



Purbeck Local Plan Examination:

Re-assessed five-year housing land supply

2 December 2022

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Introduction

1. This paper has been prepared as part of the examination of the Purbeck Local Plan. The local plan was submitted for examination in January 2019 and over the course of its examination the council has reassessed local housing need (LHN) using updated published evidence.
2. Most recently we published an updated LHN assessment alongside a letter dated 18 November 2022. After considering this assessment the Inspectors examining the local plan asked us to:

‘...provide a recalculated 5-year housing land supply position to reflect the Council update on local housing need, dated 18 November 2022.’ (Inspectors letter dated 24 November 2022).
3. This paper responds to the Inspectors’ request. It uses the evidence presented on land supply in our latest report entitled ‘Five year housing land supply for the area covered by Purbeck Local Plan 2018-2034’. This report was published in Appendix 5 of ‘Council technical paper – nutrient neutrality and housing land supply/delivery (in response to the Inspectors’ note 19 August)’ dated 2 September 2022. The published 5-year land supply report:
 - relates to the period between the monitoring years 2021/22 and 2025/26;
 - takes account of the housing delivery test result published for 2020/21; and
 - assumes that it would be possible to deliver homes within the catchment area of Poole Harbour.

Updated assessment LHN

4. We have recalculated LHN taking account of the latest affordability ratio (2021) and annualised household growth figure for the 10-year period 2022 to 2032. The capped assessment of local housing need equates to 186 dwellings per annum.
5. The plan period is 2018-2034 (16 years). The implications of the revised LHN figures on the existing housing requirement from the main modification schedule are presented in Table 1.

	Nov 2020 - Main modification	April 2021 revision	Nov 2022 revision
Annual (dpa)	180	178	186
Total (2018-2034)	2880	2848	2976
Difference	-	-32	+96

Table 1: Implications for revised local housing needs figures

Re-assessed 5-year housing requirement

6. Five years' worth of the housing target (at 186 dwellings per annum) is equivalent to 930 dwellings. A 20% 'buffer' needs to be added to this target because of Purbeck's Housing Delivery Test results. We also need to consider any shortfall in provision on meeting the updated LHN since the beginning of the plan period. Paragraph 3-044 of the Planning Practice Guidance states that: 'The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5- year period (the Sedgfield approach)'.

Year	Housing completions	Housing target	Shortfall
2018/19	73	186	113
2019/20	148	186	38
2020/21	132	186	54
Total	353	558	205

Table 2: Shortfall in provision since the beginning of the local plan period

7. Table 3 presents the updated 5-year housing requirement (2021 to 2026) taking account of the revised assessment of shortfall.

Annual housing target		186
5-year target (2021-2026)	5.00 x 186.00	930.00
Total shortfall to date	205.00	205.00
2020/21	930.00 + 205.00	1135.00
Housing delivery buffer	20%	
Total 5-year housing requirement	1135.00 x 1.20	1362.00
Annualised 5-year requirement	1362.00/5.00	272.40

Table 3: 5-year housing requirement (2021 to 2026)

5-year supply conclusion

8. The paper relies on the total 5-year supply presented in the most recent published report (i.e. 'Five year housing land supply for the area covered by Purbeck Local Plan 2018-2034', presented in Appendix 5 of 'Council technical paper – nutrient neutrality and housing land supply/delivery (in response to the Inspectors' note 19 August)' dated 2 September 2022). The table below presents an updated 5-year supply calculation taking account of the re-assessed local housing need.

Deliverable Supply including discount	
Minor sites with planning permission (5% discount)	168.15
Major sites with planning permission (5% discount)	154.85
Local plan allocations (10% discount)	325.80
Small sites policy (H8) (10 % discount)	103.50
Neighbourhood Plan Allocations (10% discount)	0.00
Rural Exception Sites (0% discount)	0.00

Windfall allowance (already discounted when calculating)		160.80
Total supply		913.01
Calculation of 5-year housing land supply		
Deliverable supply / annualised requirement	913.00/272.40	<u>3.35 years</u>

Table 4: 5-year supply calculation

9. The total deliverable supply is 913 dwellings based on the most up to date information. This supply of deliverable sites is equivalent to **3.35 years** of supply, as set out in Table 4.