

# Reviewing the Plan for Purbeck's future

Purbeck Local Plan Partial Review  
Strategic Economic Land Availability  
Assessment (SELAA), June 2016



Thriving communities in balance  
with the natural environment

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## Introduction

1. This Strategic Economic Land Availability Assessment (SELAA) details the supply of land in Purbeck which could offer economic growth through the delivery of employment land. The land supply has been identified from a variety of sources including; existing employment sites, new sites promoted to the Council for employment or part of a mixed use scheme, and an assessment of broad locations.
2. This report has a base date of **1<sup>st</sup> January 2016**.

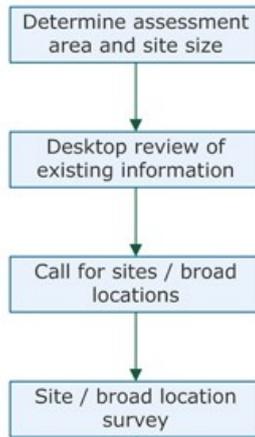
## Policy Background

3. The National Planning Policy Framework (NPPF) sets the overarching context for planning in England and states “local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21<sup>st</sup> century” (*p. 6, para. 20*).
4. The NPPF is accompanied by the national Planning Practice Guidance (PPG) and this encourages plan makers to assess housing and economic development needs together. This includes the production of a Strategic Housing Market Assessment (SHMA). The Eastern Dorset SHMA, which covers Purbeck, was published in October 2015 and sets out a projection for economic growth for the area, based upon predicted demographic changes.
5. The publication of the SHMA has fed into the production of both the Strategic Housing Land Availability Assessment (SHLAA) and the SELAA. The assessment of sites through the SHLAA and SELAA have been worked on together but have culminated in the publication of separate reports. The PPG sets out specific advice for the production of housing and economic land availability assessments which have been followed to produce this assessment of employment land.
6. The Purbeck Local Plan Part 1 (PLP1) identifies the safeguarded employment provision for the plan period to 2027 having been adopted in November 2012. PLP1 Policy ELS: Employment Land Supply sets out a total of 14 sites which are safeguarded for employment use. These sites are spread across the district with some offering potential for future employment development. In addition to this, other options for growth have also been included in this assessment.
7. The SELAA will not allocate sites for employment, as this will be achieved through the current Partial Review of the Local Plan. Instead, the SELAA will set out the potential identified for the future delivery of employment land.

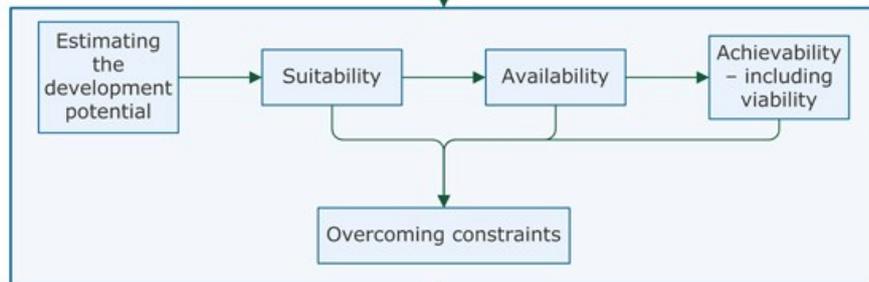
## Methodology

8. This assessment identifies sites and broad locations across Purbeck to provide for a range of employment development. The emerging Dorset Workspace Strategy (2016) will set out the level and type of employment land likely to be required. This report covers the first two stages set out below with the remaining stages of the PPG process to be finalised in a SELAA which will accompany the Partial Review Pre-Submission Document. The process for conducting an assessment of the availability of economic land for employment use is outlined within the PPG and identified below:

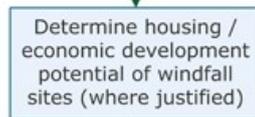
### Stage 1 - Site / broad location identification



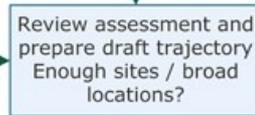
### Stage 2 - Site / broad location assessment



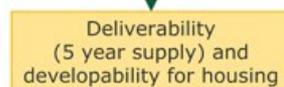
### Stage 3 - Windfall assessment



### Stage 4 - Assessment review



### Stage 5 - Final evidence base



## Stage 1: Site / broad location identification

9. In determining the assessment area and site size, the local economic market covers the whole of Dorset, Bournemouth and Poole forming the Dorset Local Enterprise Partnership (LEP). This assessment covers Purbeck with neighbouring authorities producing their own assessments. All of these assessments have been informed by the upcoming Dorset Workspace Strategy.
10. The next step has been to undertake a desktop review to identify a wide range of possible sites and broad locations for the delivery of employment land on sites of 0.25ha (or 500sqm of floor space) and above. The potential improvement, intensification or redevelopment of existing employment sites has been considered, as well as consideration of other sites that might have a part to play in meeting the development needs of the district.
11. In order to establish which sites are likely to offer the most reasonable potential for development, each site option has been assessed against national policies and designations, as well as relevant Local Plan policies.
12. Site survey work has been undertaken to provide information concerning any progress with permitted development (where relevant), the type and scale of development that might be appropriate at vacant or undeveloped sites and the identification of any barriers to development and how these may be overcome.
13. The PPG identifies numerous types of sites that may be relevant for scrutiny during this assessment process. The desktop review has assessed each of these different types of site.

### Existing economic development allocations

14. There are 14 sites safeguarded for employment use across Purbeck making up the current employment land supply (see *PLP1*, p. 26). Holton Heath Industrial Estate (35ha) and Dorset Green Technology Park (72ha) make up approximately three-quarters of this existing supply with the remaining sites varying in size between 0.3ha and 12ha. These sites are considered in more detail later in the report. As the main employment areas in Purbeck these safeguarded sites have been assessed rigorously, and, if land is available, are considered the most appropriate locations for further development.
15. In order to assess the level of available land for additional development, a distinction has been drawn between vacant premises and vacant land. For example, vacant land includes a range of available plots across the safeguarded sites and this can include a mixture of vacant land and underutilised areas. For the purpose of this assessment, an allowance has been made for vacant premises to account for the typical turn-over in unit ownership. A vacancy rate of approximately 10% of units to allow for a change of

occupiers is considered to be quite normal and healthy for a vibrant economic area. Vacant buildings will therefore not be included in this assessment of land availability apart from in exceptional circumstances. For example, where an individual unit represents more than 10% of the total site area or there is known to be a significant change which will result in the site becoming available for reuse or redevelopment.

### **Planning permissions that are unimplemented or under construction**

16. A review of planning permissions for employment development in Purbeck has indicated that a small number of cases have not been implemented over the last five years. For these identified sites, the planning permissions previously granted have now all lapsed.
17. The main instances of unimplemented permissions have been at Dorset Green, Holton Heath and Sandford Lane. In some instances permissions for the construction of new employment premises have not been taken forward. This may have been due to financial difficulties associated with the economic downturn or may relate to changes in development needs, as alternative schemes have been developed instead. For example, at Holton Heath planning permissions have been superseded by subsequently larger development on the same site. In these cases there is now no further potential for development.
18. In a small minority of cases, no development has taken place since the grant of planning permission. This situation has generally related to small extensions or additions to existing structures. There are no extant unimplemented planning permissions and no commercial premises under construction.

### **Planning applications that have been refused or withdrawn**

19. A review of the Council's planning records has revealed that no planning applications relating to employment development have been refused or withdrawn over the last ten years.

### **Land in the local authority's ownership**

20. An assessment of the Council's land holdings found that many of the related sites are below the 0.25ha threshold and have therefore not been counted. There are two larger sites owned by the Council which are already dedicated to employment use and have been included in the assessment of safeguarded employment land. These being Westminster Road, Wareham and Prospect Business Park, Swanage. Another area of land in the local authority's ownership is situated adjacent to the existing employment site at Factory Road, Upton. This land is already under consideration for development as affordable housing and is therefore unlikely to become available for employment use. No additional sites have been identified through this assessment.

## **Surplus and likely to become surplus public sector land**

21. No sites have been identified through an assessment of the national register of public sector land.

## **Vacant and derelict land and buildings**

22. No vacant land or derelict buildings have been identified through an assessment of the Empty Property register, National Land Use database and Valuation Office database. In order to help identify potential locations, the Council held a call for sites in autumn 2014. This resulted in some examples of farm buildings being promoted to the Council for conversion to potential employment use, including:
- i. Botany Bay Farm, Bloxworth (included in the Partial Review Issues and Options Consultation 2015). This site now has planning permission for B8 (storage and distribution) uses.
  - ii. Buildings at Newton Farm, near Lytchett Matravers. This site is adjacent to land which is being considered for a possible new village located south of Lytchett Matravers. The possibility of employment will be considered as part of the Council's assessment of the wider 'new village' proposal.

## **Additional opportunities in established uses**

23. The PPG highlights in particular making productive use of underutilised facilities such as garage blocks. There are a number of garage blocks located within some of the settlements in Purbeck, notably Wool, Wareham and Swanage. The garage blocks which have been identified are considered to be generally inappropriate for employment use due to varying factors such as; the current active use as parking and storage areas; the relatively small size of the areas involved; the limited scope for access and parking if developed for employment use; the close proximity of residential neighbours; and, multiple ownership within a block making development difficult to deliver. No further underutilised facilities have been identified and no appropriate sites have been recognised through this part of the assessment.

## **Business requirements and aspirations**

24. This aspect of work will be addressed directly through preparation of the upcoming Dorset Workspace Strategy. Work on this started in autumn 2015 and is due for completion this year.

## **Sites in rural locations**

25. Purbeck is a predominantly rural area with many farms and outbuildings dispersed widely throughout. It has not been possible to make an individual assessment of every structure

in the district. Instead, a call for sites was held in autumn 2014. This request was made to a wide range of interested parties, including landowners, developers, town and parish councils and other stakeholders. As a result, a number of land promotions have been received and considered by the Council.

26. In many cases, the promotion of agricultural buildings has been made as part of a wider promotion of associated land and therefore consideration has only been given to the areas of existing buildings for potential conversion to employment use. Sites which are located within the open countryside could be converted on an individual basis, either by means of a planning application, or through permitted development rights (where appropriate). Such sites would therefore not necessarily need to be allocated through the Local Plan. For the remainder of such structures across the district it is considered appropriate to consider each example on a case by case basis.

### **Large scale redevelopment of existing economic areas**

27. There are generally few opportunities for large scale redevelopment in Purbeck. The only option identified is at Dorset Green, a safeguarded employment site located near Wool. This large site (72ha) is currently underutilised and offers potential for around 40ha of new employment development. The Council recognises the employment development potential of this site and has confirmed an intention to help bring forward new development here in the Purbeck Corporate Strategy (2014).
28. Dorset Green was awarded Enterprise Zone status in November 2015 and it is hoped that this will help to generate new business interest at the site. Enterprise Zones are part of the government's long-term economic plan to support business and the creation of jobs by transferring the leadership of growth to local areas. The Enterprise Zone at Dorset Green is due to be implemented in April 2017.

