

# Reviewing the Plan for Purbeck's future

Purbeck Local Plan Partial Review  
Additional Employment Land  
Background Paper, January 2015



Thriving communities in balance  
with the natural environment

### Executive summary

This background paper will document the range of sites submitted to the Council by landowners who would like their land to be developed for employment uses. This study provides details of the land promoted, but does not make a full assessment of the sites.

A total of about 22.32 ha of land that has been promoted for consideration as additional land for employment development in Purbeck.

As well as the land above, potential new employment land is available at Dorset Green Technology Park (up to 43ha of employment land) and at Admiralty Park (at least 3.773ha).

This background paper sets out the current promotion of employment land. Further to the Issues and Options consultation (January to March 2015), the Purbeck Employment Land Review will also need to be updated. All of this will help to inform the Council in allocating additional land for development.

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### Introduction

1. This background paper sets out the supply of additional land promoted to the Council to consider as new employment areas. This land is in addition to the employment land previously identified by the Council. The Purbeck District Local Plan Part 1 (PLP1) sets out employment provision originally identified for the District (to 2027).
2. PLP1 Policy ELS: Employment Land Supply sets out the 14 safeguarded employment sites. This includes two larger sites located at Dorset Green (50 ha) and Holton Heath (35 ha), along with sites at Wareham, Upton and Swanage and other sites in more rural locations.
3. Policy NE: North East Purbeck allocates a site at Huntick Road, Lytchett Matravers for housing, but with provision for B1 employment opportunities or 'live-work' units, as part of a mixed-use development.
4. Paragraph 88 of the PLP1 inspector's report found that the provision for employment development in PLP1 to be sound (subject to some specified modifications).
5. The Council does not currently have a figure for how much additional employment land it will need to bring forward through the Partial Review (if any). However, the Partial Review Issues and Options consultation will offer an opportunity to seek people's views on the potential employment sites which have been promoted to the Council.

### Policy context

6. The National Planning Policy Framework (NPPF) sets the overarching context for planning in England. The NPPF requires Local Planning Authorities to plan proactively to meet the development needs of business and support an economy fit for the 21<sup>st</sup> century<sup>1</sup>. The NPPF also sets out general requirements for local planning authorities with regard to planning for business needs<sup>2</sup>. The National Planning Practice Guidance (NPPG)<sup>3</sup> encourages plan makers to assess housing and economic development needs in tandem, this includes the Strategic Housing Market Assessment (SHMA) requirement as set out in the NPPF. The Eastern Dorset SHMA is currently in production and this will set out a projection for economic growth for the area.

### Methodology

7. This background paper sets out details of land promoted to the Council for possible employment development. The promoted land is included in Table 1 and a map for each site is provided in Appendix 1.
8. Table 1 details the new sites promoted for employment-only development. Details of the sites which are included in PLP1 (and therefore already under consideration for additional employment development) are detailed in Table 2. Sites promoted to the Council for consideration for housing or employment uses are listed separately in

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<sup>1</sup> NPPF Section 1: paragraph 20

<sup>2</sup> NPPF Section 1: paragraph 21

<sup>3</sup> Ref ID: 10-026-20140306

Appendix 2. These sites have not been assessed in terms of potential suitability for employment use and further details of these are included in the Purbeck Strategic Housing Land Availability Assessment (SHLAA)<sup>4</sup>.

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<sup>4</sup> The SHLAA study can be accessed online via: [www.dorsetforyou.com/purbeck-partial-review](http://www.dorsetforyou.com/purbeck-partial-review)

Table 1: New sites promoted for employment development

Parish	Site name & old SHLAA ref	Area promoted (hectares)	Details
<b>Bloxworth</b>	Land at Botany Bay Farm (Appendix 1: map 1)	0.44	An isolated rural location, accessed from the A31 route (situated between Bere Regis and Wimborne Minster). The promoted area includes some former farm buildings. Further detailed assessment will be required.
<b>Corfe Castle</b>	DCC-owned depot site proposed for employment. (Appendix 1: map 2)	0.62	The site lies about 300m outside of the settlement boundary. The site was originally a quarry. The area promoted includes some very steeply sloping ground and much of the site is subject to significant flood risk. Further detailed assessment will therefore be required.
<b>Holton Heath</b>	Land at Holton Gate (Appendix 1: map 3)	10	The site lies near the entrance to the Holton Heath Trading Park at the junction with the A351. The area is divided into two plots by the access road leading to the existing industrial estate. The promoted area is currently undeveloped and located adjacent to some significant environmental constraints (National Nature Reserve and SSSI). There could be some environmental constraints which will need to be explored and further detailed assessment will be required.
<b>Upton</b>	French's Farm (6/15/0211) (Appendix 1: map 4)	3	Land located to the south of Watery Lane. This includes the area of some former farm buildings and open land to the south-east. There is some identified flood risk and further detailed site assessment will be required.
<b>Wareham St Martin</b>	Former First School at Sandford (Appendix 1 map 5)	0.76	Site includes the site of the former school, situated off the A351 route within Sandford. There are some existing structures on the site which may need to be removed to enable development. Further detailed assessment will be required.

