

Housing Strategy and Performance: Brownfield Sites

Home in on Housing programme

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Subject of Report	Brownfield Sites
Purpose of Report	Information / Recommendations / Decision Making

Background Papers	Housing Strategy - Housing Strategy January 2024 to January 2029 - Dorset Council Council plan - https://www.dorsetcouncil.gov.uk/dorset-council-plan-2024-to-2029?p I back url=%2Fsearch%3Fp I back url%3D%252Fsearch%253Fq%253DHousing%252Bstrategy%26q%3Dcouncil%2Bplan
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Summary and project purpose

This preliminary report provides a detailed analysis of Brownfield sites held within Dorset Council area. It is to establish a baseline of information, to enable consultation, site option choices and informed decisions to be made, with a view to identify and support potential development of these site in relation to housing needs priorities and locations requirements.

This project forms part of phase 1 of the 'Home In on Housing' programme to deliver Dorset Councils' Housing Strategy January 2024 – January 2029¹.

This preliminary report will assist phase 2, an intermediate report to identify new funding streams available to support and to promote new opportunities for housing development and delivery within brownfield sites.

Strategic context

The Housing Strategy mentions brownfield sites in the context of increasing housing supply and making the best use of existing developed land.

Increasing Housing supply

The strategy emphasizes the importance of increasing the supply of new housing while ensuring that existing homes are put to good use. This includes exploring how to bring properties back into use and making the best use of existing buildings, homes and land which encompasses brownfield sites.

Right Place

The strategy highlights the need to ensure that new developments are sensitive to local needs and prioritise local homes for local people. This includes community engagement on proposed developments and the protection of green spaces, suggesting development of brownfield sites to preserve natural areas.

Best use of Council Assets

The strategy mentions that if a Council asset or a piece of land, which may include brownfield sites, is suitable for new homes, it will be considered as part of an appraisal to provide the best outcome for Dorset Council and its residents².

Overall, the strategy supports the use of brownfield sites as part of a broader approach to increasing housing supply, protecting green spaces and making efficient use of existing land and assets.

¹ [Housing Strategy January 2024 to January 2029 - Dorset Council](#)

² [Appendix - Dorset Council Strategic Asset Management Plan 2024 - 2030.pdf](#)

Dorset Council Plan 2024 –2029³ does not explicitly mention ‘brownfield sites’, however the plan does highlight the importance of sustainable development and the need to increase the availability of affordable housing.

Some key points include:

Affordable Housing

The Council aims to increase the availability of affordable homes, improve existing housing stock, and ensure sustainable development. With a plan to use owned land and assets to increase the amount of housing supplied to residents, including affordable housing.

Economic Growth

The Council plan highlights the need to support and diversify the economy, which could involve the development of underused or derelict sites. There is a focus on regeneration projects, such as the regeneration of Weymouth which includes the use of brownfield sites.

Sustainability

Throughout the Council plan there is a clear commitment to tackling climate change and ensuring sustainable development, which can often involve the development of brownfield sites reducing the pressure on the use of greenfield areas.

Themes from both the Housing Strategy and Dorset Council Plan are also emphasised within the National Planning Policy Framework (NPPF) 2024⁴, which sets out planning policies for England and how these should be applied in decision-making. The framework sets out the principle that planning policies and decisions should promote the effective use of land to meet the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Encouraging local authorities to make as much use as possible of previously developed or ‘brownfield’ land⁵. It highlights that planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs⁶.

Lastly emphasising local planning authorities should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs. This includes sites held on the brownfield register or held in public ownership⁷.

³ https://www.dorsetcouncil.gov.uk/dorset-council-plan-2024-to-2029?p%20back_url=%2Fsearch%3Fp%20back_url%3D%252Fsearch%253Fq%253DHousing%252Bstrategy%26q%3Dcouncil%2Bplan

⁴ [National Planning Policy Framework](#)

⁵ [National Planning Policy Framework](#) para 124

⁶ [National Planning Policy Framework](#) para 125c

⁷ [National Planning Policy Framework](#) para 126

What we looked at

Throughout the course of this project, we have considered and included information from the following sources;

- Dorset Brownfield Land Register 2020
- Strategic Housing Land Availability Assessment (SHLAA) database
- Assets Team Allocation of Assets Excel
- Assets Priority Disposal Tracker Capital Strategy and Asset Management Group (CASM)
- Disposals 1st January 2020 as recorded on Civica Property Management (CPM) extracted 4th February 2025
- Land Register
- BCP, Cornwall, Devon, Somerset and Wiltshire Brownfield Land Registers

Brownfield sites, the Brownfield Land Register and SHLAA

Brownfield sites are previously developed land that is not currently used, these sites were once used for industrial or commercial purposes but have since been abandoned or are underutilised. Land that is or was last occupied by agricultural or forestry buildings is excluded along with other exceptions⁸. The redevelopment of brownfield sites is often encouraged to revitalise urban areas, reduce urban sprawl and make efficient use of existing infrastructure.

