



Dorset Council

Authority Monitoring Report

April 2023 – March 2024

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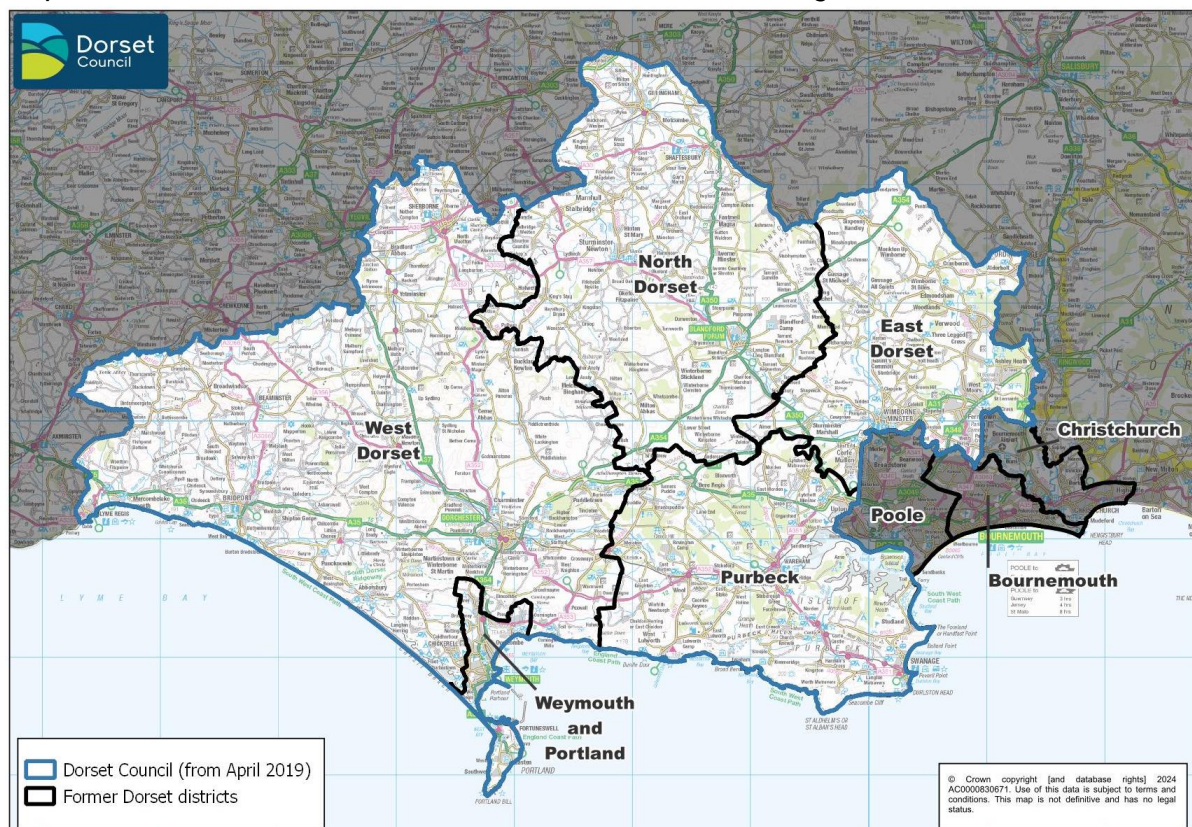
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2. Introduction

2.1. Merging of local authorities

2.1.1. Dorset Council formed on 1 April 2019, replacing Dorset County Council and the former district and borough councils of East Dorset, North Dorset, Purbeck and West Dorset, Weymouth & Portland. Dorset Council is a unitary authority. As such it is responsible for all planning matters that the former councils would have dealt with (including minerals and waste).

Map 1.1 The Dorset Council area and the former district/borough council areas



2.1.2. An authority monitoring report (AMR) is a requirement of the Planning and Compulsory Purchase Act 2004 (as amended). The AMR reports the progress the Council is making in the preparation of planning documents and the performance of existing policies – to ensure they are being applied as intended and working effectively. This AMR¹ covers the monitoring period from **1 April 2023 to 31 March 2024**. The data included within the report has been collected from internal sources at Dorset Council, as well as official statistics produced by the ONS and other government documents.

2.1.3. For this monitoring period, the Council has produced one AMR to cover the Dorset Council area and will report on key policies.

¹ This AMR does not monitor the adopted minerals and waste plans.

2.2. Key statistics

2.2.1. This section provides a summary of key statistics for the Dorset Council area as follows²:

Population: of 380,000 residents, almost 30% are aged 65 and older (compared to 19% in England and Wales). It has a large elderly population, and relatively low birth rates. Younger people often move away from the area.

Economy: Dorset's economy is worth around £8.1 billion and provides 142,000 jobs. Dorset has an above average number of advanced engineering and manufacturing business, but there is also a continual seasonal, low skill, low wage economy within tourism and agriculture which are significant industries. The area is rich in valuable minerals, including stone, ball clay, oil, and sand and gravel.

Employment: Manufacturing, health, retail, education and hospitality are all big employers in Dorset. 20,000 businesses are based in Dorset; 86% are micro firms (0-9 employees) and fewer than 1% are large firms.

Environment: 95 miles of coast in Dorset and Devon is classified as a UNESCO Natural World Heritage Site – the only one in England. Over half of Dorset is covered by two National Landscapes (formerly Areas of Outstanding Natural Beauty); 7.5% of Dorset is protected as Sites of Special Scientific Interest (SSSI); and Dorset has one of the largest areas of protected lowland heath in Europe.

Heritage: Dorset is rich in heritage, with one in twenty of all the protected scheduled monuments in England, a well preserved pre-historic landscape and over 9,200 listed buildings.

Deprivation: There are significant areas of deprivation in of Weymouth and Portland, Bridport, Ferndown, Wimborne and Verwood. There is some rural deprivation due to isolation and difficulty accessing housing, transport and essential services.

Crime: Although anti-social behaviour and rural crime are an ongoing concern, crime rates are generally low in Dorset.