<b>Wareham St Martin</b>	Land off Sandford Lane (Appendix 1: map 6)	1	Site includes an area of former water treatment works and is located immediately south of existing industrial estate at Sandford Lane. Site is served by dedicated access from Sandford Lane. The site is currently within the Green Belt. Further detailed assessment will be required.
<b>Wool</b>	Former Middle School at Bovington (Appendix 1: map 7)	7.1	Site includes the site of the former school, situated on the south-eastern edge of Bovington. Access can be made via the A352 route, or from the settlement itself. There are some existing structures on the site which may need to be removed to enable development. Further detailed assessment will be required.
	<b>Total</b>	<b>22.92</b>	

Table 2: Areas already under consideration for additional employment development

Parish	Site Name	Area (hectares)	Details
Wareham St Martin	Admiralty Park (Holton Heath)	Around 13 (total area)	<p>The site has an existing Certificate of Lawfulness for employment use. The variety of buildings present are mainly in business/commercial uses and these occupy an area of about 3.7ha. The site is set out in a campus style and there are a significant number of trees planted across the area.</p> <p>Admiralty Park forms part of the cluster of employment sites at Holton Heath and these form a strategic employment provision for the district. Admiralty Park is subject to some constraints which include listed buildings, scheduled ancient monuments, a Site of Nature Conservation Interest (SNCI) and an area Tree Preservation Order (TPO).</p> <p>Further detailed assessment of the site will be required to establish where best to locate any additional employment development.</p>
Winfrith / Wool	Dorset Green Technology Park	Around 50 (total area)	<p>This site lies outside of the nearest settlements (East Burton and Wool). The site forms an employment area which is safeguarded in PLP1: Policy ELS Employment Land Supply. The landowner has promoted much of the site for consideration as housing development through SHLAA (Purbeck SHLAA site references 6/26/0303 and 6/26/0435). However, the Council regards this site as a strategic employment site, as it forms the largest employment site in Purbeck.</p> <p>There is around 21.25ha of previously developed land occupied by buildings at Dorset Green. The majority of these have been in office related use. There are some adjacent areas which could also be suitable for new development.</p> <p>Further detailed assessment of the site will be required to establish where best to locate any additional employment development.</p>



### Discussion

9. There is a range of potential employment land currently under consideration for allocation as additional employment development. The promoted sites vary in size and location in relation to other development in the District. As a result, some might offer stronger options for strategic economic development, while others could be more appropriate for local growth and rural diversification.
10. The Partial Review Issues and Options consultation offers an opportunity to seek people's views on the sites which have been promoted to the Council for employment use. The outcomes of the Issues and Options consultation will help inform the next stage of preparation of the Partial Review.

### Conclusion and recommendations

11. The Council is currently considering the land promoted for employment development. It is recommended that the sites should be subjected to more detailed assessment in order to establish which offer the best potential for employment development. This, together with confirmation of where any additional housing growth should be located, will help to establish where best to develop strategic economic growth in Purbeck.
12. The Purbeck Employment Land Review will follow the completion of the Issues and Options consultation. The results of this, along with further detailed technical assessment, will help to determine the policies included in the Purbeck Local Plan Partial Review.