Councils have been required to maintain a Brownfield Land Register since April 2017. This requirement was established under the Town and Country Planning (Brownfield Land Register) Regulations 2017⁹. The register aims to identify brownfield sites suitable for residential development. The register acts as a ledger of land identified as being suitable for new housing once the environmental, amenity and heritage value has been considered. Local planning authorities will be able to trigger a grant of permission in principle for residential development on suitable sites in their registers following required procedures¹⁰.

The Brownfield Land Register is divided into two parts: part 1 includes all brownfield sites appropriate for residential development and part 2 includes sites granted planning permission in principle¹¹.

⁸ [National Planning Policy Framework](#) – Annex 2: Glossary; 'Previously developed land' excludes, land that has been developed for minerals extraction or waste disposal by landfill, where there are provisions for restoration, land in built up areas such as gardens, parks, recreation grounds and allotments or where the remains of a permanent structure or fixed surface structure have blended with the landscape.

⁹ [The Town and Country Planning \(Brownfield Land Register\) Regulations 2017](#)

¹⁰ [National Planning Policy Framework](#) – Annex 2: Glossary

¹¹ [Brownfield land registers - GOV.UK](#)

In addition to the Brownfield Land Register there is a requirement for local planning authorities, as outlined in the NPPF to complete a 'Strategic Housing Land Availability Assessment (SHLAA). The SHLAA is an essential part of the evidence base for Local Plans, providing information on the availability, suitability and likely economic viability of land that could be used to meet housing need but does not allocate sites for development or grant planning permission.

Through the SHLAA the Council must identify sites and broad locations with potential for housing development, this includes both previously developed brownfield sites and undeveloped greenfield sites. It helps local authorities to understand where and when housing could be built in the future.

The Brownfield Land Register and the SHLAA are both tools used to identify and assess land for potential development, but serve different purposes with distinct characteristics;

- The Brownfield Land Register focuses solely on brownfield sites, while the SHLAA includes both brownfield and greenfield sites
- The Brownfield Land Register aims to promote the redevelopment of previously developed land, whereas the SHLAA provides an assessment of all potential housing sites to inform Local Plans.

In summary, the Brownfield Land Register focuses specifically on previously developed land suitable for residential use, while the SHLAA is a broader assessment tool for potential housing sites.

What Brownfield sites are there in Dorset?

Public authority owned sites

According to the Brownfield Land Register for Dorset 2020¹² there are 83 sites, with 26 (31%) being Public Authority (PA) owned:

Below shows the breakdown of public authority sites by planning status

Ownership	Planning Status	Percentage	Qty Total
PA	Permissioned	2%	2
PA	Not Permissioned	22%	18
Mixed	Not Permissioned	7%	6

% Total	31%
PA & Mixed Ownership Sites Total	<u>26</u>

The 26 public authority owned sites are predominantly located within Bridport, Dorchester, Weymouth and Wimborne Minster areas:

¹² [Brownfield land register - Dorset Council](#)

- 2 public authority owned permissioned sites located within Dorchester and Weymouth
- 18 public authority owned not permissioned sites, 10 in Weymouth, 2 in Wimborne Minster and 6 single sites spread across Dorset
- 6 mixed ownership not permissioned sites, 3 in Bridport and 3 single sites spread across Dorset

Below shows the total public authority sites by area

Public Authority Owned Sites Areas							
Ownership	Planning Status	Brid	Dorch	Wey	Wim	Other Area	Qty Total
PA	Permissioned		1	1			2
PA	Not Permissioned			10	2	6*	18
Mixed	Not Permissioned	3				3**	6
Sub Totals		<u>3</u>	<u>1</u>	<u>11</u>	<u>2</u>	<u>9</u>	

PA & Mixed Ownership Sites Total 26

*6 sites within Bere Regis, Blandford, Bridport, Colehill, Gillingham and Wareham

**3 sites within Dorchester, Sherborne and Sturminster Newton

Non-public authority owned sites

The register identifies a total of 57 non-public authority owned sites equating to 69% of all Brownfield sites;

Below shows the breakdown of non- public authority sites by planning status

Ownership	Planning Status	Percentage	Qty Total
Not PA	Permissioned	22%	18
Not PA	Not Permissioned	47%	39

Not Public Authority Sites Total 57

The 57 not public authority owned sites are predominantly located in Dorchester and Weymouth areas:

- 18 not public authority owned permissioned sites, 1 in Dorchester, 3 in Weymouth and 14 sites spread across Dorset

- 39 not public authority owned not permissioned sites, 6 in Dorchester, 9 in Weymouth and 24 sites spread across Dorset

Below shows the total non-public authority sites by area

Not Public Authority Owned Sites Areas						
Ownership	Planning Status	Dorch	Wey	Wim	Other Area	Qty Total
Not PA	Permissioned	1	3		14*	18
Not PA	Not Permissioned	6	9	3	21**	39
Sub Totals		<u>7</u>	<u>12</u>	<u>3</u>	<u>35</u>	

Not PA Owned Sites Total 57

*14 total not public authority owned permissioned sites spread across Dorset:

- 4 sites, 2 sites per area, Gillingham and Sturminster Newton
- 10 single sites within, Alderholt, Blandford, Blandford St Mary, Cerne Abbas, Ferndown, Hazelbury Bryan, Mosterton, Shaftesbury, Stalbridge and Swanage