## Stage 2: Site / broad location assessment

29. An assessment has been made of the suitability, availability and achievability for each site. This has included a general assessment of the likely economic viability of development in order to inform a judgement to be made concerning the likely deliverability of the promoted option. Assessment of suitability has been guided by national policy, the Local Plan and market requirements within the functional economic area.
30. For sites identified in the Local Plan, consideration has been given to whether circumstances have changed such that the suitability of the sites might have altered. Where appropriate, this has included an assessment of alternative land uses. The following factors have been taken into account for each site:
  - Physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
  - Potential impacts including effects upon landscapes, nature and heritage conservation
  - Likely market attractiveness
  - Environmental impacts upon occupiers and neighbouring areas.
31. For the purposes of this assessment, land has been considered available when the site is either already dedicated to an employment use, or this use has been indicated by the promotion of the land for this purpose. Land has been considered achievable for development where there is a reasonable prospect that such development will happen over time. This has been informed by a judgement of the economic viability of the site.
32. Where constraints have been identified, the assessment has included what action is required to overcome them. Actions identified include the need for new infrastructure, dealing with fragmented ownership and environmental improvements.
33. The assessment has been informed by information which concerns the suitability, availability and achievability to assess the timescale within which each site is capable of development. This has included indicative lead-in times and build-out rates in each case.
34. The Purbeck SELAA inventory is set out in three sections:
  - Part A considers availability at the existing safeguarded employment sites
  - Part B identifies sites promoted for employment not being taken forward
  - Part C outlines recommendations for policy review

## Part A: Existing employment sites

35. A summary of the land available at the safeguarded employment sites is provided in table 1 (site maps included in Appendix 1):

Site	Parish	Total Site Area (ha)	Comments	Site Availability (ha)
Axium Centre	Organford	0.5	Safeguarded site area is fully built out	0.0
Dorset Green Technology Park	Wool & Winfrith Newburgh	50.0	Large site with many vacant areas	40.0
Factory Road	Upton	3.9	Safeguarded site area is fully built out	0.0
Wareham Road	Lytchett Matravers	0.6	Safeguarded site area is fully built out	0.0
Holton Heath Industrial Estate	Sandford	35.0	Large trading estate, but now with only a few vacant or under-utilised plots still available	7.0
John's Road	Wareham	0.3	Safeguarded site area is fully built out	0.0
Milk Depot	Corfe Castle	0.4	Small site, under-utilised, but will require investment	0.3
Prospect Business Park	Swanage	2.2	Two vacant plots	0.2
Romany Works	Sandford	1.6	Some vacant land	0.5
Sandford Lane	Wareham	9.0	Several under-utilised plots	2.5
North Street	Bere Regis	0.8	Safeguarded site area is fully built out	0.0
Victoria Avenue	Swanage	2.4	Safeguarded site area is fully built out	0.0
Westminster Road	Wareham	5	Safeguarded site area is fully built out	0.0
<b>Total</b>				<b>50.5</b>

**Table 1: Safeguarded employment sites**

36. The above table shows the current level of land availability at the safeguarded employment sites. The majority of the land available lies at Dorset Green. The remainder of the available land identified is spread across the district at Holton Heath, within the Wareham area and at Swanage.
37. In addition to the sites outlined in table 1 further employment potential is offered at Admiralty Park (see table 2 and site map included in Appendix 2), a site situated adjacent to the Holton Heath Industrial Estate. Admiralty Park supports some

employment uses and offers some potential for further employment development. It includes clusters of buildings that have been granted a Certificate of Lawfulness which enables employment use within the existing buildings. This entitlement could potentially enable some new development across the site, although such development would need to be restricted in scale to the extent of the building footprints of existing structures.

38. The development potential offered at this site is limited by significant constraints. For example, several nature conservation designations apply across the site including: a Site of Nature Conservation Interest (SNCI) and Tree Preservation Order (TPO). In addition, there are also a range of designated Historic Assets spread across some parts of the site. These include a Scheduled Ancient Monument (where development would not be possible) and some Listed Buildings (where any new development would need to comply with necessary requirements).

Site	Parish	Total Site Area (ha)	Comments	Site Availability (ha)
Admiralty Park	Sandford	12.0	Only parts of the site will be able to support development due to constraints	3.0

**Table 2: Sites with a Certificate of Lawfulness for employment**

39. The owner has confirmed an interest in bringing forward such development and a planning application has now been approved for part of the site. This application proposes development of 1072.4sqm of new business floor space to replace 1235.6sqm of existing redundant floor space. In addition to the aforementioned provision, there are several additional sites which are safeguarded for employment, but not yet developed. These additional sites are detailed in Table 3 (site maps included in Appendix 3):

Site	Site Area (ha)	Comments	Site Availability (ha)
Land north of North Street, Bere Regis	0.7	To be confirmed through the Bere Regis Neighbourhood Plan	0.7
Land adjacent to Old Milk Factory, Corfe Castle	1.0	Site allocated in PLP1 (Policy NW: North West Purbeck)	1.0
Land off Huntick Road, Lytchett Matravers	0.5	Site allocated in PLP1 (Policy NE: North East Purbeck) – Part of a wider housing allocation and the area to be provided for employment yet to be confirmed	0.5
<b>Total</b>			<b>2.2</b>

**Table 3: Safeguarded employment sites not yet developed**

- 40.** The sites outlined in table 3 are identified in PLP1 (2012), although none have yet been developed, nor provided with services or supporting infrastructure. The local circumstances of each of these new allocation sites is different and each is considered separately below.
- 41.** The site of the new allocation at Bere Regis was first proposed in the Purbeck Local Plan Final Edition (2004). This allocation was carried forward in PLP1 (2012) and has since been explored further through the Bere Regis Neighbourhood Plan, and is likely to be included as an allocation. However, the landowner has made little effort to promote the development of this site for the last 12 years.
- 42.** The area identified for employment off Huntick Road at Lytchett Matravers was first confirmed in 2012. This promotion is supported by the land owner and a pre-application discussion has taken place to further consider the potential options for the old depot site. It is probable that employment development at this site will coincide with the development of the housing allocation identified at Huntick Road, although no planning application has yet been made.
- 43.** The site for new employment at Corfe Castle was first identified in the Purbeck Local Plan Final Edition (2004). The allocation was carried forward in PLP1 (2012) and the site includes an undeveloped area to the east, identified as a possible extension for existing employment. However, the existing employment area is currently under-utilised and has recently changed hands so the future of the site is currently uncertain, particularly as there is a residence in the centre of the site. The proposed extension to the south-east lies in different ownership and has not, to date, been considered further. Due to the location of the railway line, this site is also difficult to access from the main village, unless access is via the existing employment area.

## Part B: Sites promoted for employment not being taken forward

Parish	SELAA Ref	SHLAA Ref	Site	Area (ha)
Bere Regis	E / 028	6/03/0229	Land north of Snow Hill	1.97
Chaldon Herring	E / 029	6/05/0315	Land adjacent to 6 East Chaldon	0.31
Chaldon Herring	E / 030	6/05/0319	Land rear of 1-8 Chydyok Road	1.16
Chaldon Herring	E / 031	6/05/0320	Land adjacent to Vicarage Farm	0.25
Chaldon Herring	E / 032	6/05/0321	Land rear of Springfield Cottage	0.32
Chaldon Herring	E / 033	6/05/0322	Land at East Chaldon	1.11
Chaldon Herring	E / 034	6/05/1354	Land at West Fossil Dairy	92.0
Coombe Keynes	E / 035	6/07/0343	Land at Coombe Keynes	1.12
East Lulworth	E / 036	6/10/0239	Land rear of the Garage	0.24
East Lulworth	E / 037	6/10/0330	Land at East Lulworth	0.26
East Lulworth	E / 038	6/10/0334	Land adjacent to Shaggs Cottages	0.39
Lytchett Matravers	E / 039	6/14/0269	Land at Blaney's Corner	3.8
Lytchett Matravers	E / 040	6/14/0274	Land adjacent to Peach Cottage	1.59
Lytchett Matravers	E / 041	6/14/0345	Land adjacent to Sunnyside Farm	0.61
Lytchett Matravers	E / 042	6/14/1355	Land at Lytchett Matravers	5.4
Lytchett Matravers	E / 043	6/14/1356	Land at Lytchett Matravers	1.35
Lytchett Minster	E / 044	6/15/1338	Newton Farm, Dorchester Road	0.47
Moreton	E / 045	6/17/1306	Caravan Park, Station Road	8.53
Moreton	E / 046	6/17/1307	Moreton Pit	35.6
Moreton	E / 047	6/17/1308	Land to north of Moreton Station	8.49
Swanage	E / 048	6/20/1383	Land north of Swanage School	4.27
Wareham	E / 049	6/23/1314	Land west of Westminster Industrial Estate, Bere Road	4.58
West Lulworth	E / 050	6/25/0323	Land at West Lulworth	0.68
West Lulworth	E / 051	6/25/0325	Land adjacent to Limberlost, Sunnyside	0.59
West Lulworth	E / 052	6/25/0328	Land adjacent to The Lilacs, West Road	0.57
West Lulworth	E / 053	6/25/0329	Allotment Gardens, Bindon Road	0.55
West Lulworth	E / 054	6/25/0336	Land opposite Mulberry Walks	5.77
West Lulworth	E / 055	6/25/0337	Land opposite Wilton Cottage	0.67
West Lulworth	E / 056	6/25/0340	Land adjacent to The Hall, Church Road	0.35
West Lulworth	E / 057	6/25/0341	Land adjacent to 1 Church Road	0.33
West Lulworth	E / 058	6/25/0342	Land adjacent to Clove House, Bindon Road	0.29
Winfrith Newburgh	E / 059	6/26/0297	Land at Winfrith Newburgh	0.34
Winfrith Newburgh	E / 060	6/26/0298	Land adjacent to Thornicks House	0.88
Winfrith Newburgh	E / 061	6/26/0301	Land adjacent to Marleys Cottage	0.68
Winfrith Newburgh	E / 062	6/26/0310	Land rear of 1&2 High Street	0.43
Winfrith Newburgh	E / 063	6/26/0312	Land opposite Brook House, Water Lane	0.3
Winfrith Newburgh	E / 064	6/26/1346	Field north of A352	2.82
Wool	E / 065	6/27/0240	Land at Pug Pit	0.76
Wool	E / 066	6/27/0242	Land adjacent to Purbeck Gate	0.97

Wool	E / 067	6/27/0244	Land rear of Abbey Cottages	1.27
Wool	E / 068	6/27/1309	Portland House, East Burton	3.24
Wool	E / 069	6/27/1335	Land west of Lulworth Road	3.38
<b>Total</b>				<b>198.69</b>

**Table 4: Sites promoted for employment not being taken forward**

44. The aforementioned sites offered a considerable area of land. The two largest sites accounted for nearly two-thirds of the promoted area. Some of the sites detailed have been promoted to the Council for consideration for housing and/or employment uses. These sites are also included in the SHLAA where their potential for housing development has been considered separately.
45. These sites offered much less certainty than the sites recommended for policy review. This is because development for employment use at many of these sites would be a second choice and brought forward only in the event that the higher value housing option is ruled out. Where sites are being promoted in association with housing, there is no indication of how much land might be made available for employment development in these cases. It is also often difficult to identify which parts of promoted areas might be made available for employment development.
46. The reasoning behind the omission of these sites from further consideration will be fully justified in the SELAA document to be published with the Partial Review Pre-Submission Document following the completion of the Dorset Workspace Strategy.

### Other potential site options

47. As a result of work undertaken for the Stage 1 process (Steps 1 to 10), additional areas of land were identified by Lytchett Minster and Upton Town Council. These sites have been considered further and are detailed below in table 5 but are not recommended for further consideration due to their lack of availability.

Site	Site Area (ha)	Comments	Site Availability (ha)
Fuel Depot site off Dorchester Road, Upton	0.5	Site still in use as a fuel depot and has not been promoted	Not available
Land off Hibbs Close, Upton	0.2	Site is below the threshold – Land closely associated with residential development	Not available
<b>Total</b>			<b>0.0 ha</b>

**Table 5: Other potential site options**

## Part C: Recommendations for policy review

48. Purbeck has a significant amount of employment land available at various locations across the district. Some is already safeguarded for employment purposes; some has already been advanced for consideration as employment land; and some has potential for employment use as part of potential mixed use developments.
49. The 2016 Dorset Workspace Strategy is yet to be published so it has not been possible to confirm exactly the amount or type of employment land that will be required in Purbeck to meet identified needs over the remainder of the plan period up to 2033. However, based on previous studies, it is anticipated that there will remain a need to provide for a range of employment uses which help meet the requirement to continue diversifying the economic base of the district.
50. In meeting the anticipated need, it is likely that new office and commercial development will be required; that continued provision for B class uses will be necessary; and, that knowledge-based industries will remain an important part of the economy and will need to be catered for.
51. A number of factors have informed where potential allocations should occur. Many of these have been outlined during the course of this assessment and include:
- whether or not the site occupies previously developed land
  - whether the site fits with the spatial characteristics of the PLP1 i.e. whether it falls within an established settlement that is part of the Plan's defined settlement hierarchy
  - if not part of the defined settlement hierarchy, whether the site forms part of an existing / established location for employment
  - whether the site can be accessed through sustainable transport options
  - whether there are environmental / physical constraints that would need to be overcome to make the possibility of development realistic
  - whether the site reflects the ambitions of the landowner(s) concerned to ensure that future development has the best prospect for coming to fruition
  - whether development of the site is likely to be financially viable
  - the likely attractiveness of the site to the employment market
  - the degree to which any future proposals have public support
52. Based on the findings and conclusions of this assessment, the following sites are recommended for consideration as part of the PLP1 review (site maps included in Appendix 4). The sites are in addition to those already included in the adopted PLP1. It should be remembered that these recommendations are made in the absence of the final version of latest Workspace Strategy and should only be regarded as provisional at this stage.