² Dorset Council's Plan: [3879463e-6393-faa3-639c-70828eb0c4bd \(dorsetcouncil.gov.uk\)](https://www.dorsetcouncil.gov.uk/planning-and-development/3879463e-6393-faa3-639c-70828eb0c4bd)

2.3. Dorset Council Local Plan

2.3.1. Work is progressing on a new Local Plan for Dorset – see section 3.1 below. In the meantime, the following development plan documents will continue to be used for decision making purposes in the areas they cover. They are (year of adoption in brackets):

- Purbeck Local Plan 2018-2034 (2024)
- Christchurch and East Dorset Local Plan Part 1: Core Strategy (2014)
- Saved policies in the East Dorset Local Plan (2003)
- North Dorset Local Plan Part 1 (2016)
- Saved policies in the North Dorset District-Wide Local Plan (2003)
- Swanage Local Plan (2017)
- West Dorset, Weymouth and Portland Local Plan (2015)
- Bournemouth, Dorset and Poole Minerals Strategy (2014)
- Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan (2019)
- Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019)

The existing Local Plans can be viewed on our [Adopted Local Plans - Dorset Council](#) page.

3. Local Development Scheme update

3.1. Dorset Council Local Plan

3.1.1. The Dorset Council Local Plan will propose planning policies and site allocations to meet needs across the whole of the Dorset Council area. It will look ahead until at least 2042 in order to ensure provision for growth for 15 years upon adoption. The aim of the Local Plan will be to contribute to achieving sustainable development by meeting Dorset's needs including the provision of additional homes, new commercial development and support infrastructure.

3.1.2. Work commenced on the Dorset Council Local Plan in 2019. A consultation was undertaken in January 2021, and the Consultation Summary was published in 2023. The Local Development Scheme (LDS) 2024 published in March 2024 explains that the Dorset Council Local Plan will be examined against the new plan-making system. The key stages and likely timescales are set out in the LDS³ and include Examination anticipated to be in November 2026, with expected Adoption in May 2027.

³ [Guide to the new planning system \(dorsetcouncil.gov.uk\)](https://www.dorsetcouncil.gov.uk)

3.1.3. The Dorset-wide Gypsy, Traveller and Travelling Showpeople Site Allocations Joint Development Plan Document (DPD) which was being prepared by the former local planning authorities in Dorset will no longer be taken forward. Any policies relating to, and allocations needed for Gypsies, Travellers and Travelling Showpeople in the Dorset Council area will be included within the Dorset Council Local Plan.

3.1.4. It is intended that the Dorset Council Local Plan will replace all adopted local plans in the Dorset Council area upon adoption (other than the minerals and waste plans).

3.2. Neighbourhood Plans

3.2.1. When neighbourhood plans are ‘made’ they form part of the statutory development plan. In December 2024, 36 neighbourhood plans in the Dorset Council area had been made (see map below) and a large number of others are in production including reviews of existing plans. Up-to-date information on neighbourhood plans can be viewed on our [Neighbourhood plans in Dorset - Dorset Council](#) page.