## Glossary

NPPF – National Planning Policy Framework

NPPG – National Planning Practice Guidance

PDL – previously developed land

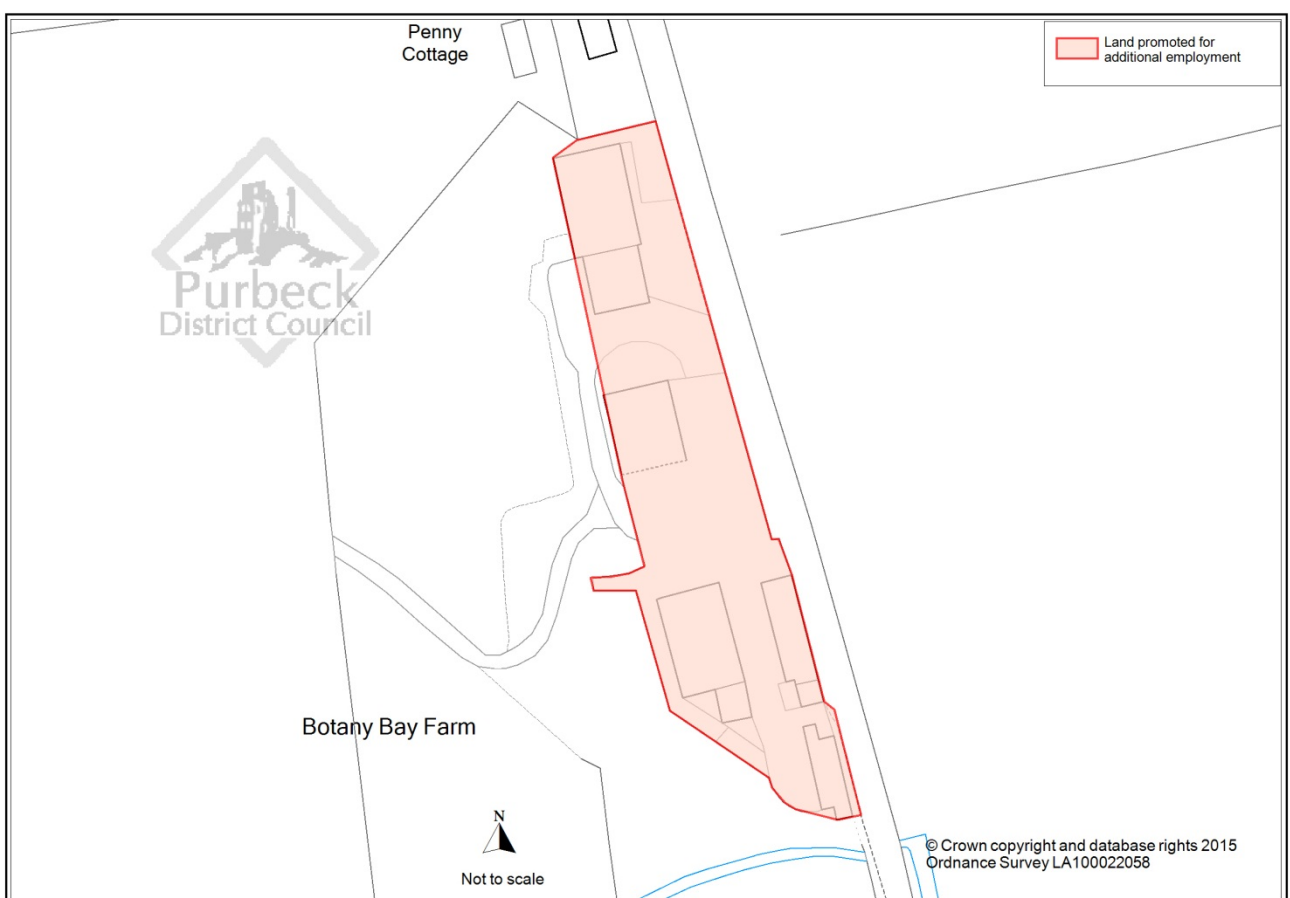
PLP1 – Purbeck District Local Plan Part 1