Site	Proposal	Site Area (ha)	Consultation	Comments
Holton Heath Trading Park (Holton Gate)	Expansion of existing established site	5.9	Yes, at PLP1 review Issues & Options stage	Developable area reduced from 10ha to take account of Historic England designation
<i>A well-established and significant contributor to local employment provision, the site is accessible by a variety of means including sustainable transport options and is likely to continue to appeal to the market. The site is considered most appropriate for research and development industries; offices; B class uses and is available immediately.</i>				
Sandford Lane Industrial Estate	Expansion of existing established site	1.0	Yes, at PLP1 review Issues & Options stage	Logical extension to established estate
<i>A well-established site with dedicated access that contributes considerably to local employment provision and should remain attractive to the market. The land comprising the site extension is currently in the Green Belt. The site is considered most appropriate for B class uses and is available over the short-term (within 5 years).</i>				
Corfe Castle Depot	New site to cater for small-scale employment needs in a rural location	0.6	Yes, at PLP1 review Issues & Options stage	Former quarry and council highways depot now surplus to requirements
<i>The site partly comprises previously developed land and offers a valuable opportunity to provide small-scale employment opportunities in the countryside. Partly located within the AONB, the risk of flooding will need to be overcome. The site is considered most appropriate for B class uses and is likely available immediately although a detailed site assessment is required.</i>				
Land at Bovington Middle School, Wool	New site with potential to accommodate employment uses	7.1	Yes, at PLP1 review Issues & Options stage	Further consultation will determine whether site should be advanced for employment or a care home
<i>The site partly comprises previously developed land and can be accessed via the A352 or via Bovington village. Development of the site for employment purposes could provide a valuable opportunity to provide new job opportunities at a local level. The site is considered most appropriate for B class uses and is likely to be available over the short-term (i.e. within 5 years).</i>				

Land at French's Farm, Upton	Mixed use development with potential to include new employment uses	3.0	Yes, at PLP1 review Issues & Options stage	Site could include a new school instead of <u>or</u> along with new employment
<i>The site offers the opportunity to provide employment opportunities through a settlement extension to the south of an established community. The land is currently in the Green Belt. The site is considered most appropriate for B class uses and is likely to be available over the short-term (i.e. within 5 years).</i>				
<b>Total land area for consideration = 17.50 ha</b>				

**Table 6: Recommended sites for policy review**

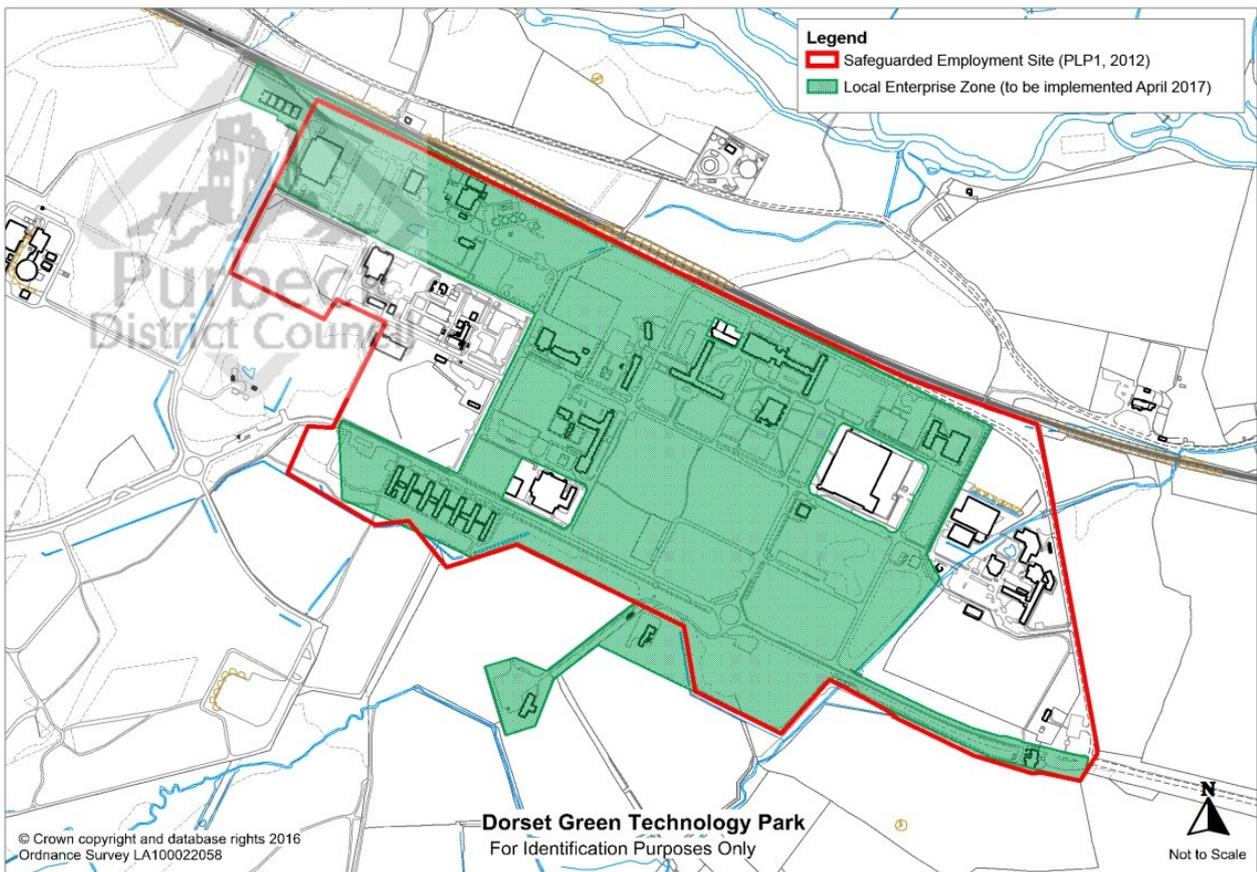
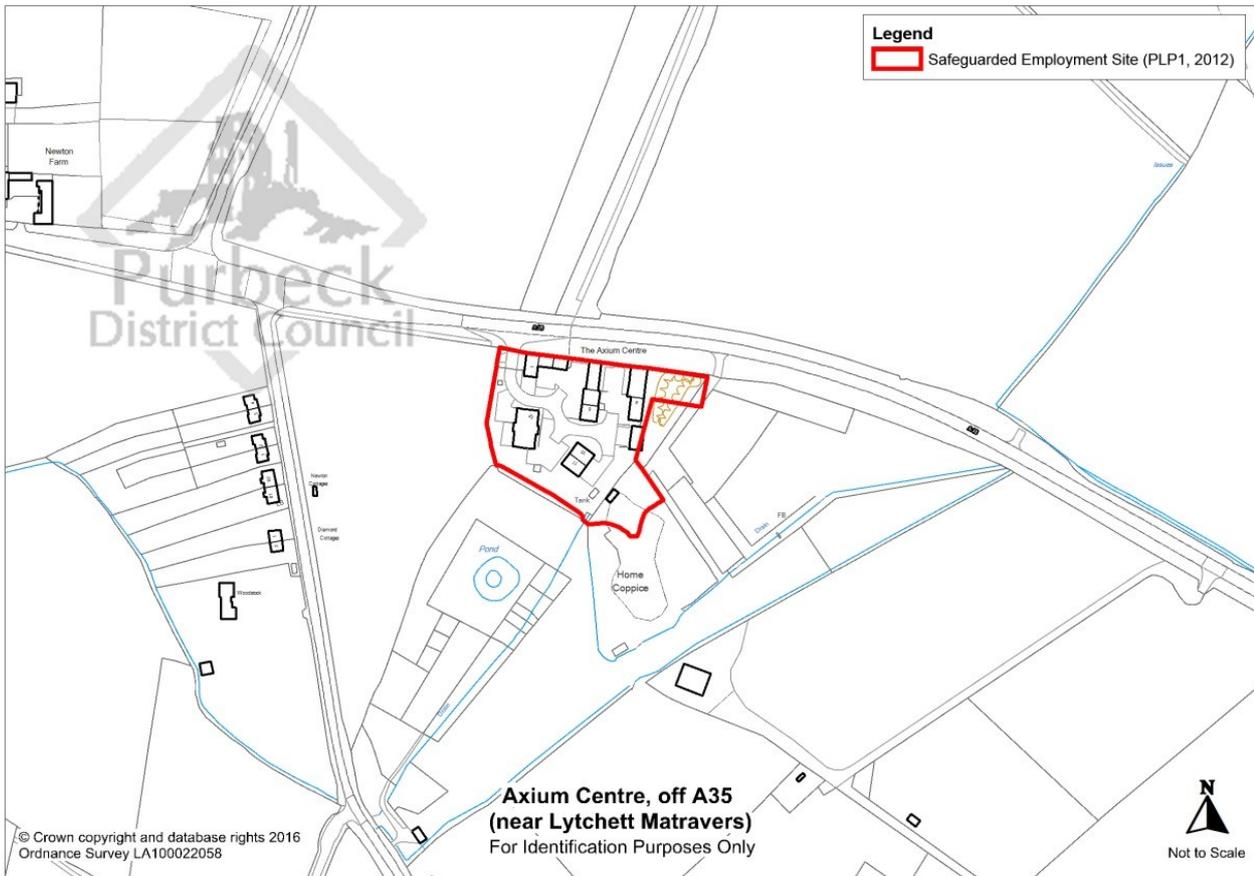
- 53.** In addition to the sites recommended in table 6, sites previously consulted on through the Issues and Options Consultation have since been taken out of consideration. Firstly, the Sandford First School site has now received planning permission for a 64 bed care home, and secondly, the Botany Bay Farm site has since received planning permission for B8 (storage and distribution) uses.
- 54.** Should any of these sites prove problematic in coming forward, an analysis of the reasons for this should be undertaken and, if necessary, alternative sites brought forward instead. Likewise, should the emerging Workspace Strategy include a requirement for further land to be provided, additional sites identified within this assessment should be considered for advancement. Under all scenarios, it will be important to maintain a degree of contingency / flexibility through providing a range and choice of sites that are attractive to the market.
- 55.** It is envisaged that the District's established settlements will continue to play an important role in helping to meet employment needs and will form an integral part of any contingency arrangements. Retail, office and commercial development helps to sustain the diversity of activity in established towns and should continue to be directed towards settlements within the PLP1 defined hierarchy as necessary and appropriate. The majority of Purbeck's towns are accessible via a variety of means including sustainable transport options.
- 56.** Finally, it should be noted that Dorset Green Technology Park was granted Enterprise Zone status in November 2015. Dorset Green is a strategically important site that is considered pivotal to the long-term economic aim of supporting business and the creation of jobs. Enterprise Zone status should enhance the potential of this site to improve the economic prospects of Purbeck and the wider region.
- 57.** As part of the adopted PLP1, Dorset Green is already safeguarded for employment purposes. However, the boundary of the newly declared enterprise zone differs from the area that was previously identified for safeguarding. It is therefore recommended

