2022/04201	Corfe Castle	1
n/s	Smedmore Stables, Smedmore House, Kimmeridge, BH20 5PD	P/FUL/2022/08062	Kimmeridge	2
n/s	12 Capston Field, Langton Matravers, Swanage, BH19 3HP	6/2020/0353	Langton Matravers	2
u/c	The Old Malthouse, High Street, Langton Matravers BH19 3HB	6/2019/0604	Langton Matravers	3
n/s	Crack Lane, Langton Matravers, BH19 3EF	6/2019/0656	Langton Matravers	8
n/s	Oak Ridge, Flowers Drove, Lytchett Matravers, BH16 6BX	6/2020/0204	Lytchett Matravers	1
u/c	Whytewood Lodge, Jennys Lane, Lytchett Matravers, BH16 6BP	6/2021/0352	Lytchett Matravers	2
n/s	The Cottage Foxhills Road Lytchett Matravers Poole BH16 6BD	P/FUL/2021/02612	Lytchett Matravers	1
u/c	Land Rear of 40 Wareham Road Lytchett Matravers Poole BH16 6DR	P/FUL/2021/02595	Lytchett Matravers	1
n/s	Bexington , Lime Kiln Road, Lytchett Matravers, BH16 6EL	P/OUT/2022/03616	Lytchett Matravers	1
n/s	Home Farm Dorchester Road Winfrith Newburgh DT2 8DD	6/2021/0377	Winfrith Newburgh	1
u/c	Colts Close Stables, Water Meadow Lane, Wool, BH20 6HL	P/FUL/2022/01663	Wool	1
u/c	Abbascombe Farm, Worth Matravers BH19 3LF	6/2018/0410	Worth Matravers	1
n/s	Land south of North Lease Farm, Knitson To Valley Road, Knitson, Corfe Castle, BH20 5JB	6/2020/0449	Worth Matravers	1

n/s	Flower Meadow, Haycrafts Lane, Harmans Cross, Swanage, BH19 3EB	P/RES/2022/00845	Worth Matravers	1
n/s	Throop House, Throop Hollow, Throop, DT2 7JD	6/2020/0467	Affpuddle and Turners Puddle	1
u/c	Blackdown House Farm, The Hollow, Briantspuddle, DT2 7HX	6/2018/0037	Briantspuddle	4
n/s	4 The Old Playing Fields, Chydyok Road, East Chaldon, DT2 8DL	6/2020/0551	Chaldon Herring	1
n/s	Down Barn, Main Road Through West Chaldon, West Chaldon DT2 8NJ	P/FUL/2021/03630	Chaldon Herring	1
u/c	Luckford Wood Camp Site, Holme Lane, East Stoke BH20 6AP	6/2019/0367	East Stoke	1
n/s	Land at East Stoke, Wareham, BH20 6AN	6/2020/0058	East Stoke	1
n/s	Sawmill Off Glebe Lane Dorchester Moreton DT2 8RQ	P/FUL/2021/03294	Moreton	1
			Total:	116

Appendix B. Major sites with extant planning permission

B.1 Major sites (10 + dwellings) which benefit from planning consent and are considered deliverable within five years.

STATUS	ADDRESS	APPLICATION NUMBER	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
u/c	Rowlands Wait Caravan Park, access road To Blackhill Clump, Rye Hill, Bere Regis, BH20 7LP	6/2018/0670	Bere Regis	19
u/c	Manor Farm Caravan Park, Church Lane, East Stoke BH20 6AW	6/2018/0675	East Stoke	2
n/s	4 Poole Road, Upton, BH16 5JA	6/2021/0041	Upton	14
u/c	Former Grammar School Site/Purbeck Centre Northbrook Road Swanage BH19 1QE	P/VOC/2023/01813 6/2021/0314	Swanage	55
u/c	Former St Marys School, Manor Road, Swanage, BH19 2BH	6/2020/0432	Swanage	30
			Total:	120

Appendix C. Sites allocated within the Local Plan

C.1 Sites to be allocated in the emerging Purbeck Local Plan that are considered deliverable within five years due to submitted planning applications, developer evidence and nutrient neutrality provisions from April 2024.

STATUS	ADDRESS	POLICY/ APPLICATION ²³ NUMBER	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
n/s	Blaney's Corner, Lytchett Matravers	P/FUL/2022/01095	Lytchett Matravers	25
n/s	East of Wareham Road, Lytchett Matravers	6/2021/0282	Lytchett Matravers	95
n/s	Land at Policeman's Lane, Upton (Phase 2)	6/2019/0717	Upton	92
n/s	Land to the north of the railway line, Wool	6/2021/0045	Wool	35
			Total:	247

²³ Applications are under consideration.

Appendix D. Minor sites windfall allowance

- D.1 The contribution that minor windfall sites make to the supply was assessed by looking at the actual delivery of new homes on sites of 1 to 9 dwellings over the previous five-year period (i.e. from 2018/19 to 2022/23) on a settlement by settlement basis. This analysis identified a generally consistent rate of windfall delivery for most settlements.
- D.2 The windfall rates outlined in Figure D1 were applied using the build-out rates for minor sites. The build-out rates were established by looking at the date when planning permission was granted and assessing the number of years before each site was completed. For example, a site granted permission in 2019 and built in 2021 took two years to complete.