SHLAA – Strategic Housing Land Availability Assessment

## Appendix 1: Site maps

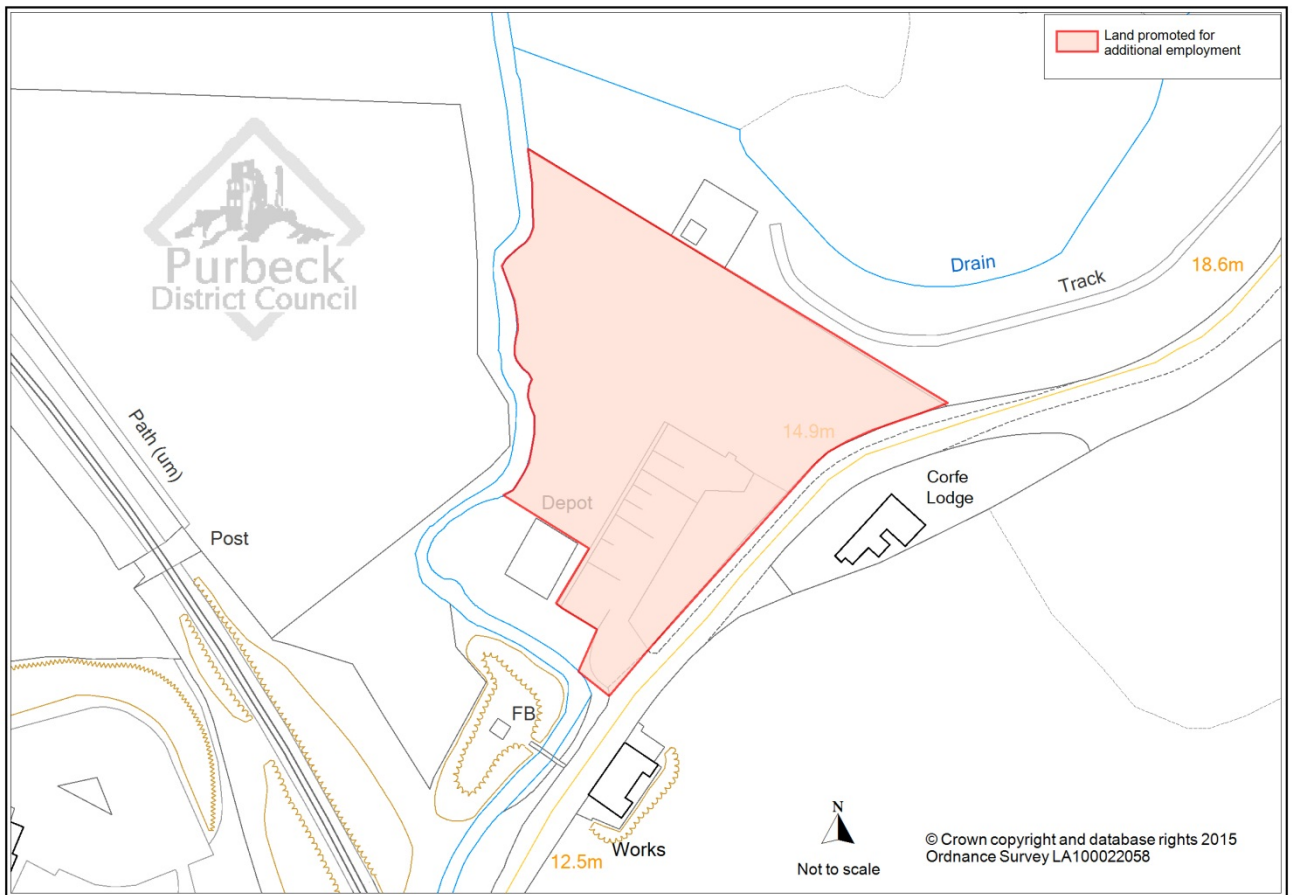
### Site location maps by parish

Map 1: Bloxworth – land at Botany Bay Farm