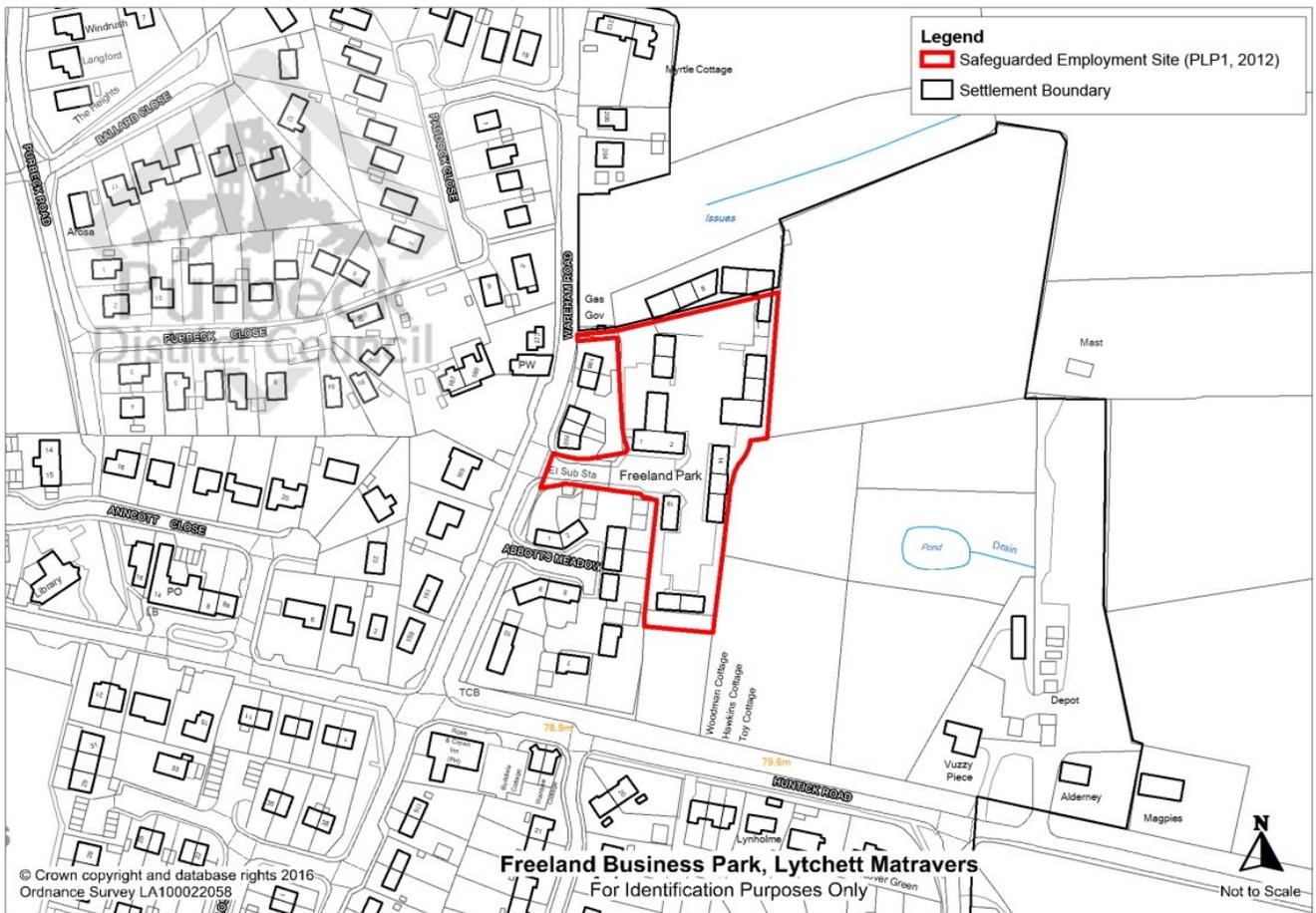
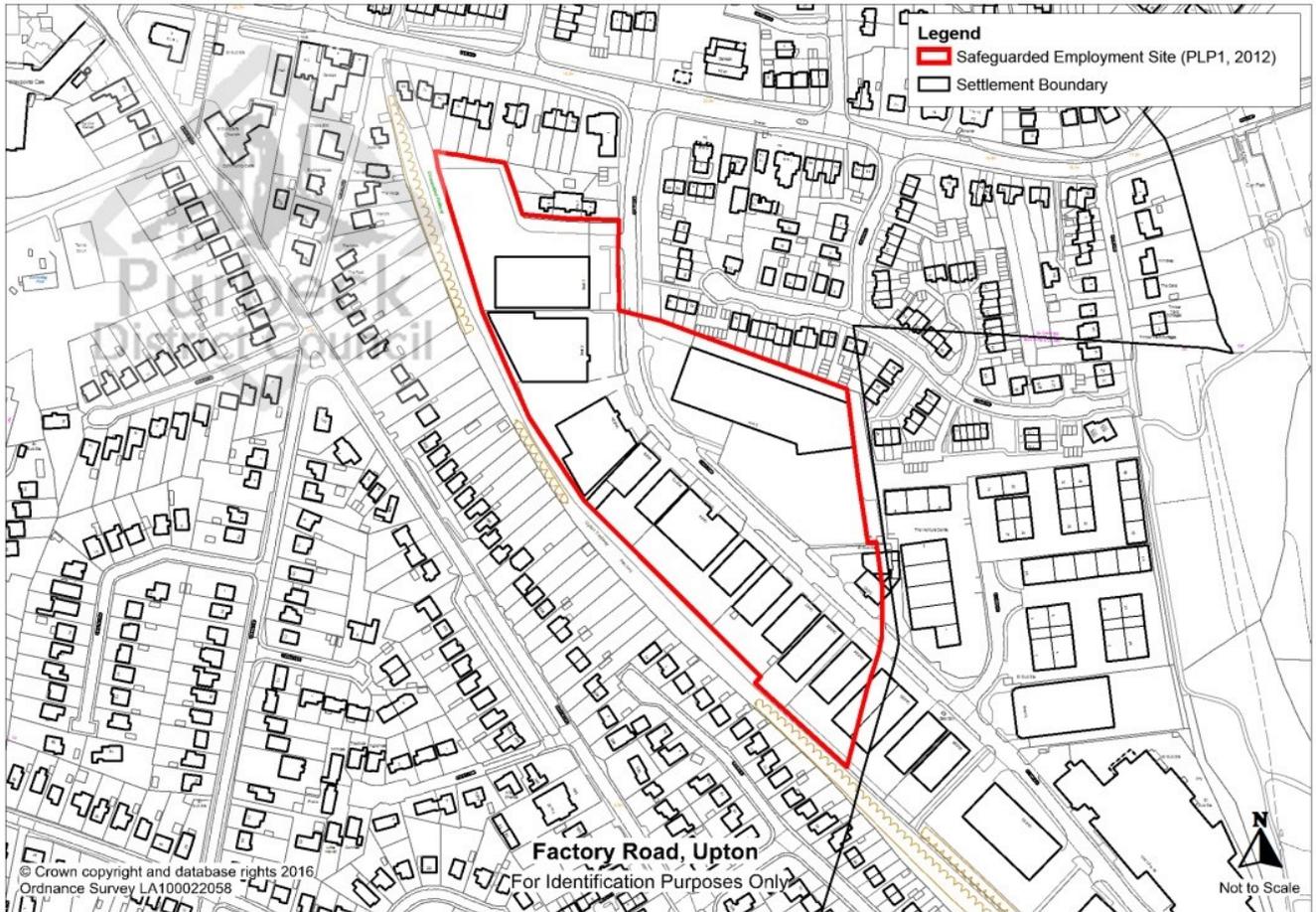
that as part of any future policy review, the boundary of the safeguarded area is amended to conform with the Enterprise Zone designation which is smaller. The site is considered most appropriate for knowledge based industries / research and development; office development; and some B class uses.

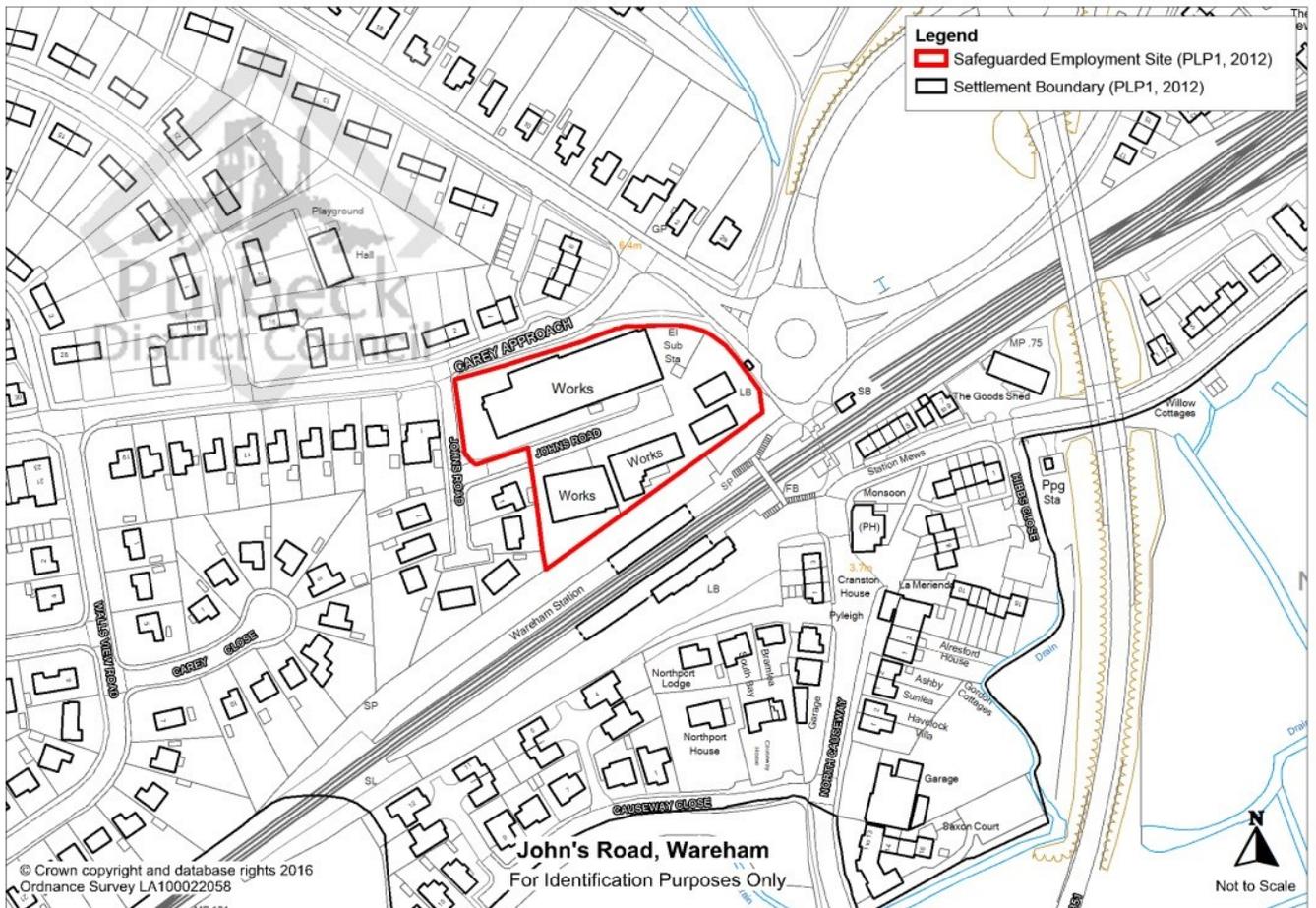
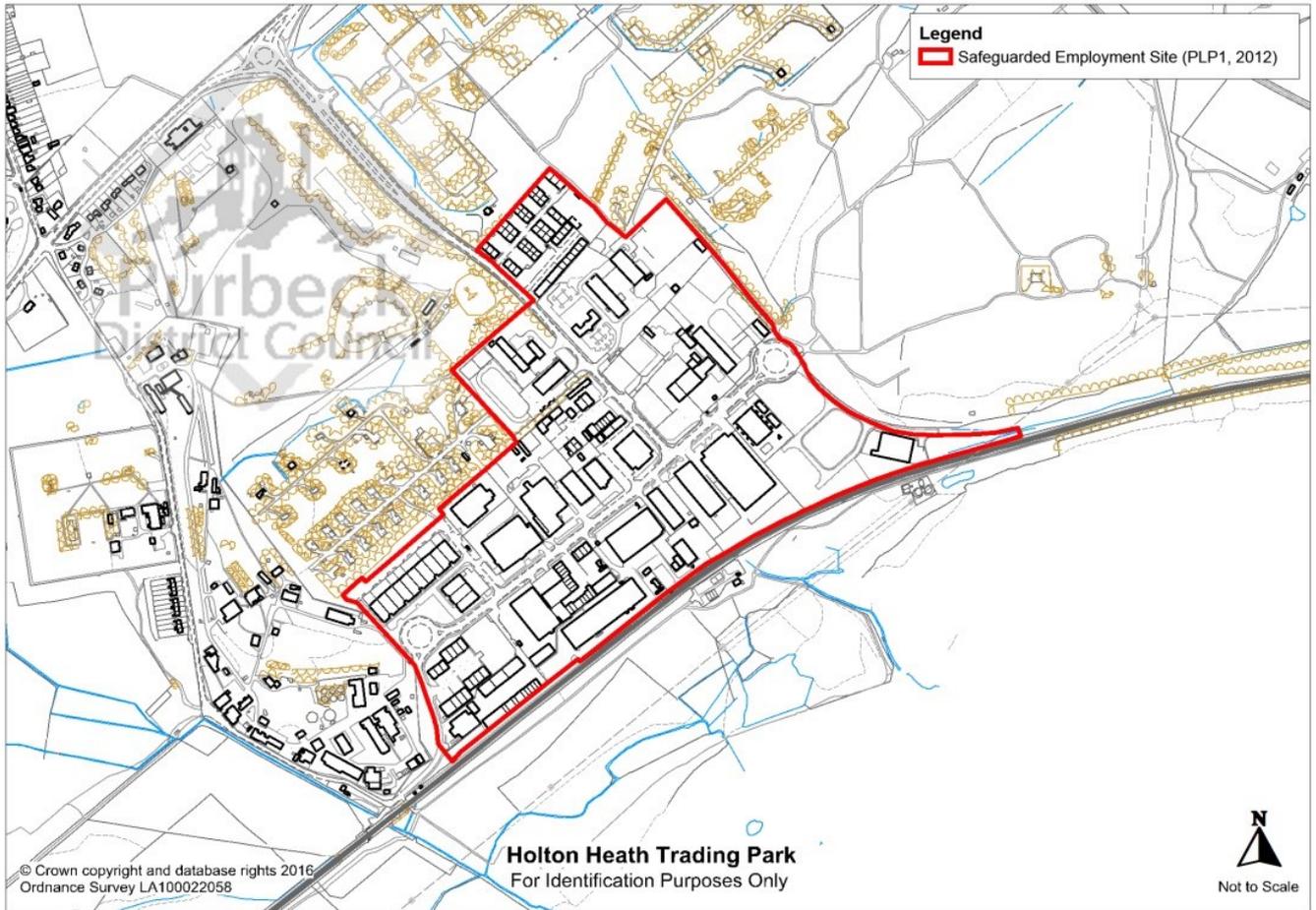
## Conclusions