Map 2.1 'Made' neighbourhood plans

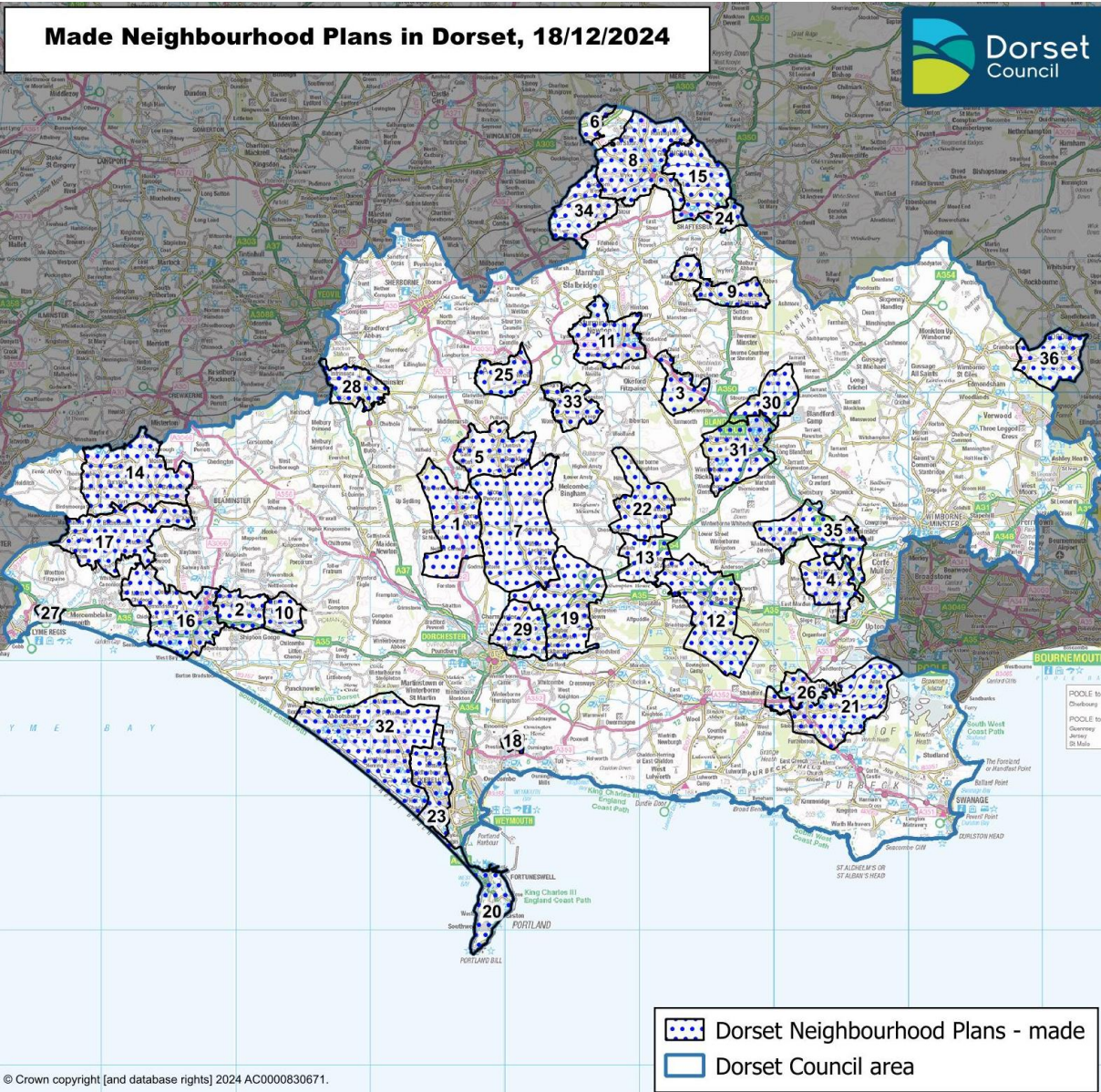


Table 2.3.1 'Made' neighbourhood plans

ID	Plan name	Date made
1	Cerne Valley NP	08/01/2015
2	Loders NP	21/07/2016
3	Shillingstone NP	21/02/2017
4	Lytchett Matravers NP	13/06/2017
5	Buckland Newton NP	07/12/2017
6	Bourton NP	26/01/2018
7	Piddle Valley NP	10/05/2018
8	Gillingham NP	27/07/2018
9	Fontmell Magna NP	28/11/2018
10	Askerswell NP	10/01/2019
11	Sturminster Newton NP	08/03/2019
12	Bere Regis NP	25/06/2019
13	Milborne St Andrew NP	01/10/2019
14	Broadwindsor NP	01/10/2019
15	Motcombe NP	10/12/2019
16	Bridport Area NP	05/05/2020
17	Upper Marshwood Vale NP	05/05/2020
18	Sutton Poyntz NP	05/05/2020
19	Puddletown NP	22/06/2021
20	Portland NP	22/06/2021
21	Arne NP	22/06/2021
22	Milton Abbas NP	22/06/2021
23	Chickerell NP	22/06/2021

ID	Plan name	Date made
24	Shaftesbury NP	22/06/2021
25	Holwell NP	07/09/2021
26	Wareham NP	08/11/2021
27	Charmouth NP	01/03/2022
28	Yetminster & Ryme Intrinseca NP	05/04/2022
29	Stinsford NP	21/06/2022
30	Pimperne NP	01/11/2022
31	Blandford + NP (Modified Plan)	03/10/2023
32	Chesil Bank NP	07/11/2023
33	Hazelbury Bryan NP - First Review NP	12/03/2024
34	Buckhorn Weston & Kington Magna NP	09/07/2024
35	Sturminster Marshall NP	15/10/2024
36	Alderholt NP	17/12/2024

3.2.2. There are currently three neighbourhood plans that have passed examination: Wool, Wimborne St Giles and Fontmell Magna First Review. Another three neighbourhood plans have been submitted under Regulation 15 and will begin examination following their Regulation 16 consultations; these are Weymouth, Melbury Abbas & Cann, Knightsford.

3.2.3. There are a further 18 Neighbourhood Areas have been designated and in most cases neighbourhood plans are in preparation. These areas include: Beaminster; Bradford Abbas & Clifton Maybank; Chetnole and Stockwood; Church Knowle; Colehill; Corfe Mullen; Corscombe, Halstock and District; Iwerne Minster; Leigh; Lower Winterborne, Maiden Newton and Frome Vauchurch; Marnhull; Okeford Fitzpaine; Puncknowle & Swyre; Swanage; Trent; West Lulworth; and Wimborne Minster.

4. Housing

4.1. Five Year Housing Land Supply

4.1.1. For information on Dorset Council's position on the five year housing land supply please visit our [Dorset Council planning policy monitoring - Dorset Council](#) page.

Table 3.1.1 Housing land supply, 1 April 2024

	Dorset Council
'Deliverable' housing supply (dwellings)	8,999
Annual housing requirement	1,793
Required buffer	0%
Annual housing requirement + buffer	1,793
Number of years supply (8,999/1,793)	5.02 years

4.2. Housing completions (net)

4.2.1. Table 3.2.1 sets out the net number of housing completions for each former authority area for each year since Dorset Council was formed. The figures include appropriate allowances for gains and losses of communal accommodation as permitted by the Housing Delivery Test measurement rule book.

Table 3.2.1 Net housing completions

Monitoring year	West Dorset	Weymouth & Portland	North Dorset	East Dorset	Purbeck	Dorset Council
2019-20	490	207	96	499	148	1440
2020-21	513	158	200.6	376.2	131	1378.8
2021-22	762.7	162.2	298	571.9	151	1945.8
2022-23	512.2	249.3	511	337.3	162	1771.9
2023-24	351.6	184.1	524	369.9	53.6	1483.1

4.3. Affordable housing completions

4.3.1. Table 3.3.1 provides details on the number of affordable housing completions for each former authority area in year 2023/24. This is the amount of affordable housing delivered in the Dorset Council area for the AMR period. This affordable housing is delivered on-site by developers, and working in partnership with Registered Providers, Community Land Trusts and the Government. In circumstances where affordable housing contributions are provided as commuted sum payments, this money is used to develop additional affordable housing units. Other types of funding used to increase affordable housing in the Dorset area include the use of Right to Buy Receipts and Government Funding.

4.3.2. Please note, these figures include open market housing.

Table 3.3.1 Affordable housing completions

Monitoring year	West Dorset	Weymouth & Portland	North Dorset	East Dorset	Purbeck	Dorset Council
2021-22	246	75	103	92	13	529
2022-23	262	27	235	93	47	664
2023-24	144	58	167	91	53	513

4.3.3. At the time of writing (February 2025), there are 6,861 households on the housing register of which 267 are in Band A – urgent housing need.

4.4. Brownfield Register

4.4.1. The Town and Country Planning (Brownfield Land Register) Regulations 2017 require councils to produce a register of brownfield land. Registers are produced in two parts: the first sets out all the brownfield sites that are suitable, available, and achievable for housing development (according to specific criteria). A second, non-mandatory part can be produced which gives permission in principle to sites included on it.

4.4.2. Dorset Council published its first Brownfield Land Register on 1 April 2020. The register contains 83 sites with an estimated capacity of around 2,691 new homes. No sites have been granted permission in principle. The brownfield register will be updated as new sites are identified through future ‘calls for sites’ or where circumstances have changed.

4.5. Self-build and custom housebuilding

4.5.1. Local Planning Authorities are required to keep a register of individuals and associations who are seeking to acquire a serviced plot of land in the authority's area for self-build and custom housebuilding (referred to as the Self-Build Register).

4.5.2. A second duty is placed upon authorities to then grant permissions on serviced plots of land to meet the demand for self-build as evidenced by the number of people on Part 1 of the self-build register. Councils are required to monitor self-build demand in 'base periods' which run October to October each year. Authorities have three years in which to grant planning permission for plots to match demand.