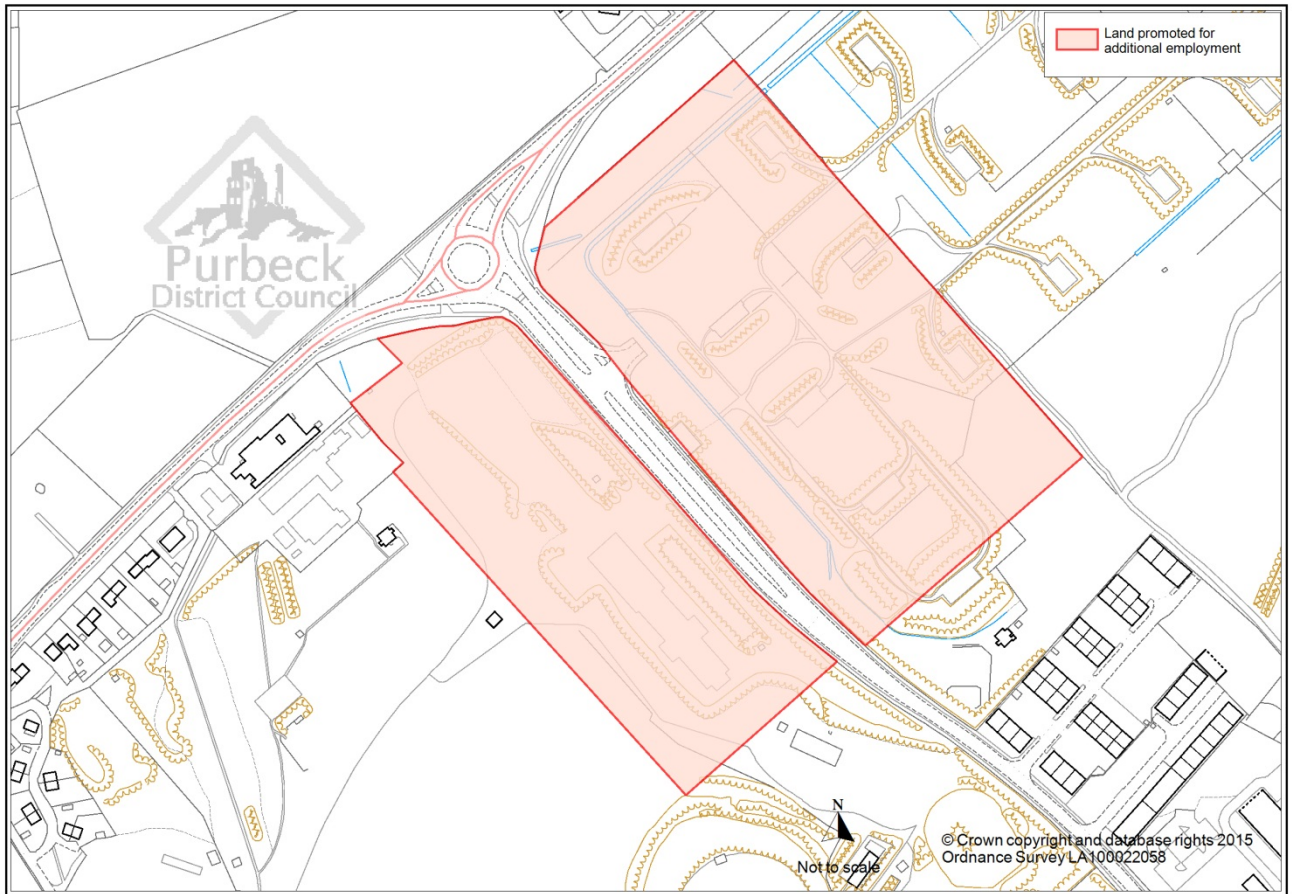
Site location maps by parish

Map 2: Corfe Castle – land at highways depot site



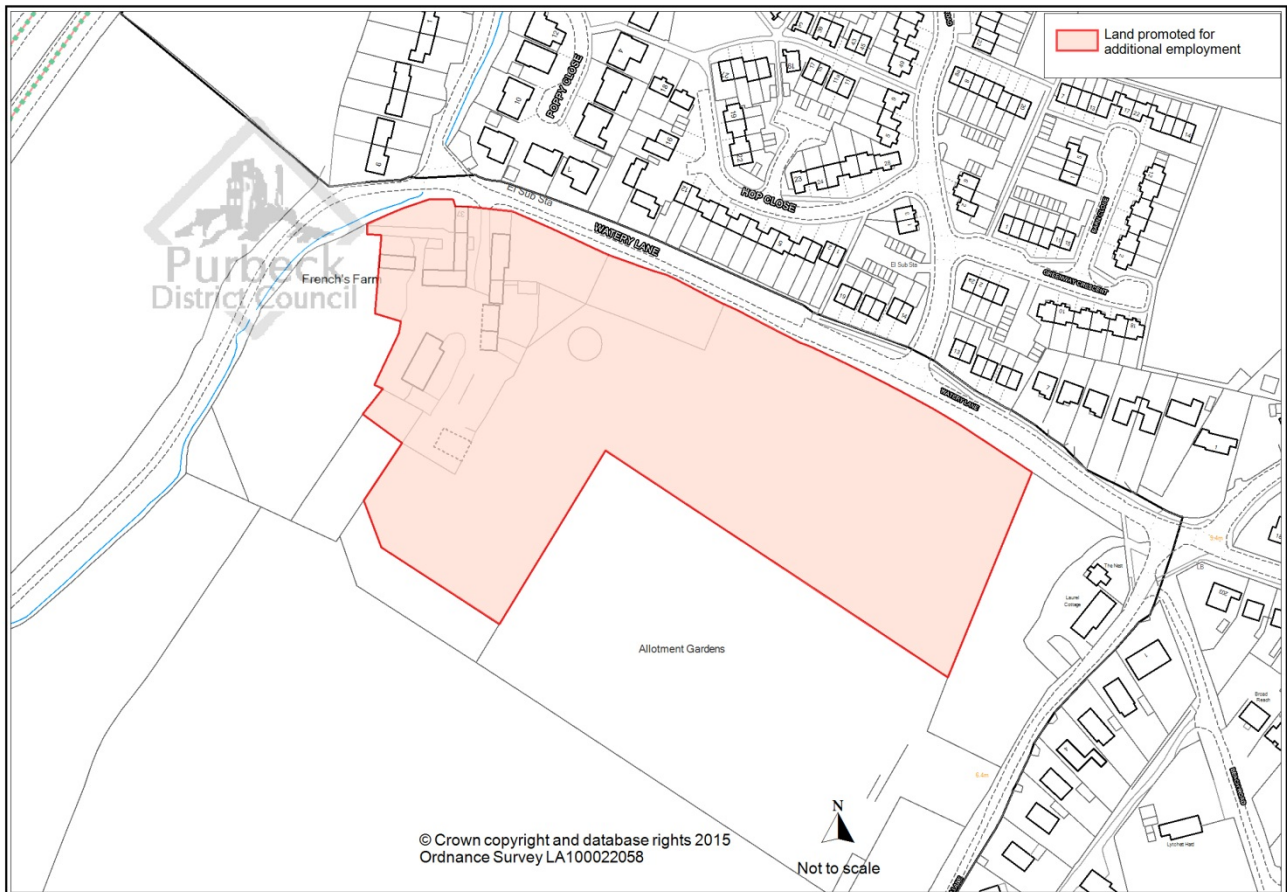
Site location maps by parish

Map 3: Land at Holton Heath (Holton Gate)