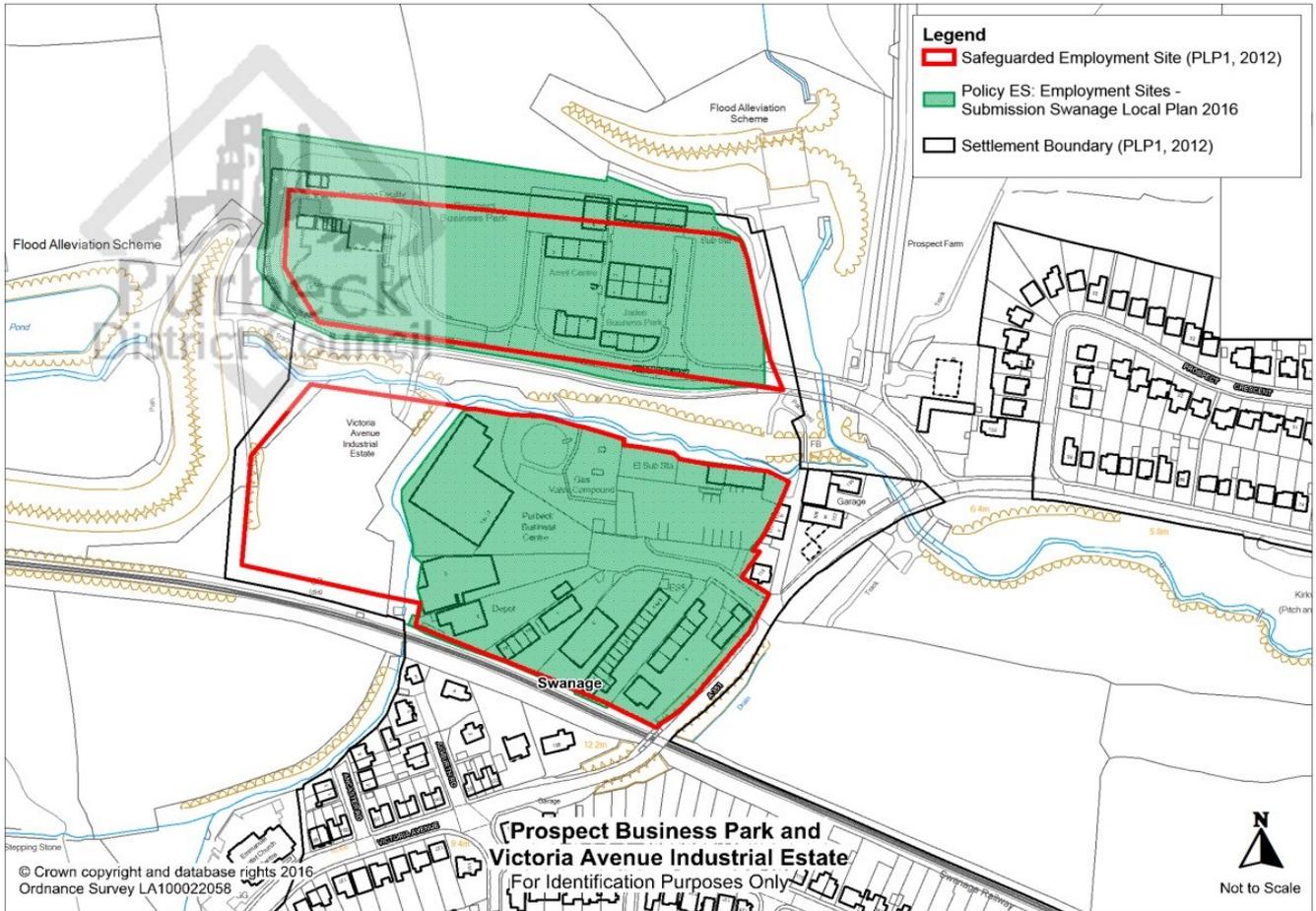
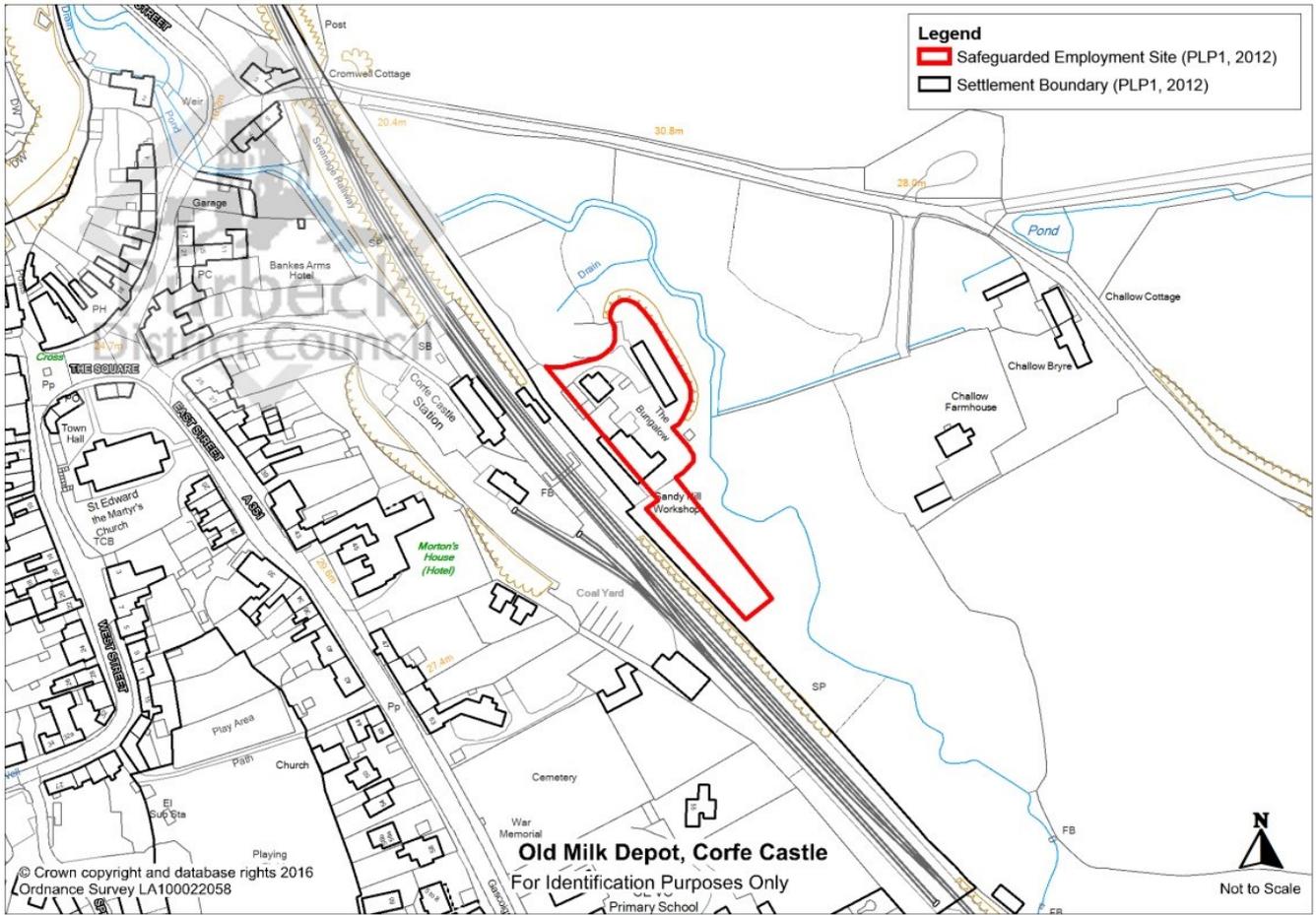
- 58.** There is a range of potential options for the future development of employment land across the district. This includes existing safeguarded employment land, with additional potential at new sites which are promoted for employment development. There are also a range of further development options which could offer some scope for employment development as part of mixed use development. The various site options vary in size and location across the district and some would offer stronger options for strategic economic development, while others could be more appropriate for local growth or rural diversification.
- 59.** The existing safeguarded employment sites, including Admiralty Park, continue to offer scope for further development, with 53.5ha of land still available for development. These areas are considered to offer the most appropriate option for employment development. Within this group, the main availability of land identified is at Dorset Green, with significant additional land available at Holton Heath and North Wareham. The Dorset Green site could offer potential for both local business development and opportunities for inward investment. The remainder of the sites are considered most likely to offer opportunities to enable the growth of local businesses.
- 60.** There is also potential for development of around 17.5ha of land at sites being recommended for policy review. This includes a range of sites, both in terms of size and location, although given the availability of land at safeguarded sites it is unlikely that all of this land will be required.
- 61.** The Council will continue to consider the options identified for the development of employment land and will produce an updated SELAA following the publication of the Dorset Workspace Strategy to inform the Partial Review Pre-Submission Document.

