



Purbeck Local Plan Examination:

Housing land supply breakdown

Dorset Council

November 2023

Breakdown on different sources of housing land supply (November 2023)

Following publication of ‘Purbeck area, Five-year housing land supply, April 2022’ (July 2023) and work on Supplementary Proposed Main Modifications (SMM) to the emerging Purbeck Local Plan (2018-2034), the Inspectors examining the local plan asked the council to prepare a break down of the sites that will contribute to different sources of housing land supply that are referenced in the local plan. The table in this paper provides this breakdown on the expected yields of homes from different sources of housing land supply.

The table references (referred to in the column relating to ‘breakdown in supply’) several documents with abbreviations. The list below summarises which documents these abbreviations relate to:

- Strategic Housing Land Availability Assessment (SHLAA) (the SHLAA [SD22] relating to the Purbeck Local Plan is published on the ‘Purbeck Local Plan Submission’ web pages) (reference LA/WOOL/009 relates to the SHLAA undertaken for the Dorset Council Local Plan which is separately available on Dorset Council web pages)
- Other number references relate to planning applications/permissions
- Supplementary Proposed Main Modifications Consultation Document (SMMCD)
- Supplementary Proposed Main Modification (SMM)
- Consolidated schedule of MM (including SMM) - SMMCD1
- 5-year housing land supply report - SMMCD4

Source of housing supply	Number of homes	Breakdown in supply
Completions April 2018 to March 2019	69	• See Appendix I of SMMCD4.
Completions April 2019 to March 2020	146	• See Appendix I of SMMCD4.
Completions April 2020 to March 2021	131	• See Appendix I of SMMCD4.
Completions April 2021 to March 2022	137	• See Appendix I of SMMCD4.
Extant Planning Permissions at 1 April 2022	305	• See minor and major sites with extant planning permission of Appendix I of SMMCD4.
Unconsented Purbeck Local Plan allocations		
Lytchett Matravers: Blaney’s Corner	25	• See Policy H6 of the emerging local plan (SMMCD1 - SMM40).
Lytchett Matravers – East of Flower’s Drove	30	• See Policy H6 of the emerging local plan (SMMCD1 - SMM40).
Lytchett Matravers: East of Wareham Road	95	• See Policy H6 of the emerging local plan (SMMCD1 - SMM40).
Moreton Station: Redbridge Pit/Caravan Site	490 (+65 extra care units)	• See Policy H4 of the emerging local plan (SMMCD1 -).
Upton: West of Watery Lane	90	• See policy H7 of the emerging local plan (SMMCD1 – SMM41).
Wool: West of Chalk Pit Lane and Oakdene Road	320 (+65 extra care units)	• See policy H5 of the emerging local plan (SMMCD1 – SMM38).

Source of housing supply	Number of homes	Breakdown in supply
Wool: North East of Burton Cross Roundabout	90	<ul style="list-style-type: none"> See policy H5 of the emerging local plan (SMMCD1 – SMM38).
Wool: North West of Burton Cross Roundabout	30	<ul style="list-style-type: none"> See policy H5 of the emerging local plan (SMMCD1 – SMM38).
Wool: North of the Railway Line	30	<ul style="list-style-type: none"> See policy H5 of the emerging local plan (SMMCD1 – SMM38).
Total unconsented allocations	1,200 (+130 extra care units)	
Swanage Local Plan	91	<ul style="list-style-type: none"> 6/2016/0769 – 52 homes 6/2019/0221 – 39 homes (see Appendix B, SMMCD4).
Neighbourhood plan allocations and sites		
Bere Regis	122	<ul style="list-style-type: none"> Back Lane - Developer estimates a yield of 67 homes; North Street – NP allocation for 12 homes 6/2020/0013 – 17 homes Former primary school – NP allocation for 23 homes Tower Hill – NP allocation for 3 homes
Wareham	167	<ul style="list-style-type: none"> Anglebury Court – Updated assessment of yield 42 homes; Westminster Road Industrial Estate – NP allocation for 30 homes Johns Road – NP allocation for 15 homes Middle School – Updated assessment of yield 60 homes Former gas works and Autopoint – NP allocation for 20 homes
Total neighbourhood plan allocations and sites	289	
Windfall	596	See paragraphs 5.5.1 to 5.5.6 of council's latest five-year housing land supply report for Purbeck (SMMCD4) for an explanation of the methodology used to calculate a windfall allowance from this source of supply.
Exceptions sites	47	<ul style="list-style-type: none"> 6/2019/0242 – 27 homes Delivered during monitoring years 2028/29 – Expected yield from a rural exceptions site being developed by a community land trust 20 homes
Small sites policy sites	139	<ul style="list-style-type: none"> SHLAA /0001 – 15 homes (updated estimate of yield to reflect planning application) SHLAA/0002 – 15 homes (updated estimate of yield to reflect planning application) SHLAA/0013 – 4 homes SHLAA/0055 – 29 homes SHLAA/0066 – 4 homes

Source of housing supply	Number of homes	Breakdown in supply
		<ul style="list-style-type: none"> • SHLAA/0067 – 4 homes • SHLAA/0070 – 9 homes • SHLAA/0072 – 7 homes • SHLAA/0076 – 8 homes • SHLAA/0096 – 15 homes • SHLAA/0118 – 7 homes • SHLAA/0113 – 4 homes • SHLAA/0114 – 4 homes • SHLAA/0117 – 3 homes • SHLAA/0120 – 3 homes • LA/WOOL/009 – 8 homes (estimate reflects planning application)
Total	3,150 (+ 130 extra care units)	