4.5.3. As a consequence of local government reorganisation, the five former district level self-build registers were replaced by a single Dorset Council register on 31 October 2020, the beginning of base period six. The register has been divided into two parts with a local connection test applied to Part 1. The number of individuals on Part 1 and Part 2 of the self-build register are displayed in table 3.5.3 below. Dorset Council must have 'regard' to the Part 2 register in their planning, housing, land disposal and regeneration functions.

Table 3.5.3 Dorset Council Self Build Register (31 October 2020 – 30 October 2024)

Base Period	Demand for plots evidenced by the Self Build Register – Part 1	Demand for plots evidenced by the Self Build Register – Part 2	Self Build CIL Exemptions
31 October 2020 to 30 October 2021	45	160	64
31 October 2021 to 30 October 2022	34	76	70
31 October 2022 to 30 October 2023	16	59	59
31 October 2023 to 30 October 2024	17	43	69

4.5.4. Community Infrastructure Levy (CIL) is a charge applied to new developments to help fund infrastructure in the area, self-build homes are exempt from paying CIL. The supply of suitable permissions is evidenced by the number of CIL Part 1 self-build exemption forms completed during each base period. However, please note that currently there is no CIL in the former North Dorset area.

Table 3.5.4 Number of Self Build CIL Exemptions (Part 1) Issued (31 October 2020 – 30 October 2024)

	West Dorset	Weymouth & Portland	Purbeck	East Dorset	North Dorset	Dorset Council
31 October 2020 to 30 October 2021	29	7	6	22	N/A	64
31 October 2021 to 30 October 2022	33	8	10	19	N/A	70
31 October 2022 to 30 October 2023	27	3	7	22	N/A	59
31 October 2023 to 30 October 2024	27	5	3	15	N/A	69
Total	116	23	38	85	N/A	262

4.6. Gypsy and Traveller accommodation – number of permanent permissions granted

4.6.1. Table 3.5.1 sets out the number of permanent Gypsy and Traveller accommodation pitches or plots that have been granted planning permission within the period April 2021 to March 2024.

Table 3.5.1 Number of permanent pitches/plots granted permission

Monitoring year	West Dorset	Weymouth & Portland	North Dorset	East Dorset	Purbeck	Dorset Council
2021-22	0	0	1	0	0	1
2022-23	0	0	0	0	0	0
2023-24	0	0	0	12 ⁴	0	12

⁴ A certificate of lawfulness for existing use of 12 Traveller pitches at Wigbeth Farm, Horton was granted on 13 October 2023 under reference P/CLE/2022/07299.

5. Employment

5.1. Employment Needs Assessment

5.1.1. An Employment Land Study has been produced for Dorset Council and Bournemouth, Christchurch and Poole Council and was published in March 2024. It looks at the Functional Economic Market Area (FEMA) and provides an assessment of employment needs over a timescale of 2021-2039 using recent growth forecast data. For the FEMA the study found a range of requirements between 139.6 to 392.7ha, with a preferred range of 111.8 to 162.8ha land (375,200 to 532,300 sqm floorspace) for Dorset Council.

5.2. Completions

5.2.1. Local Plan policy supports the economy and job generation through the provision and protection of land for employment uses. This is implemented through allocations and criteria-based policies. Development is monitored to help understand employment land supply.

5.2.2. For the purposes of our monitoring, 'employment' refers to development under the following use classes: B1/E(g), B2, B8. Gains and losses of these use classes are recorded, both in terms of land use (site area in hectares) and internal floorspace (square meters).

5.2.3. Planning permissions leading to a measurable gain or loss of employment land or floorspace are reviewed for identified employment sites. These include allocated/defined employment locations as well as larger existing employment areas. In addition, planning permissions meeting the following minimum thresholds are also reviewed irrespective of location:

- 0.25ha site area; or
- 500sqm floorspace; or
- 5+ units.

5.2.4. Gains/losses of employment are recorded at completion. Schemes that are not started or under construction do not contribute the figures shown in this report. Changes between different employment uses are not recorded unless there has been a net change in land or floorspace. To avoid capturing sites already in employment use as new land gain, employment developed through the intensification of existing sites or the extension of existing units is only recorded as an increase in floorspace. Undeveloped sites allocated for employment but developed for alternative non-employment uses are recorded as a loss of land area only, with no associated loss of floorspace.

5.2.5. The Council generally gathers monitoring data from 1 April – 31 March. However, the Coronavirus Pandemic caused an interruption to the annual employment monitoring. In addition, the data collection period for employment has been amended to 1 October – 30 September. Consequently, the tables below look at completions 1 April 2019 – 30 Sept 2022, with the 2021-22 monitoring period relating to the time between 1 April 2021 and 30 September 2022 to allow for this transition. As a result, a higher level of employment take-up/loss during this time may be attributed to a longer monitoring period (18 months instead of 12 months). An increase could also be the product of a return to a more normal functioning of the market following the impacts of the pandemic on development in the preceding years.

5.2.6. Table 4.2.1 provides detail on employment completions for each former authority plan area. The figures show net increases in employment land in hectares.

Table 4.2.1 Employment Completions Land Area in Hectares

Area	2019/2020 (ha)	2020/2021 (ha)	2021/2022 (ha)	2022/2023 (ha)	2023/2024 (ha)
West Dorset, Weymouth & Portland	1.94	0.74	2.88	3.48	2.17
North Dorset	0	0.26	13.33	0.27	2.97
East Dorset	2.12	0.76	4.23	7.83	1.41
Purbeck	0.72	1.41	1.74	0.56	1.81
Dorset Council	4.78	3.18	22.18	12.15	8.36

5.2.7. Table 4.2.2 sets out employment completions for each former authority plan area. The figures show net increases in employment floorspace in square meters.

Table 4.2.2 Employment Completions Floorspace in Square Meters

Area	2019/2020 (sqm)	2020/2021 (sqm)	2021/2022 (sqm)	2022/2023 (sqm)	2023/2024 (sqm)
West Dorset, Weymouth & Portland	5,918	2,883	13,039	4,700	7,814
North Dorset	7,280	1,680	28,133	2,614	4,868
East Dorset	5,524	5,062	10,780	20,653	1,810
Purbeck	4,938	5,526	4,946	6,446	4,875
Dorset Council	2,3659	15,151	56,899	34,413	19,367

5.2.8. Table 4.2.3 clarifies the employment losses for each former authority plan area. The figures show net decreases in employment land in hectares.