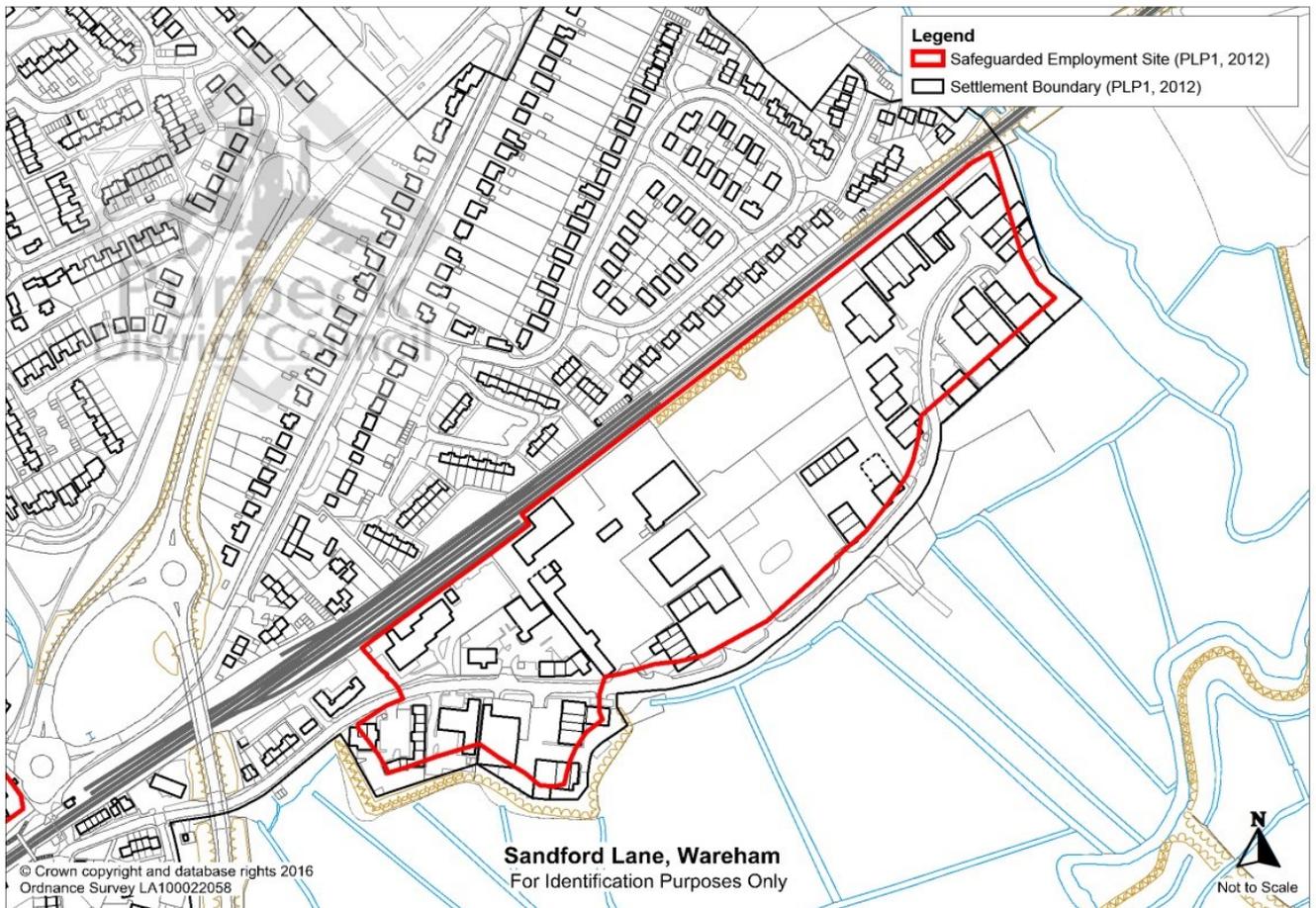
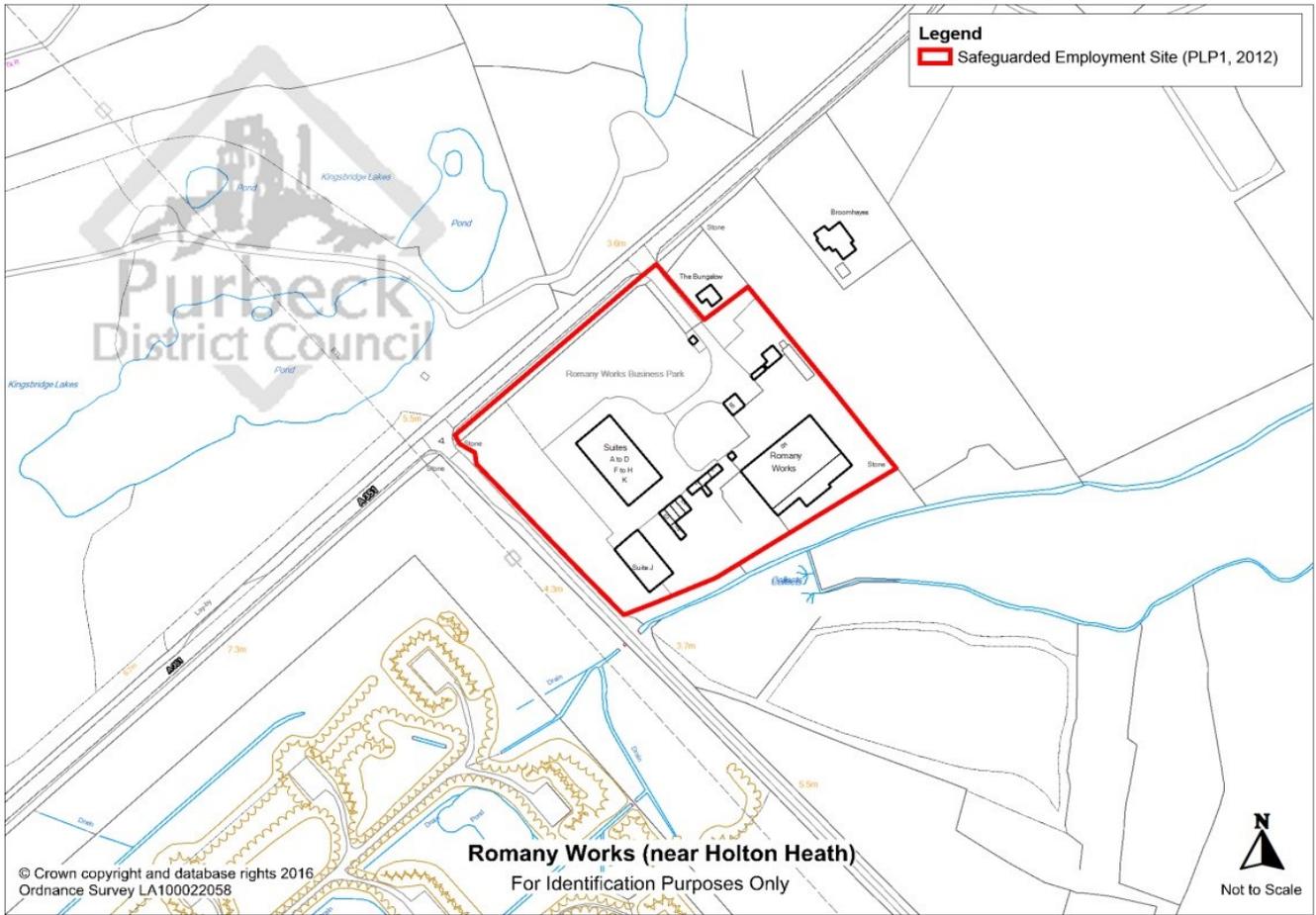
## Appendix 1: Existing safeguarded employment sites