Figure D1: Windfall rates – dwellings

AREA	2018/19	2019/20	2020/21	2021/22	2022/23	FIVE-YEAR AVERAGE
Swanage	12	20	9	23	8	14.4
Wareham	9	4	11	7	7	7.6
Lytchett Minster and Upton	12	26	4	4	1	9.4
Key Service Villages	9	17	21	33	23	20.6
Rural	5	21	5	2	10	8.6
Purbeck	47	88	50	69	49	60.6

- D.3 The percentage of all minor sites built likely to be built in any particular year was then calculated to give the build-out profile for minor sites as detailed in Figure D2. For Swanage, typically 26% of all minor sites granted permission within one year, would be completed within that same year. By the end of the next year a further 30% would have been completed leading to a cumulative total of 56% of all minor sites completed and so on with 100% of minor sites on average being completed by year 6.
- D.4 When applying the windfall and build-out rates, the total number of units expected to be completed each year can be estimated. Within each year, an additional supply of sites would be granted permission on top of those already granted permission in the preceding year further adding to the number of sites being completed each year.

Figure D3 shows the estimated completions for Swanage through the application of the windfall rate and the build-out rate.

Figure D2: Cumulative build-out rate for minor sites

YEARS TO COMPLETE FROM GRANT OF PERMISSION	0	1	2	3	4	5	6	7	8	9	10
Swanage	25.9%	55.6%	81.5%	90.7%	98.1%	98.1%	100.0%	100.0%	100.0%	100.0%	100.0%
Wareham	16.2%	67.6%	83.8%	94.6%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Lytchett Minster and Upton	17.1%	40.0%	82.9%	94.3%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Key Service Villages	24.2%	47.4%	71.6%	85.3%	91.6%	97.9%	100.0%	100.0%	100.0%	100.0%	100.0%
Rural	30.6%	53.2%	79.0%	95.2%	96.8%	96.8%	100.0%	100.0%	100.0%	100.0%	100.0%
Purbeck	24.0%	51.9%	78.1%	90.8%	96.1%	98.2%	100.0%	100.0%	100.0%	100.0%	100.0%

Figure D3: Estimated windfall delivery for a typical five-year period – Swanage

YEAR OF GRANT OF PERMISSION	SUPPLY IN YEAR 1	SUPPLY IN YEAR 2	SUPPLY IN YEAR 3	SUPPLY IN YEAR 4	SUPPLY IN YEAR 5	TOTAL IN 5 YEARS
Year 0	25.9%	29.6%	25.9%	9.3%	7.4%	98.1%
Year 1		25.9%	29.6%	25.9%	9.3%	90.7%
Year 2			25.9%	29.6%	25.9%	81.5%
Year 3				25.9%	29.6%	55.6%
Year 4					25.9%	25.9%
Cumulative Total	25.9%	55.6%	81.5%	90.7%	98.1%	98.1%
Swanage windfall rate = 14.4 dwellings per annum						
Profiled windfall delivery (dwellings)						
Year 0	4	4	4	1	1	14
Year 1		4	4	4	1	13
Year 2			4	4	4	12
Year 3				4	4	8
Year 4					4	4
Total windfall allowance	4	8	12	13	14	51

D.5 A discount of the first two years of windfall allowance has been applied to avoid any double counting. Although the above windfall allowance and build-out rates are based on detailed assessment of past delivery, the numbers of windfall sites each year will most likely change. For this reason, a 10% discount has been applied to the estimates of windfall delivery within the remaining three-year period.

D.6 In addition to the discount applied some areas across Dorset Council are impacted by nutrient neutrality constraints, meaning the 5 year supply in certain areas will be

affected by the need for nutrient neutrality. To ensure a realistic estimate is applied, Dorset Council have removed windfall development for areas that fall within any of the nutrient catchment areas where a solution to nutrients issues is not considered imminent. In the Poole Harbour Catchment, where a solution is anticipated a discount of the first three years has been applied.

D.7 Windfall rates for each settlement are based on the five-year rolling average of completed new dwellings for each area. This approach ensures the allowance reflects as closely as possible actual delivery rates, allowing for fluctuations in the supply that may occur over time.

D.8 The final windfall allowance for each settlement is shown in Figure D4.

Figure D4: Five-year windfall allowance for each settlement.

SETTLEMENT	ANNUALISED WINDFALL RATE	WINDFALL ALLOWANCE OVER 5 YEARS: PROFILED WINDFALL DELIVERY RATE	WINDFALL ALLOWANCE OVER 5 YEARS: DISCOUNTED
Swanage	14.4	38.9	35
Wareham	7.6	14.8*	13.3
Lytchett Minster and Upton	9.4	18.3*	16.4
Key Service Villages	20.6	36.4*	32.8
Rural	8.6	16.5*	14.9
Purbeck	60.6	124.9	112.4

All figures in the table may not sum exactly due to rounding.