Table 4.2.3 Employment Losses Land Area in Hectares

Area	2019/2020 (ha)	2020/2021 (ha)	2021/2022 (ha)	2022/2023 (ha)	2023/2024 (ha)
West Dorset, Weymouth & Portland	2.10	2.18	1.05	2.73	1.61
North Dorset	0.01	0.54	0.60	4.75	0.73
East Dorset	0.47	0.25	1.28	0.03	0
Purbeck	0	0	0	0	1.16
Dorset Council	2.58	2.98	2.93	7.51	3.51

5.2.9. Table 4.2.4 sets out employment losses for each former authority area plan. The figures show net decreases in employment floorspace in square meters.

Table 4.2.4 Employment Losses Floorspace in Square Meters

Area	2019/2020 (sqm)	2020/2021 (sqm)	2021/2022 (sqm)	2022/2023 (sqm)	2023/2024 (sqm)
West Dorset, Weymouth & Portland	4,955	1,452	4,675	2,360	2,582
North Dorset	679	115	2,465	0	430
East Dorset	2,432	853	9,900	935	0
Purbeck	0	440	284	0	1,337
Dorset Council	8,066	2,860	17,324	3,295	4,349

6. Retail (and General E Use Classes)

6.1. Retail Needs Assessment

6.1.1. Lambert Smith Hampton (LHS) completed the Dorset Retail & Leisure Study 2022 Update. This LHS report provides the most up-to-date evidence across the former local authority areas of East Dorset, North Dorset, Purbeck Council and West Dorset and Weymouth and Portland for retailing, commercial leisure and town centres

to inform the emerging Dorset Council Local Plan (2021-2038). The headline retail capacity forecasts are reproduced in Table 5.1 below and show that evidence suggests that, across the area, the need for convenience and comparison floorspace is declining.

Table 5.1: Retail Floorspace Requirements up to 2040

Category	2025	2030	2035	2040
Convenience Goods Capacity	-5,291	-5,378	-5,499	-5,693
Comparison Goods Capacity	-5,138	-5,338	-5,780	-5,370

6.1.2. Commercial leisure uses are a critical part of the overall offer and attraction of town centres. They make a significant contribution to their overall diversity, vitality and viability of centres, and to their daytime, evening and night-time economies. The leisure needs assessment show that in relation to the:

- **Food and Beverage sector:** based on the available evidence including expenditure in this sector, there is potential for approximately 34 to 46 additional Food and Beverage outlets by 2040. This does not preclude qualitative improvements or commercial market led operations being focused in the town centres.
- **Cinema sector:** there is no identified quantitative capacity within the Dorset Council area over the short to medium term capacity. However, over the emerging longer term to, between 2035 and 2040, there is a forecasted demand for one cinema. Currently there are 25 cinema screens across Dorset.
- **Health and Fitness sector:** The high-level assessment on venues within this sector (principally gyms), shows that the projected growth in the population over the plan period could potentially sustain up to one health and fitness operator by 2040. The leisure assessment mentions that this additional health and fitness venue could be either a budget or premium operator.
- **Other Commercial Uses:** there is currently no identified need for gambling venues (e.g. bingo halls and casinos), tenpin bowling, trampoline parks, or other facilities. There is also a good provision of historic and cultural attractions for residents and visitors.

6.1.3. It should be emphasised that the forecast need for new retail and commercial leisure uses will be subject to wider economic, consumer and market trends, and will depend on the demand from retail and leisure operators for representation in the Dorset Council area. It will also depend on population growth within the area. Where demand does exist, new uses and activities should be focused in town centres first, in

compliance with national and local plan policy objectives to maintain and enhance their overall vitality and viability.

6.2. Permissions granted for retail development

6.2.1. Over this monitoring period, the planning applications detailed in Table 5.2.1 below have been approved by Dorset Council. Planning consents for less than 100sqm and those that are covered within the employment section of this report have been excluded from this assessment.

Table 5.2.1

Application Number	Location	Description	Floorspace Gain/Loss
P/VOC/2023/02883	Land at Kingsmead Business Park Gillingham	Erection of a retail unit (Use Class E), form vehicular access, car parking, servicing and landscaping (P/FUL/2021/00176)	+1,627 sqm
P/FUL/2023/06233	14 Maud Road, Dorchester, Dorset, DT1 2LW	Erect single Storey extension and installation of a 24 hour prescription collection robot (demolish rear garden)	+145 sqm
P/FUL/2023/06233	Blackmore Vale, Leisure Ltd, Sherborne, Causeway, Dorset Shaftesbury	Erect showroom building	+3,965 sqm
P/FUL/2023/05255	Site P Osprey Quay, Hamm Beach Road, Portland	Erection of a drive-through coffee shop and business units (Use Class E and/ or B8) with associated access.	+172 sqm
P/OUT/2022/00852	Land at Newton's Road, Weymouth, DT4 8UR	141 dwellings, 60 bed care home, 340 sqm of leisure floorspace (gym and swimming pool spa, 1,186 office/ light industrial Eg and up to 328 sqm restaurant Eb	+340 sqm of leisure and +328 restaurant

P/FUL/2023/02335	18 Hogshill Street. Beaminster, DT8 3AA	Alteration and improvement works to the property to continued use of the ground floor retail/ post office accommodation and first floor residential flat	+160 sqm retail
P/FUL/2023/06498	Forde Abbey Access to Forde Abbey Chard, Dorset, TA20 4LU	Proposed alterations and extension to existing 1990s ticket office and gift shop, within Grade II* listed Park & Garden, to convert building into new Kitchen and Cafe.	+121 sqm ticket office and gift shop
P/FUL/2023/03556	Dodge City, Yeovil Road, Halstock, Yeovil, BA22 9RR	Continued use of land and retention of buildings and mixed use, to include nursery, tea room and polytunnel	+300sqm Nursery and Tea Room
P/FUL/2022/072/74	Pulpit Inn, Portland Bill Road, Portland, Dorset, DT5 2JT	Replacement of existing building with new public house including a restaurant, bar and self catering facilities (11 holiday flats).	+107 sqm Public house
P/FUL/2022/102707	Parnham Estate, Parnham, Beaminster, DT8 3LZ	Erection of a marquee and provision of services structure (back of house) to function as a restaurant. The provision of 49 space car park	+298 sqm Restaurant
P/VOC/2023/003287	Radipole Park Gardens, Radipole Park Drive, Weymouth	The construction of a new cafe and heritage centre single store building within the existing park and gardens, together with modifying existing car park	+216 sqm cafe
P/FUL/2023/04134	New Barn Farm, Cranborne Road, Knowlton, Dorset, BH21 5AE	Demolish existing dutch barns and erect a farm shop & cafe with kitchen, toilets and viewing gallery.	+324 sqm (85sqm Shop, 90sqm Cafe, 95 sqm interpretation centre)