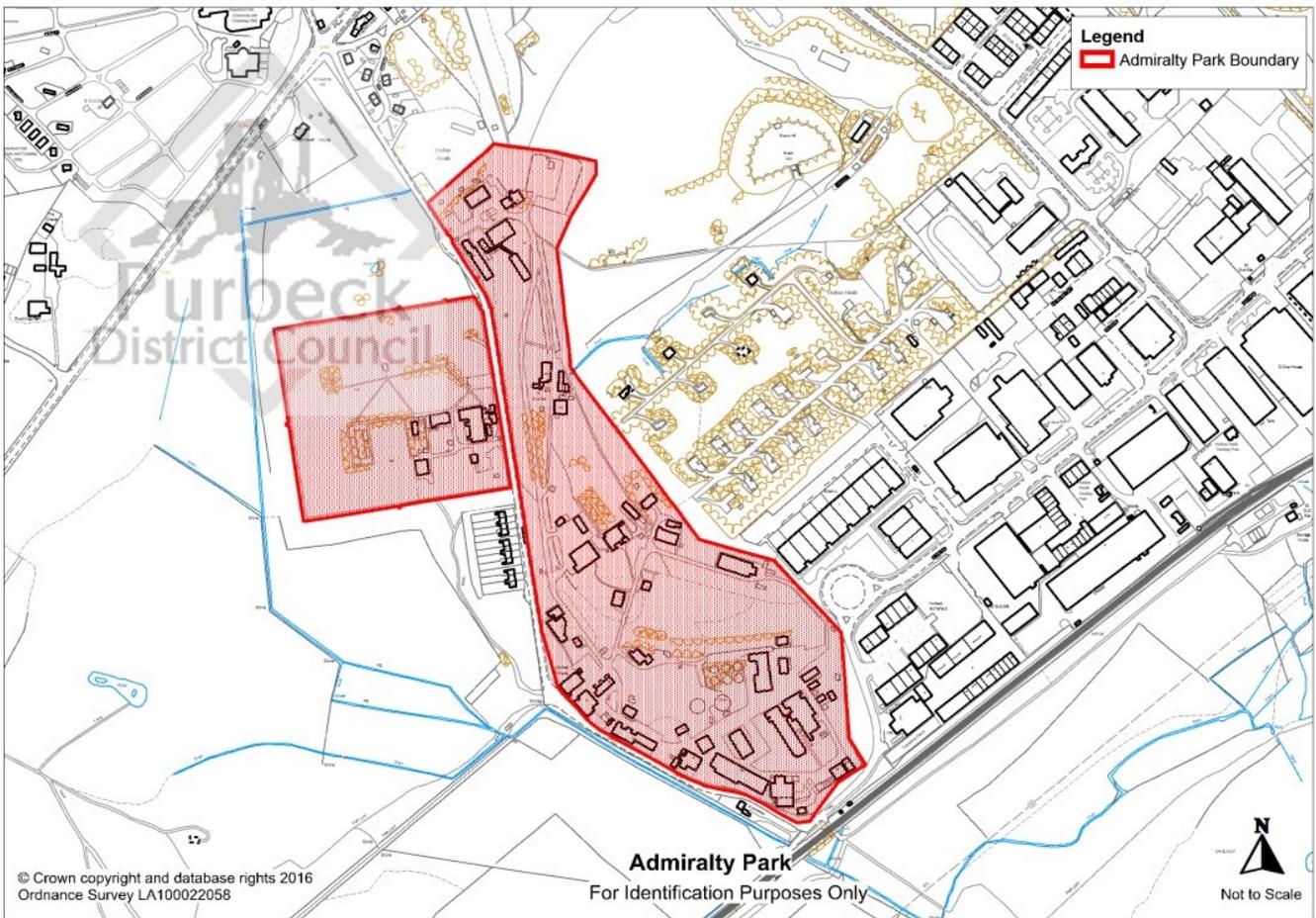




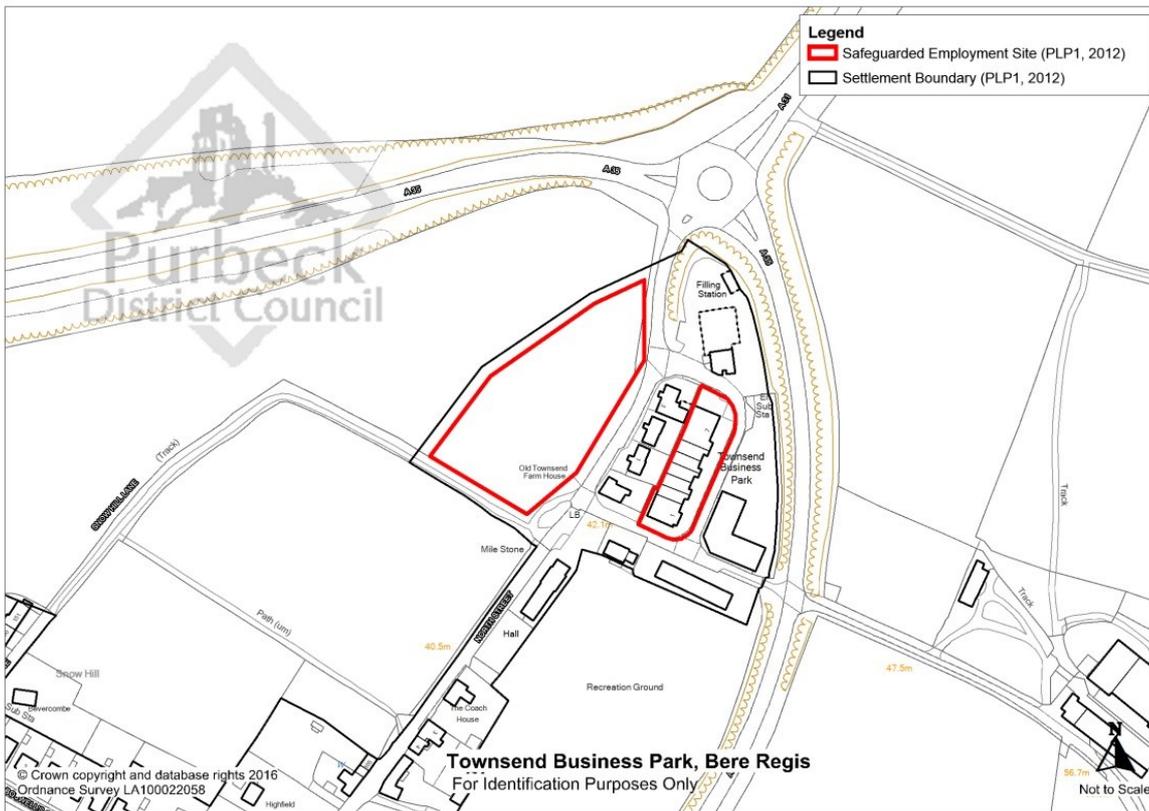




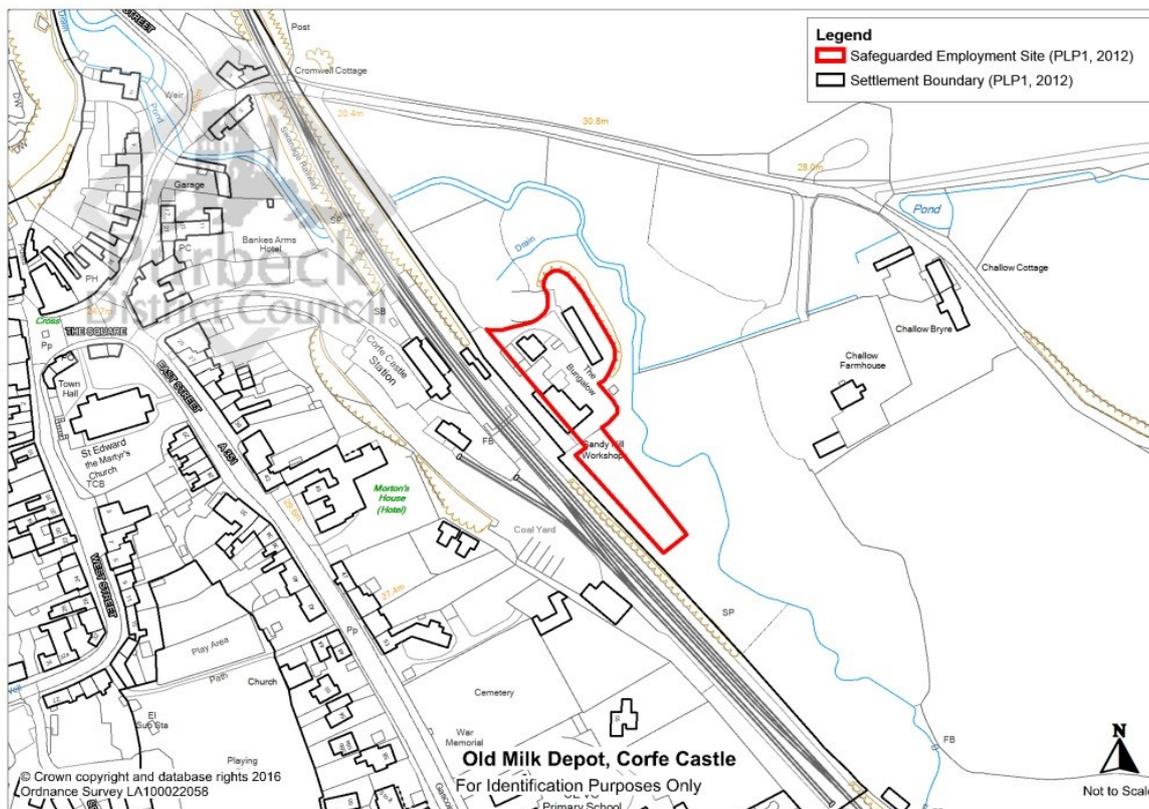
## Appendix 2: Sites with a Certificate of Lawfulness for employment



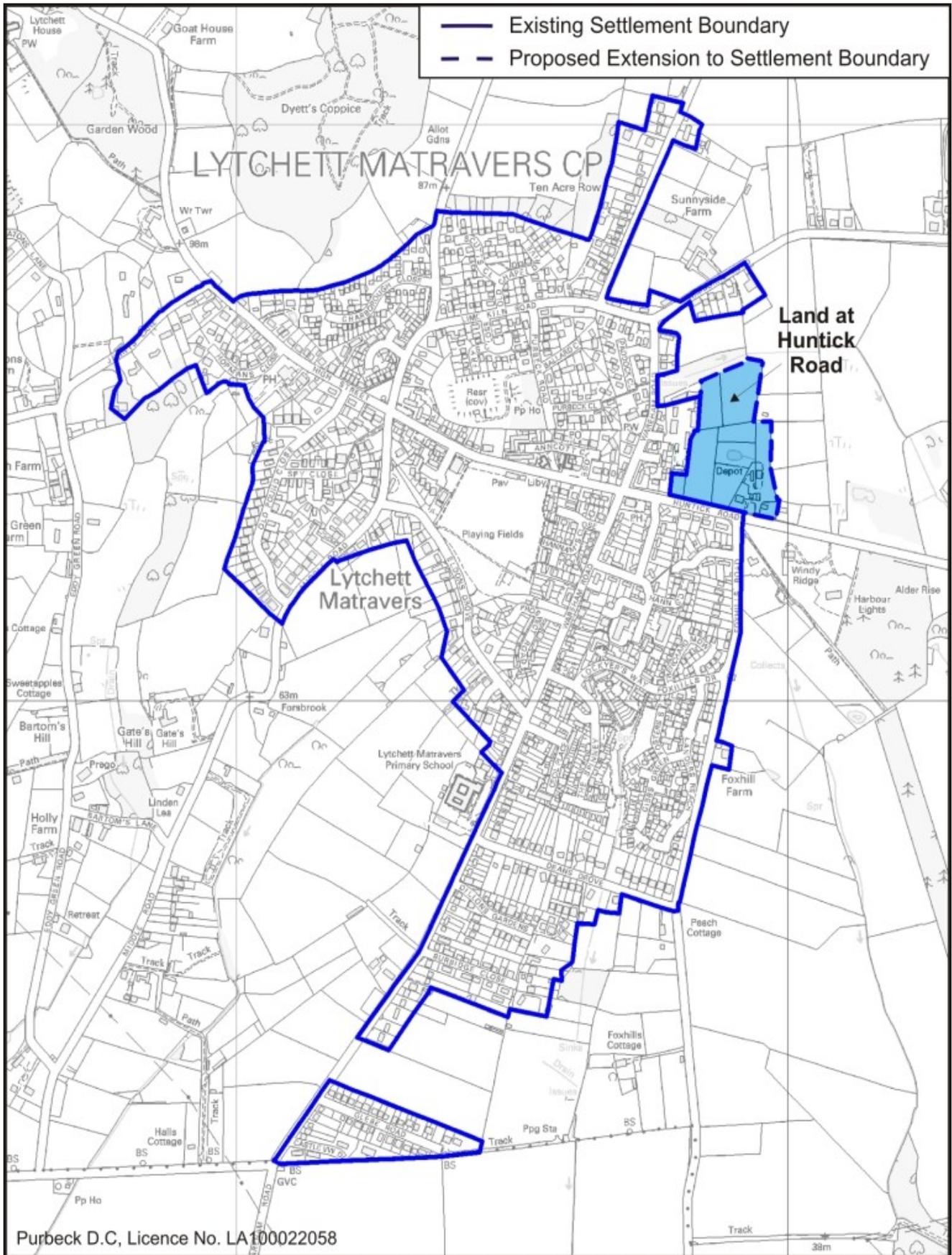
### Appendix 3: Safeguarded employment sites not yet developed



Land north of North Street, Bere Regis (undeveloped area lies to the west)

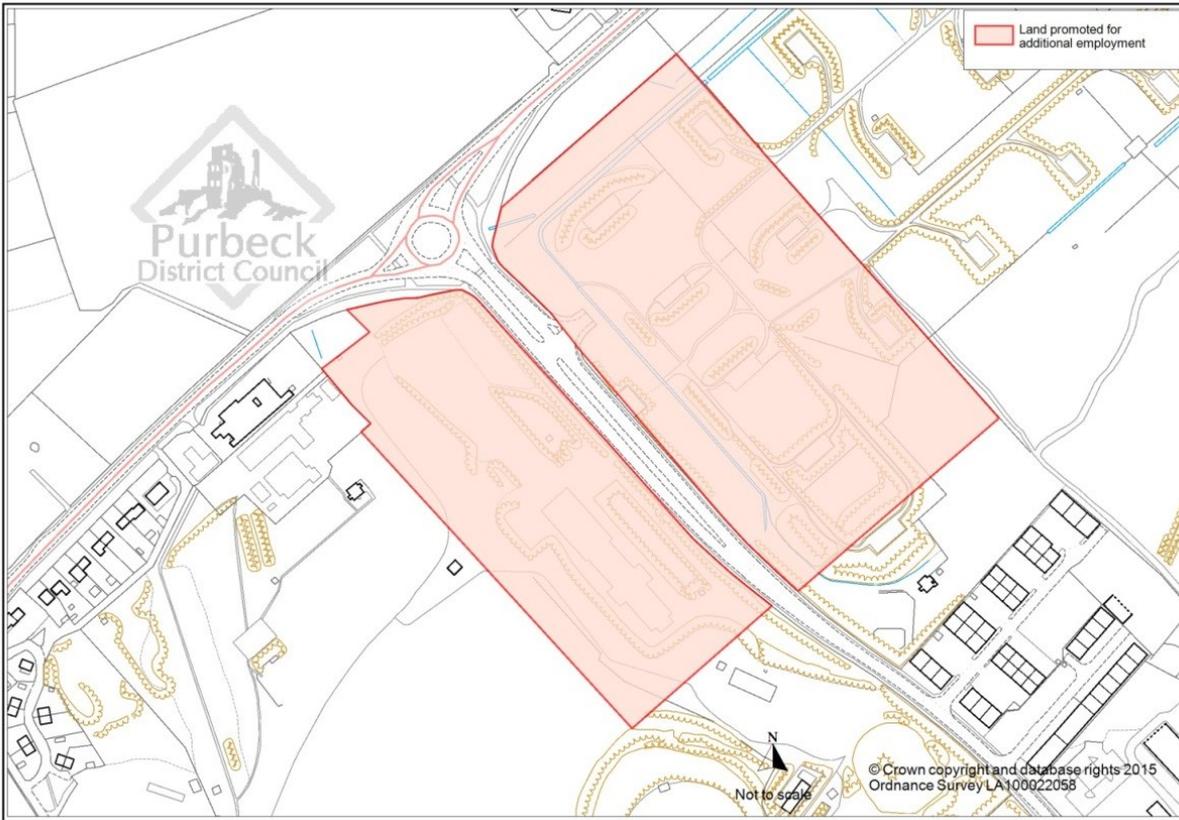


Land adjacent to Old Milk Depot, Corfe Castle (undeveloped area is to the southeast)

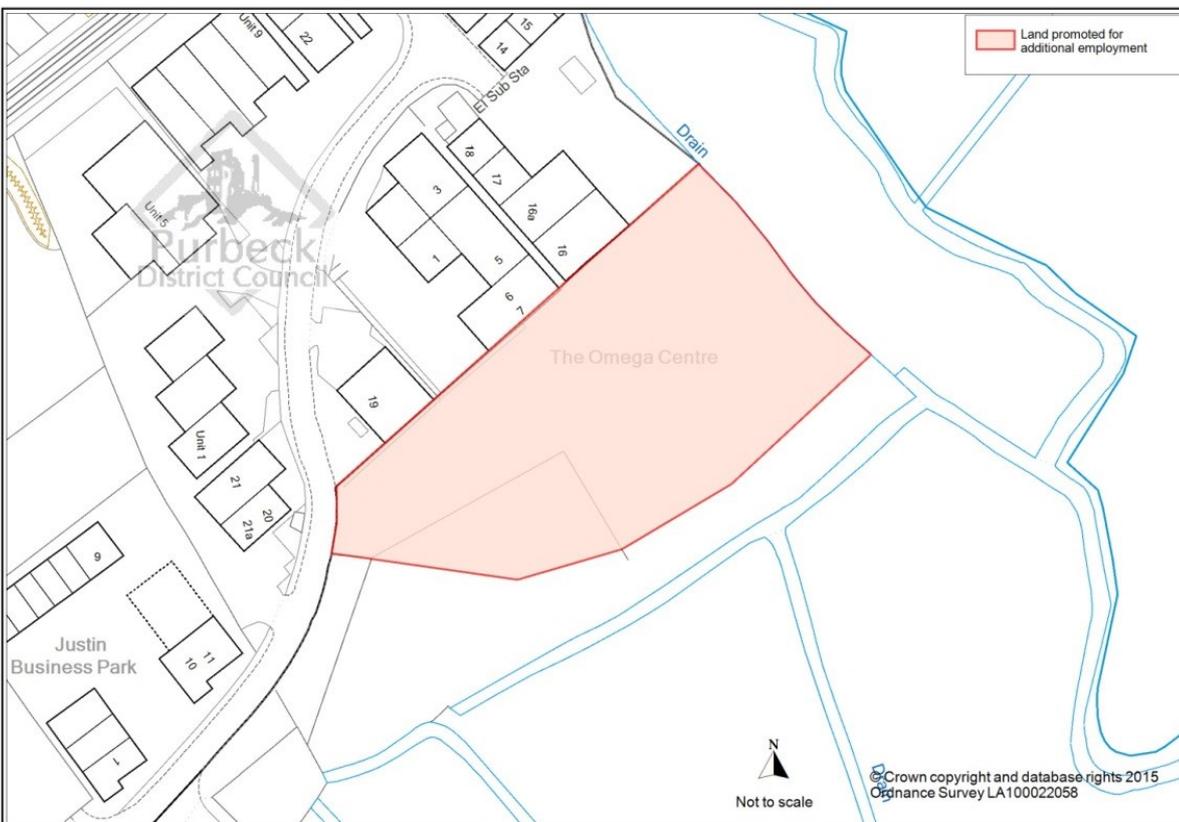


Land off Huntick Road, Lytchett Matravers (part of wider mixed use development)