## Site location maps by parish

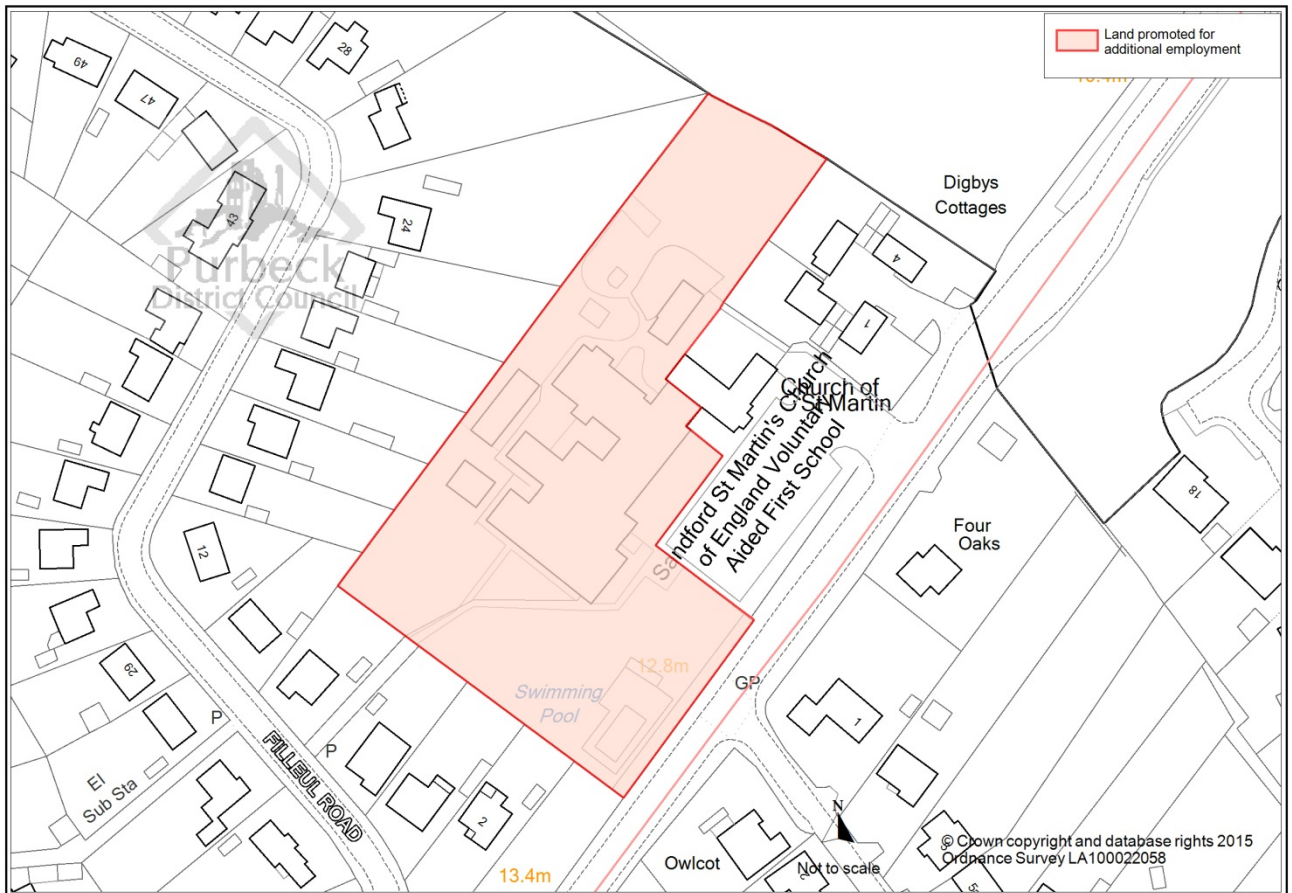
Map 4: Upton – land at French's Farm





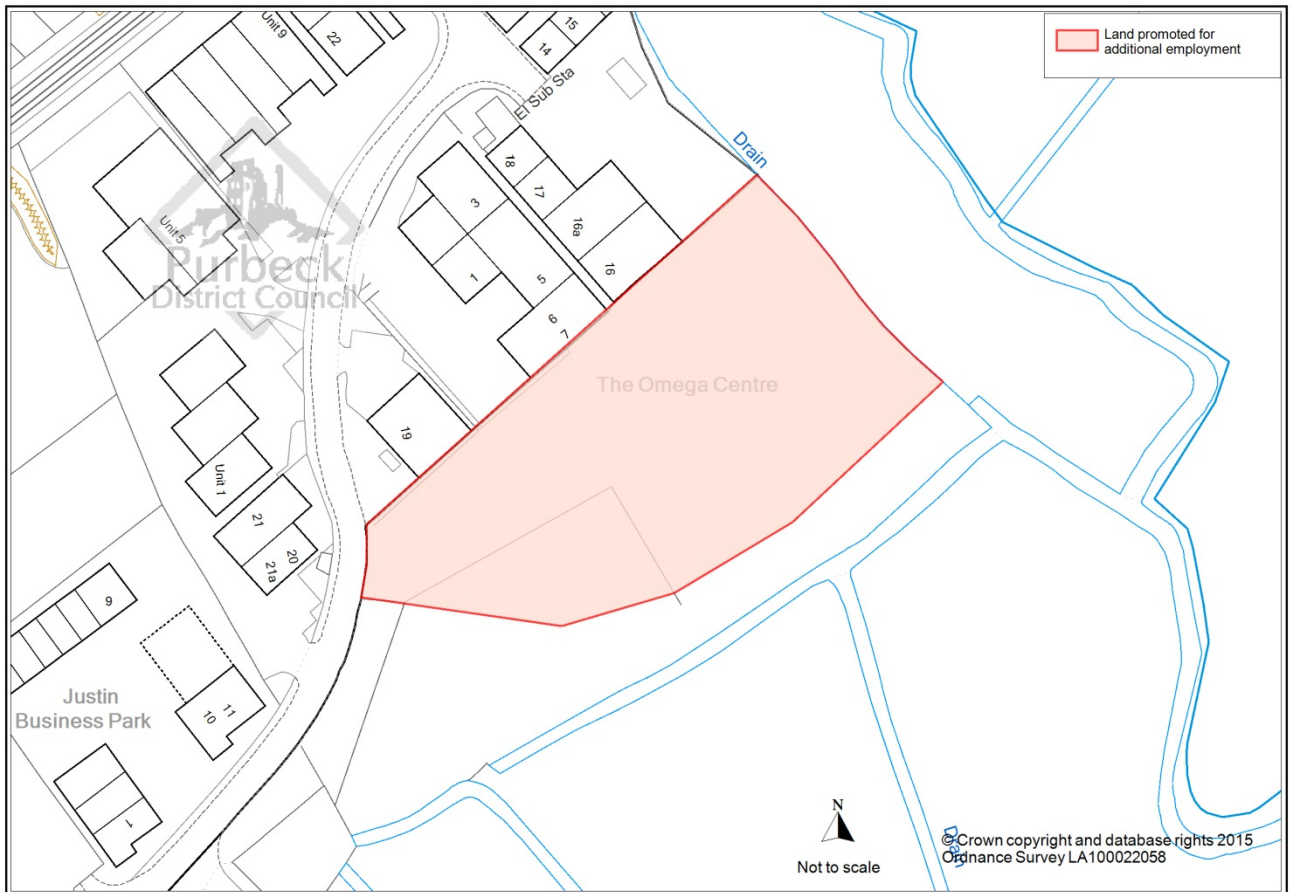
Site location maps by parish

Map 5: Wareham St Martin - land at the former Sandford First School site



Site location maps by parish

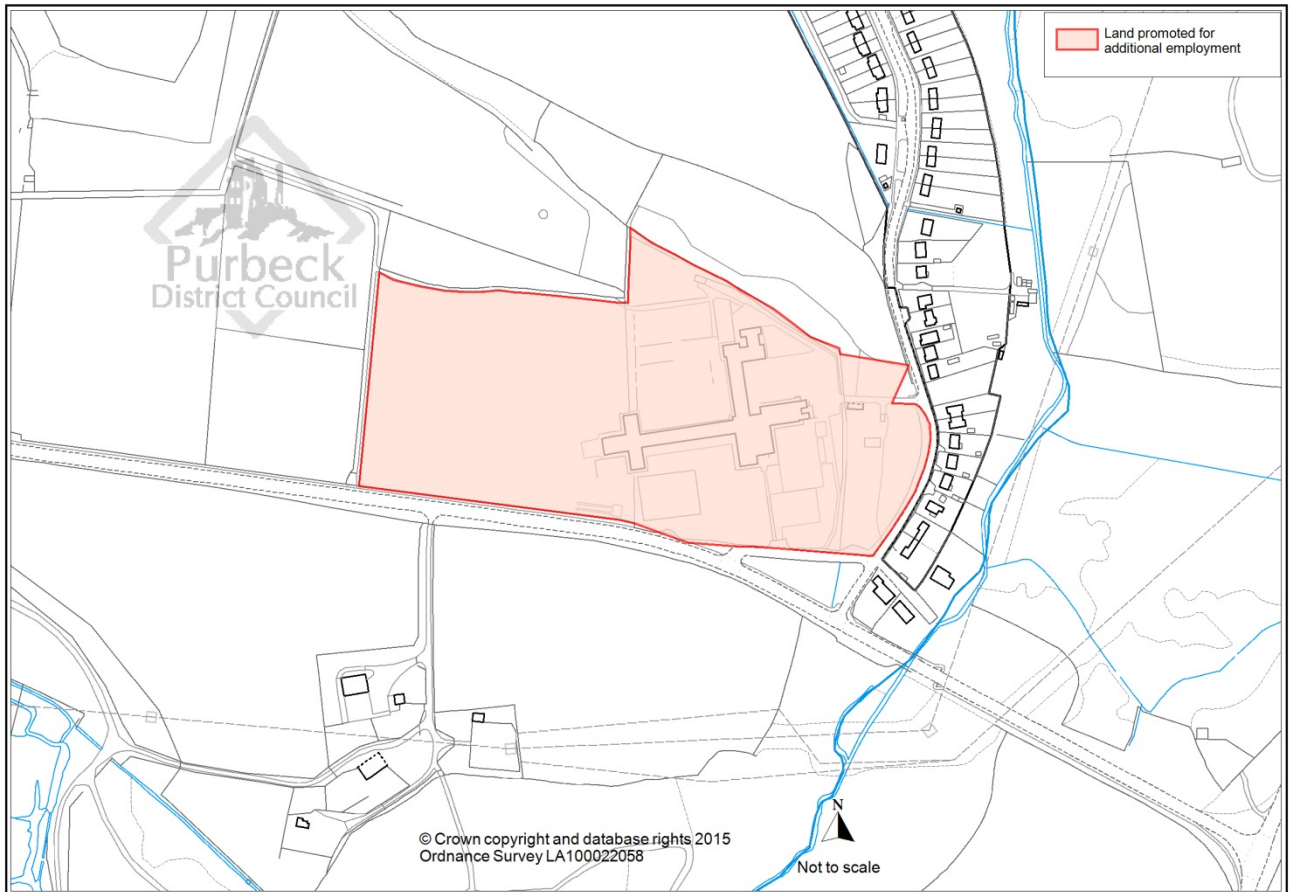
Map 6: Wareham St Martin - land at Sandford Lane





Site location maps by parish

Map 7: Wool – land at the former Bovington Middle School site



## Appendix 2: Additional sites promoted for housing and/or employment

SHLAA Reference	Site Name
6/02/1331 & 6/02/0171	Land at Worgret Manor Wareham
6/02/1347 & 6/02/1349	Land at Worgret
6/03/0229	Land north of Snow Hill Bere Regis
6/03/0452	Land at Bere Regis
6/03/0541	Land at tower Hill, Bere Regis
6/14//0269	Land at Lytchett Matravers
6/14/0270	Land at Lytchett Matravers
6/14/0274	Land at Deans Drove Lytchett Matravers
6/14/0345	Land at Sunnyside Lytchett Matravers
6/14/0368	Land at Lytchett Matravers
6/15/0532	Land at Lytchett Minster
6/15/1338	Newton Farm Lytchett Minster
6/17/1306	Station Road, Moreton
6/17/1307	Redbridge Pit, Moreton
6/17/1308	Land north of Moreton Station
6/23/1348	Land south of Purbeck School Wareham
6/26/1346	Land north of A352
	Sandford Road Wareham (off bypass)
6/27/1309	Land at

(Please note that the above sites have not been assessed and therefore no land in this table is confirmed as suitable for employment development).





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