P/FUL/2023/03732	The Potting Shed, Middlemarsh, Sherborne, DT9 5QN	Retain change of use of agricultural land to wellbeing nursery & therapy centre, including formation of car parking area, paths, landscaping, extensions to existing building.	+380 sqm well being centre
P/FUL/2023/0723	ST Giles House, Creech Hill- Wimborne St Giles to B3081 Junction, Wimborne	Conversion of farm buildings for use as a wellness centre	+592 sqm wellness centre
P/VOC/2023/00314	Brewers Quay, Hope Square, Weymouth, Dorset, DT4 8TR	Alterations and conversion of existing building to provide a museum, wet weather exhibition space & cultural space including a cookery school –A1/B1/ D1 uses	+505 sqm of retail/ restaurant
P/VOC/2022/00471	Land East of Mercery Road, Mercery Road, Weymouth, DT3 5FA	Erect retail development comprising five units (A1, A3 and A5); unknown 1,858 sqm, Dunelm 3,530 sqm, B&M Homestore 3,995 sqm, DIY/Building Supplies 2,375 sqm, Costa 168 sqm, McDonalds 373 sqm, unknown 111sqm and unknown 115 sqm	+1,858 sqm retail
P/RES/2021.03989	Land East of New Road, West Parley	Reserved matters application relating to 3.17/3609/OUT relating to access, appearance and landscape for up to 386 dwellings, 1,000sqm of retail (A1-A5), up to 600sqm offices and up to 2,200 sqm of foodstore.	+1,000 sqm retail
P/FUL/2021/05178	22 Brickfields Business Park, Gillingham, SP8 4PX	Change of use of former nightclub (sui generis) to gym & children's soft play (use class E). Erection of single storey side extension.	+663sqm

P/FUL/2021/05099	Harts of Slur, Hart and Sons Dorset Ltd, Station Road, Sturminster Newton	Erect 3 storey extension for front elevation. An extension of 160sqm for retail and 320 sqm for office	+565 sqm
P/FUL/2021/03617	South Barn, Hinton Business Park, Tarrant Hinton, Blandford Forum	Erect 3 no class E use commercial units with associated parking and landscaping.	-294 sqm
P/FUL/2021/02130	Manor Farm, Front Street, East Stour, Dorset	Coverson of agricultural barn to retail and office units. Proposed 132.5 sqm	+132.5 sqm

6.3. Completions

6.3.1. Table 5.3.1 below shows the floorspace that has commenced or completed over Dorset during this monitoring period, by Use Class. It excludes offices and other light industrial uses which are covered within the employment section of this report.

Table 5.3.1 - Retail floorspace

Use class	Not Started (sqm)	Commenced (sqm)	Completed (sqm)
Convenience – E(a)	0	160 sqm	132.5 sqm
Comparison – E(a)	2,957 sqm	1,748 sqm	451 sqm
Cafe and Restaurant – E(b)	298 sqm	1,409 sqm	0
Leisure – E(d)	972 sqm	0	0
Sui Generis	217 sqm	4,469 sqm	0

7. Community Needs and Infrastructure

7.1. Planning permissions relating to sports pitch provision

7.1.1. Table 6.1.1 details planning permissions issued in the period April 2021 to March 2024 that relate to the provision of sports pitches.

Table 6.1.1 - Sports pitch provision

Location	Application number	Application description	Decision date	Monitoring year
Land At Vearse Farm (Foundry Lea) West Road Bridport	P/VOC/2023/06334	Construction of 760 dwellings, public open space (including play space and landscape planting), allotments, an orchard, sports pitch provision, with associated changing rooms and car parking, pedestrian, cycle and vehicular links, drainage works and associated infrastructure (Reserved matters application to determine appearance, landscaping, layout and scale following the grant of Outline planning permission number WD/D/17/000986) - Amended scheme (With variation of conditions 1 & 9 to amend drainage arrangement)	29/01/2024	2023/24
Land at Foundry Lea, Vearse Farm Bridport	P/RES/2021/04848	Construction of 760 dwellings, public open space (including play space and landscape planting), allotments, an orchard, sports pitch provision, with associated changing rooms and car parking, pedestrian, cycle	15/06/2023	2023/24

		and vehicular links, drainage works and associated infrastructure (Reserved matters application to determine appearance, landscaping, layout and scale following the grant of Outline planning permission number WD/D/17/000986) - Amended scheme.		
Victoria Hospital, Victoria Road, Wimborne Minster, Wimborne, BH21 1ER	P/FUL/2022/02466	Construction of additional car parking facilities on the former football pitch to the rear of Victoria Hospital Wimborne, to include cycle parking, disabled parking and EV charging bays. Improvement of the existing access route from Victoria Road.	02/11/2022	2022/23
Guys Marsh Prison, Access To HMP Guys Marsh, Guys Marsh, Dorset, SP7 0AH	P/FUL/2021/03090	Demolish redundant sports pitch pavilion, existing workshop, IT portacabins and the Wessex building. Erect 2 No. two storey houseblocks, new workshop, office accommodation for offender management, extension to existing cardiovascular building, control and restraint building unit and form all weather sports pitch within a secure perimeter fence, together with parking, landscaping and new pedestrian footpath.	12/01/2022	2021/22
St Marys Primary, School, Mill Lane, Bradford	P/FUL/2021/01851	Construction of a Multi Use Games Area (MUGA) within the boundary of the school playing field	13/01/2022	2021/22