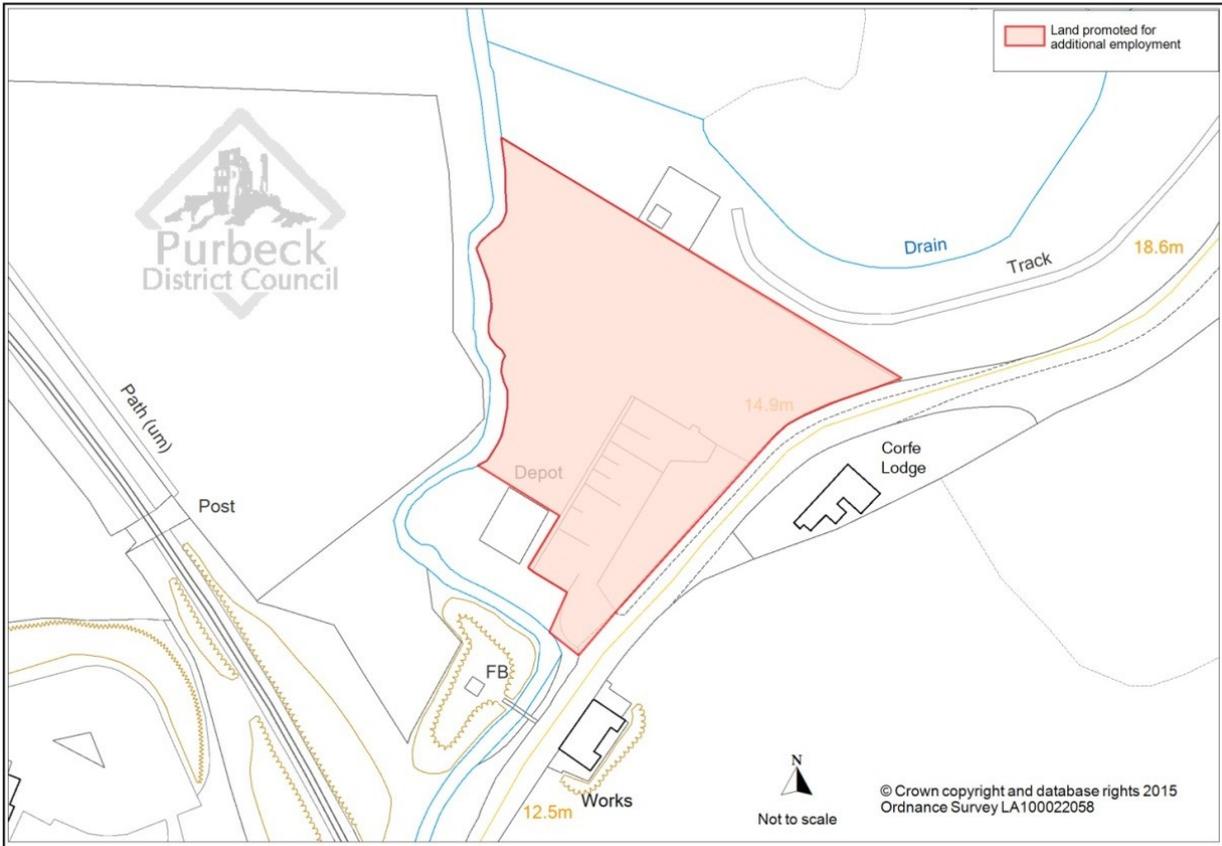
## Appendix 4: Recommended sites for policy review



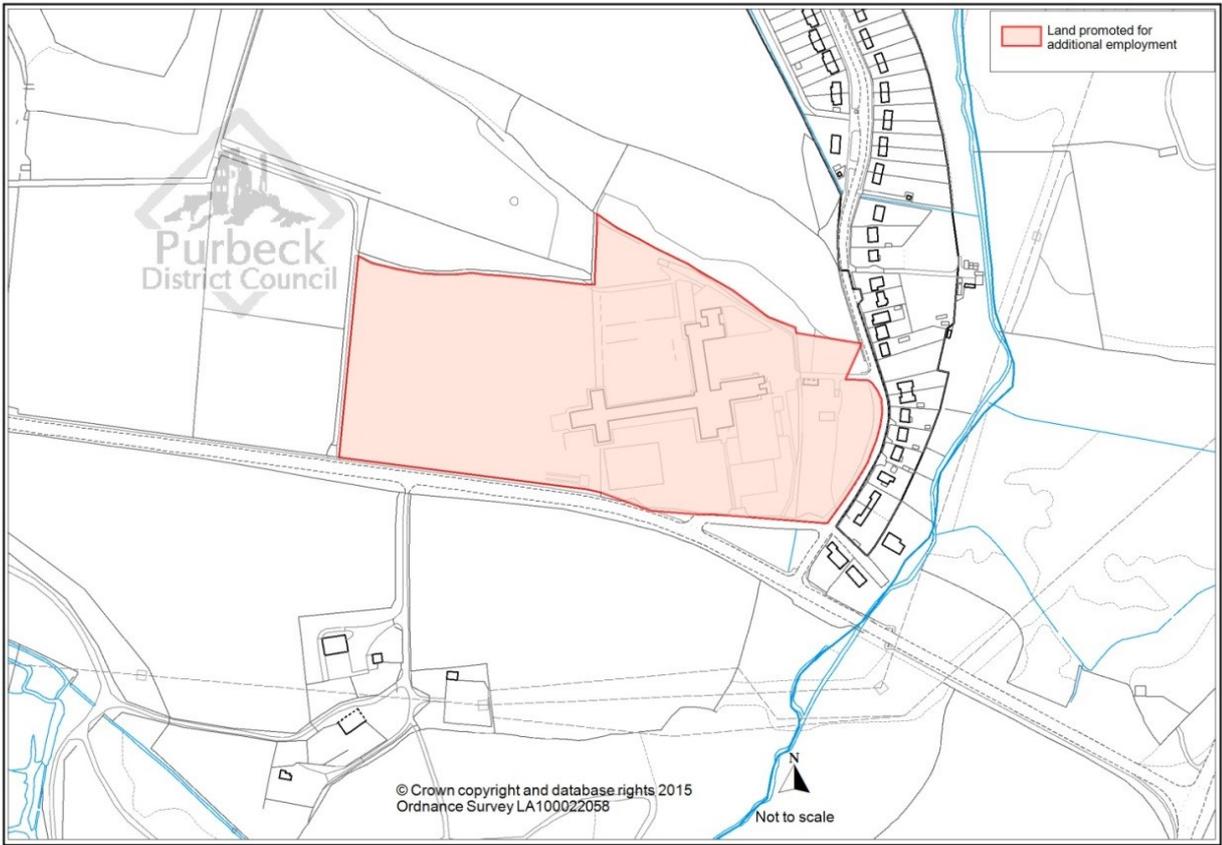
Holton Heath Trading Park (Holton Gate)



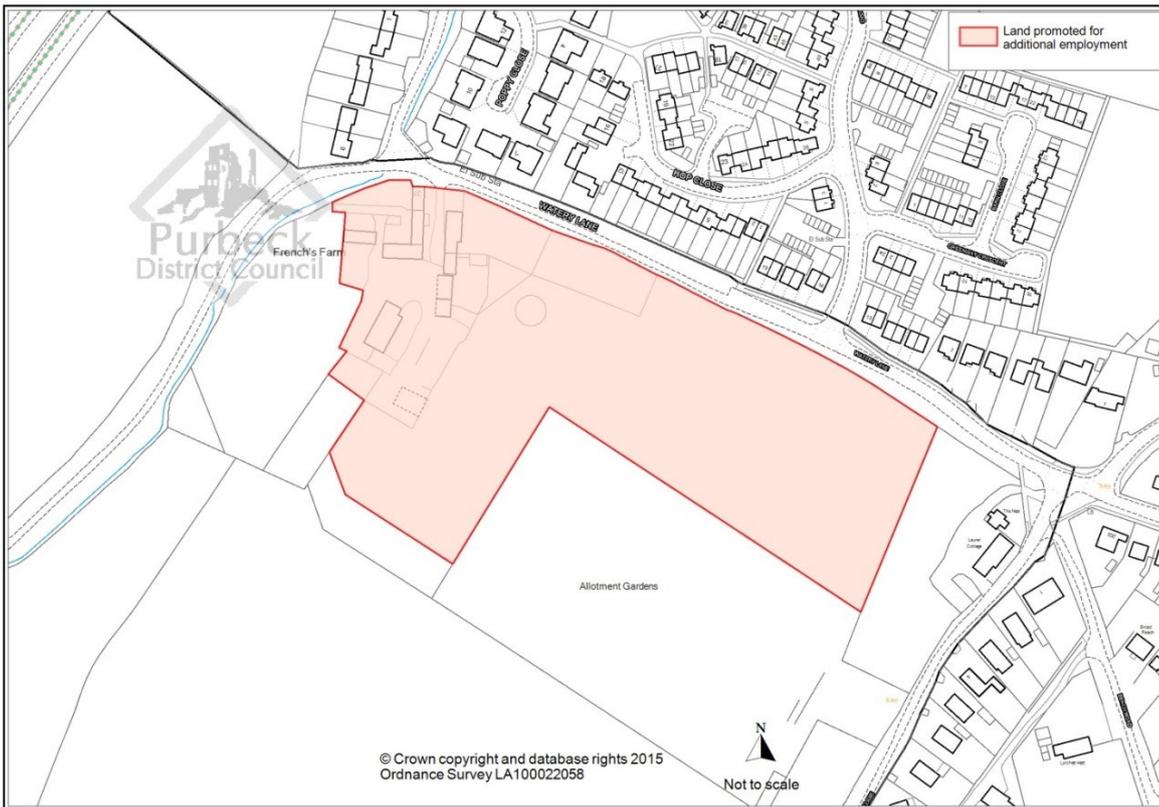
Sandford Lane Industrial Estate



Corfe Castle Depot



Land at Bovington Middle School, Wool



Land at French's Farm, Upton

## Appendix 5: Assessment of previously developed land

Site	Area (ha)	Land type	Other info	Officer comments	Conclusion
Redbridge Road, Moreton	35.0	Minerals site	Minerals site	Promoted through SHLAA, but could offer a mixed use scheme	Potential to explore as a mixed use allocation
King George Road, Bovington	0.14	Vacant buildings	Vehicle storage	This is under the PPG's recommended site size threshold of 0.25ha	Not taken forward
Swanage Grammar School	2.1	Derelict land and buildings	Educational use	Recommended as a housing site in the SLP	Not available
8 Burlington Road, Swanage	0.15	Derelict land and buildings	Residential institution	This is under the PPG's recommended site size threshold of 0.25ha	Not taken forward
Adjacent the Chevin, Calcraft Road, Corfe Castle	0.18	Previously developed land or buildings currently in use and allocated in local plan or with planning permission	Previous use unknown	PP granted in 2006 under 6/2006/0641 for a new dwelling. Site size is also under the PPG threshold	Not available
Main Road, West Lulworth	0.23	Previously developed land or buildings currently in use and allocated in local plan or with planning permission	Previous use unknown	Site is under the PPG threshold of 0.25ha	Not taken forward
Greenridge, Upton	0.81	Former public house now with planning permission and built out	Previous use unknown	Site has been developed as a care home with retail	Not available