* First three years of windfall allowance removed due to areas falling within the Poole Harbour Catchments

Appendix E. Specific large windfall sites

E.1 Larger sites (10+ dwellings) that are considered deliverable within five years.

STATUS	ADDRESS	APPLICATION NUMBER ²⁴	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
n/s	Pug Pit, Wool	6/2021/0331	Wool	8
n/s	West Lane, Land at Steppingstones Fields, Stoborough	P/FUL/2022/07955	Stoborough/Arne	12
n/s	Land North of West Lane, Stoborough	6/2019/0639	Stoborough/Arne	15
			Total:	35

²⁴ Applications are under consideration.

Appendix F. Sites allocated in neighbourhood plans

F.1 Sites allocated in made neighbourhood plans that are considered deliverable within five years.

STATUS	ADDRESS	POLICY/ APPLICATION ²⁵ NUMBER	SETTLEMENT	ESTIMATED DELIVERY WITHIN 5 YEARS
n/s	Westminster Road Industrial Estate (H5)	Policy H5 P/OUT/2022/01345	Wareham	15
n/s	Former Gas Works Site	Policy H7 P/FUL/2022/01906	Wareham	9
n/s	Back Lane	Policy BR7	Bere Regis	55
n/s	North Street	Policy BR7	Bere Regis	12
n/s	White Lovington	Policy BR7 6/2020/0013	Bere Regis	17
			Total:	103

²⁵ Applications are under consideration.

Appendix G. Sites removed from the supply due to location within nutrient catchment areas

SITE CATEGORY	ADDRESS	APPLICATION NUMBER	SETTLEMENT	CATCHMENT	ESTIMATED DELIVERY
Large windfall	Opposite Wilton Cottage, West Lulworth (SHLAA/0066)		West Lulworth	Poole Harbour	4
Large windfall	Adjacent to Thornicks House, Winfrith Newburgh (SHLAA/0070)		Winfrith Newburgh	Poole Harbour	9
Large windfall	Draytons Dairy, School Lane, Winfrith Newburgh (SHLAA/0072)		Winfrith Newburgh	Poole Harbour	7
Large windfall	Rear 1 and 2 High Street, Winfrith Newburgh (SHLAA/0076)		Winfrith Newburgh	Poole Harbour	8
Large windfall	Opposite Brook House, Water Lane, Winfrith Newburgh (SHLAA/0118)		Winfrith Newburgh	Poole Harbour	7
Large windfall	Site opposite depot, East Chaldon (SHLAA/0013)		East Chaldon	Poole Harbour	4
Large windfall	Adjacent to the Bungalow, Chydok Road, East Chaldon (SHLAA/0114)		East Chaldon	Poole Harbour	4
Large windfall	Opposite Garage, East Lulworth (SHLAA/0120)		East Lulworth	Poole Harbour	3
				Total	63

The Council does not currently have evidence that these sites would be deliverable within five years and they are located within the Poole Harbour catchment.

Appendix H. Predicted build out of sites

Source	Total supply	Five year supply	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40
Permissions MINOR sites	120	116	47	88	51	75	49	37	45	26	8	0	4	0	0	0	0	0	0	0	0	0	0	
Permissions MAJOR sites (including consented allocations)	120	120	22	58	80	68	100	34	67	0	10	9	0	0	0	0	0	0	0	0	0	0	0	
Allocations (unconsented)	1137	247	0	0	0	0	0	0	0	55	85	107	160	145	140	125	75	35	35	35	35	35	35	
Swanage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Wareham	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Upton	92	92	0	0	0	0	0	0	0	30	45	17	0	0	0	0	0	0	0	0	0	0	0	
Lytchett Matravers	150	120	0	0	0	0	0	0	0	25	40	55	30	0	0	0	0	0	0	0	0	0	0	
Wool*	475	35	0	0	0	0	0	0	0	0	0	35	95	110	105	90	40	0	0	0	0	0	0	
Moreton Station	420	0	0	0	0	0	0	0	0	0	0	0	35	35	35	35	35	35	35	35	35	35	35	
Minor sites WINDFALL	842.54	124.92	0	0	0	0	0	0	0	11.73	54.87	58.32	59.62	60.60	60.60	60.60	60.60	60.60	60.60	60.60	60.60	60.60	52.00	
Large Identified sites	119	35	0	0	0	0	0	0	12	7	8	8	73	7	4	0	0	0	0	0	0	0	0	
Neighbourhood Plans*	276	103	0	0	0	0	0	0	0	9	39	55	133	40	0	0	0	0	0	0	0	0	0	
Exception Sites	49	0	0	0	0	0	0	0	0	0	0	0	49	0	0	0	0	0	0	0	0	0	0	
Total supply	2664	746		146	131	143																		

Red line = Emerging Purbeck Local Plan period

Green line = 5 Year Housing Land Supply period

*Total supply differs from total allocated numbers since as applications come forward there may be slight variations on the allocated numbers, which are approximate.