Abbas, Dorset, DT9 6RH				
Land South Of A30 And East Of Shaftesbury, Salisbury Road, Shaftesbury, Dorset	2/2018/1773/OUT	Develop land by the erection of up to 135. No. dwellings, industrial starter units, primary school, flexible commercial uses including a combination of a hotel and non-food retail or residential care home, modify vehicular access, form car parking, sports pitches, public open space and associated works. (Outline application to determine access).	09/02/2022	2021/22
Land At, Park Farm, Kingsmead Business Park, Gillingham, Dorset	2/2018/0077/OUT	Develop land by the erection of up to 634 dwellings (use class C3), a primary school (use class D1), sports pitches with floodlighting, public open space, play facilities, access and internal estate roads, internal footpaths and cycleways, sustainable drainage system with ponds, landscaping, utility connections and associated groundworks/infrastructure. (Outline application to determine access only).	22/11/2021	2021/22

8. Heritage

8.1. Number of designated heritage assets at risk

8.1.1. Historic England publishes a Heritage at Risk Register annually. It includes historic buildings and sites that are at risk of loss through neglect, decay or development, or are vulnerable to becoming so. It includes all types of designated heritage assets such as listed buildings, scheduled monuments and conservation

areas. The aim of the Register is to focus attention on those places in greatest need. Further information can be found at [Heritage at Risk | Historic England](#).

8.1.2. Table 7.1.1 shows the number of heritage assets declared at risk in Dorset in the 2022, 2023 and 2024 published Heritage at Risk Registers.

Table 7.1.1 Heritage at Risk in Dorset⁵

Asset type	Dorset 2022	Dorset 2023	Dorset 2024
Building and structure	24	21	19
Place of worship	3	3	3
Archaeology	212	183	184
Park and garden	1	1	1
Battlefield/Wreck	0	0	0
Conservation Area	2	0	0

8.1.3. In 2024, a total of 207 heritage assets in Dorset were identified as ‘at risk’ by Historic England. In 2024, three scheduled monuments (archaeological sites) were added to the ‘at-risk’ register, whilst two listed buildings (grade I listed Sherborne House and grade II listed Higher Abbots Wootton Farmhouse) and a scheduled monument (Verne Citadel) were removed from the register for positive reasons.

8.2. Net increase/ decrease in areas designated

8.2.1. In 2024, Dorset had 986 designated scheduled monuments, 245 Grade I listed buildings, 477 Grade II* listed buildings, 8,493 Grade II listed buildings and 37 registered parks and gardens.

8.2.2. Table 7.2.1 provides information on the number of assets for each designation over the last few years and shows that only grade II listed buildings have increased in number. The additional registered park and garden for 2024 is due to including Larmer Tree Gardens, which is primarily located in Wiltshire with a small part in Dorset.

Table 7.2.1 - Heritage designations

Asset type	2022	2023	2024
Scheduled Monuments	986	986	986
Listed buildings	9,210	9,211	9,215

⁵ [Annual Heritage at Risk Registers and Maps | Historic England](#)

Grade I Listed Buildings	245	245	245
Grade II* Listed Buildings	477	477	477
Grade II Listed Buildings	8,456	8,489	8,493
Registered Parks and Gardens	36	36	37

9. Environment

9.1. Development of Suitable Alternative Natural Greenspace

9.1.1. Suitable Alternative Natural Greenspace (SANG) is alternative green space provided alongside new residential developments to divert visitors away from protected heathland sites.⁶ The number of SANGs granted planning permission and delivered over the monitoring period is detailed in table 8.1.1 and 8.1.2:

Table 8.1.1 SANGs granted planning permission

Monitoring year	West Dorset	Weymouth & Portland	North Dorset	East Dorset	Purbeck	Dorset Council
2021-22	0	0	1	1	1	3
2022-23	0	0	1	2	0	3
2023-24	0	0	0	2	1	3

Table 8.1.2 SANGs delivered

Monitoring year	West Dorset	Weymouth & Portland	North Dorset	East Dorset	Purbeck	Dorset Council
2021-22	0	0	0	1	0	1
2022-23	0	0	0	1	1	2

⁶ Dorset Heathland Framework: [Appendix 1 - Dorset Heathlands Planning Framework 2020-2025.pdf \(bcpcouncil.gov.uk\)](#)

2023-24	1	0	1	0	0	2
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9.2. Planning permissions granted contrary to the advice of the Environment Agency on either flood risk grounds or water quality

9.2.1. According to the Environment Agency's published data on planning applications⁷, no planning permissions were granted in the period April 2021 to March 2024 that are contrary to the advice of the Environment Agency.

9.3. Greenhouse gas emissions per person in Dorset

9.3.1. Table 8.4.1 shows the greenhouse gas emissions (measured as carbon dioxide equivalent (CO₂e))⁸ per person/capita and per square kilometre for 2022 for the Dorset Council area. It also compares this data against the equivalent for the South West and England. The table illustrates that there are higher per capita carbon dioxide equivalent emissions in the Dorset Council area than for the South West and for England.

9.3.2. Dorset's emissions are reducing on a similar but marginally slower pace than the regional and national averages. Dorset ranks 207th out of 296 councils in England by per capita emissions and it ranks 26th out of 296 councils in England by per km² emissions. Further detail is available in the Natural Environment, Climate and Ecology Progress Report – Autumn/Winter 2024.

Table 8.4.1 Greenhouse gas emissions per capita and per square kilometre in 2022⁹

Location	Total (kt CO ₂ e)	Population (thousands)	Per capita emissions (tCO ₂ e)	Area (km ²)	Emissions per km ² (kt CO ₂ e)
Dorset Council area	2,233.8	383.3	5.8	2,521.1	0.9
South West	32,216.0	5,712.8	5.2	24,385.8	1.2

⁷ Environment Agency - Flood risk: objections list with local planning authority (LPA) decisions (where recorded) – 1 April 2016 to 31 March 2023

⁸Carbon dioxide isn't the only greenhouse gas. Different greenhouse gases vary in how much warming they cause. 'CO₂e' is a common measure for these different gases. It tells us how much of a gas there is in terms of the equivalent amount of CO₂ that would cause the same amount of warming.

⁹ Natural Environment, Climate and Ecology Report Autumn 2024 available at: [What's happened so far - Dorset Council](#)

England	309,040.0	56,536.4	5.1	132,929.1	2.2
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9.3.3. Table 8.4.2 details the carbon dioxide equivalent emissions per person for the previous five years. It can be seen that the trend since 2017 has been a decrease in per capita emissions. 2020 shows a marked decrease, which then rose again in 2021. This decrease can be attributed to the Covid 19 lockdowns.

Table 8.4.2 Greenhouse gas emissions per capita for Dorset Council area 2018-2022⁹

Year	Total (kt CO ₂ e)	Population (thousands)	Per capita emissions (tCO ₂ e)	Area (km ²)	Emissions per km ² (kt CO ₂ e)
2018	2,549.1	378.8	6.7	2,521.1	1.0
2019	2,458.6	379.9	6.5	2,521.1	1.0
2020	2,212.1	380.4	5.8	2,521.1	0.9
2021	2,350.6	381.3	6.2	2,521.1	0.9
2022	2,233.8	383.3	5.8	2,521.1	0.9

9.4. Coastal Erosion and Land Instability - planning permissions granted to address impacts of coastal change

9.4.1. Table 8.5.1 provides information on the number of planning permissions granted within the period April 2021 to March 2024 for schemes that address the impacts of coastal change.

Table 8.5.1 - Coastal erosion

Location	Application number	Application description	Decision date	Monitoring year
Land At Newton's Road Weymouth DT4 8UR	P/OUT/2022/00852	Outline Application for mixed use development comprising up to 141 dwellings (Use Class C3) and 60 bed care home (Use Class C2), with up to 340 sqm associated leisure floorspace comprising gym, swimming pool / spa (Sui Generis); up to 1,186 sqm office /light industrial floorspace (Use Class	08/03/2024	2023/24

		E(g)); up to 328 sqm restaurant floorspace (Class E(b)); with associated car parking, public open space, public realm, cliff stabilisation & sea defence works, with vehicular and pedestrian access from Newton's Road & associated infrastructure - some matters reserved (appearance & landscaping)		
Weymouth Harbour Weymouth Dorset	P/FUL/2023/04322	Removal and reinstatement of railing to Harbour Wall 4 to facilitate permitted development works to Repair, refurbish, and maintain harbour Walls 4 and 4i including raising of the capping beam to improve level of flood protection.	16/11/2023	2023/24
LAND NORTH OF 27 OLD CASTLE ROAD, WEYMOUTH, DT4 8QB	WP/20/00964/FUL	Geotechnical works to stabilise cliff erosion	27/04/2021	2021/22

9.5. Renewable energy development

Solar energy

9.5.1. Table 8.6.1 details permissions granted (or refused) for major ground mounted solar development from April 2021 to March 2024.

Table 8.6.1 Permissions granted for solar energy

Location	Application number	Status	Decision date	Capacity (MW)
North Dairy Farm, Pulham	P/FUL/2021/01018	Granted	15/01/2024	49.99

Golden Cap Holiday Park, Seatown	P/FUL/2022/07144	Granted	03/05/2023	0.273
Galton Manor Farm, Owermoigne	P/FUL/2022/02429	Granted, Operational	30/03/2023	30
Park Farm, Gillingham	P/FUL/2021/02046	Appeal allowed	13/02/2023	45
South of Blandford Hill, Winterborne Whitechurch	P/FUL/2021/02622, P/VOC/2023/03308	Granted	26/01/2022	15
Cruxton Farm, Cruxton	P/FUL/2021/01920	Refused, Appeal upheld	08/11/2022	11.8
North of North Fossil Farm, East Knighton	6/2020/0595	Granted	12/01/2022	40
North Farm, Spetisbury	2/2020/1103/FUL	Granted	16/06/2021	11.6
Clifton Farm, Clifton Maybank	WD/D/20/001057	Granted, unimplemented	20/05/2021	35

9.5.2. Table 8.6.2 shows additional applications received for ground mounted solar PV that were still under consideration at March 2024.

Table 8.6.2 - Applications for solar energy under consideration

Location	Application number	Status	Decision date	Capacity (MW)
Woodlands, Manor Farm, Horton	P/FUL/2023/03415	Under consideration (received 15/06/23)	N/A	30

North Farm, Horton	P/FUL/2023/02829	Under consideration (received 16/05/23)	N/A	19
South-west of Wraxall Woods, Lower Wraxall	P/FUL/2023/00953	Under consideration (received 16/02/2023)	N/A	14

9.5.3. There were also 19 minor applications for solar development granted and one refused between April 2023 and March 2024.

Wind energy

9.5.4. Table 8.6.3 shows permission granted for wind energy from April 2021 to March 2024.

Table 8.6.3 Permissions granted for wind energy

Location	Application number	Status	Decision date	Capacity (MW)
Masters Pit, East Stoke	P/VOC/2021/04170	Granted	08/04/2022	9.2

Battery storage infrastructure

9.5.5. Table 8.6.4 shows applications under consideration in relation to renewable energy battery storage infrastructure.

Table 8.6.4 Permission granted for battery storage

Location	Application number	Status	Decision date	Capacity (MW)
Land south of Coldharbour, Chickerell	P/FUL/2023/02446	Refused	06/03/24	60
Land north of Shaftesbury Road, Hawkers Hill Farm, Shaftesbury	P/FUL/2022/06179	Granted	09/03/23	100

9.5.6. Table 8.6.5 shows applications under consideration in relation to renewable energy battery storage infrastructure, or permitted after 31 March 2024.

Table 8.6.5 Applications under consideration for battery storage

Location	Application number	Status	Decision date	Capacity (MW)
Land at Post Farm, Lytchett Minster	P/FUL/2023/02819	Under consideration	N/A	32
Land north of Eweleaze, Chickerell	P/FUL/2024/04447	Under consideration	N/A	49.9
Land south of Nottingham Lane, Chickerell	P/FUL/2024/04993	Under consideration	N/A	150
East Chickerell Court Farm, Chickerell	P/FUL/2023/04657	Under consideration	N/A	400
Land north-west of Holt Road, Three Legged Cross	P/FUL/2023/06578	Granted	29/07/24	47.5

10. Conclusions

10.1.1. In the monitoring year 2023-2024, 10 local plans / development plan documents and 36 neighbourhood plans formed the development plan for the Dorset Council area. This AMR has been prepared providing monitoring information on the key policies in the adopted development plan across the Dorset Council area. Please contact the Council with suggestions for monitoring information that we could monitor in future years.