**21 total not public authority owned not permissioned sites spread across Dorset:

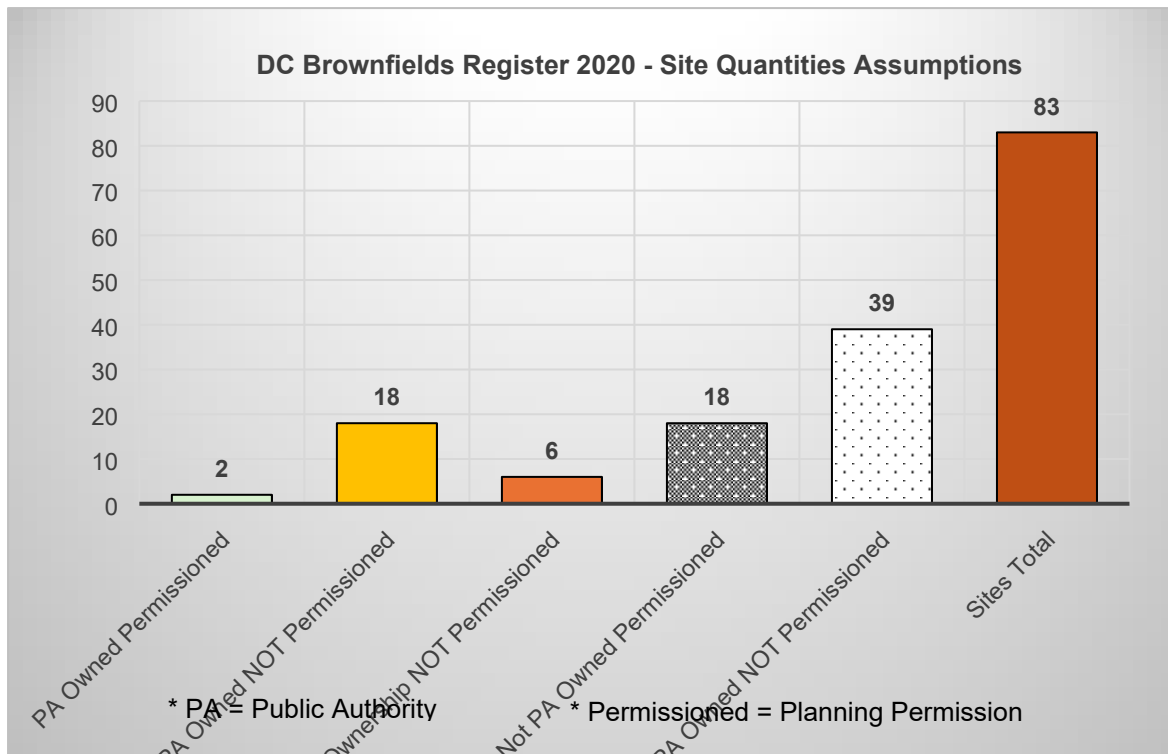
- 8 sites, 2 sites per area, Bridport, Colehill, Portland and Swanage
- 13 single sites within, Broadmayne, Chickerell, Corfe Mullen, East Stoke, Ferndown, Hazelbury Bryan, Lyme Regis, Pamphill, Sturminster Newton, Verwood, Wareham, West Knighton and Winterborne Abbas

In summary the majority of brownfield sites are privately owned with almost half of the private sites being held without planning permission.

Table below shows a of all brownfield sites by ownership and planning status

Ownership	Planning Status	Qty	Percentage
PA	Permissioned	2	2%
PA	Not Permissioned	18	22%
Mixed	Not Permissioned	6	7%
Sub Total		<u>26</u>	<u>31%</u>
Not PA	Permissioned	18	22%
Not PA	Not Permissioned	39	47%
Sub Total		<u>57</u>	<u>69%</u>

A total of 76% of all sites, across all ownership held without planning permission. Of the 20 permissioned sites, 90% are not public authority owned.



These Dorset figures are based on the current Brownfield Land Register April 2020, and it should be noted it is a tolerated service risk for 'Place', spatial planning, that a new register has not been prepared or maintained from April 2020.

Brownfield sites post 2020

Since the publication of Dorset's last Brownfield Site Register in April 2020, the Council has published its 'Strategic Asset Management Plan 2024 – 2030'¹³, which sets out how Dorset will use its asset base to support service delivery and drive change and innovation. As part of this strategy there is a regular review of all the Councils 1539¹⁴ asset sites via a rolling programme of work, reviewing all assets every three years. The process identifies opportunities for future use, assessing the potential to retain, repurpose, develop or dispose of sites.

Following this work several of the authority owned brownfield sites have been disposed. This is not reflected in the current Brownfield Site Register. Comparison of

¹³ [Appendix - Dorset Council Strategic Asset Management Plan 2024 - 2030.pdf](#)

¹⁴ The estate is made up of operational assets - numbering circa 682 sites, infrastructure assets - numbering circa 105 sites, commercial assets - numbering circa 333 sites, non-operational assets - numbering circa 369 sites

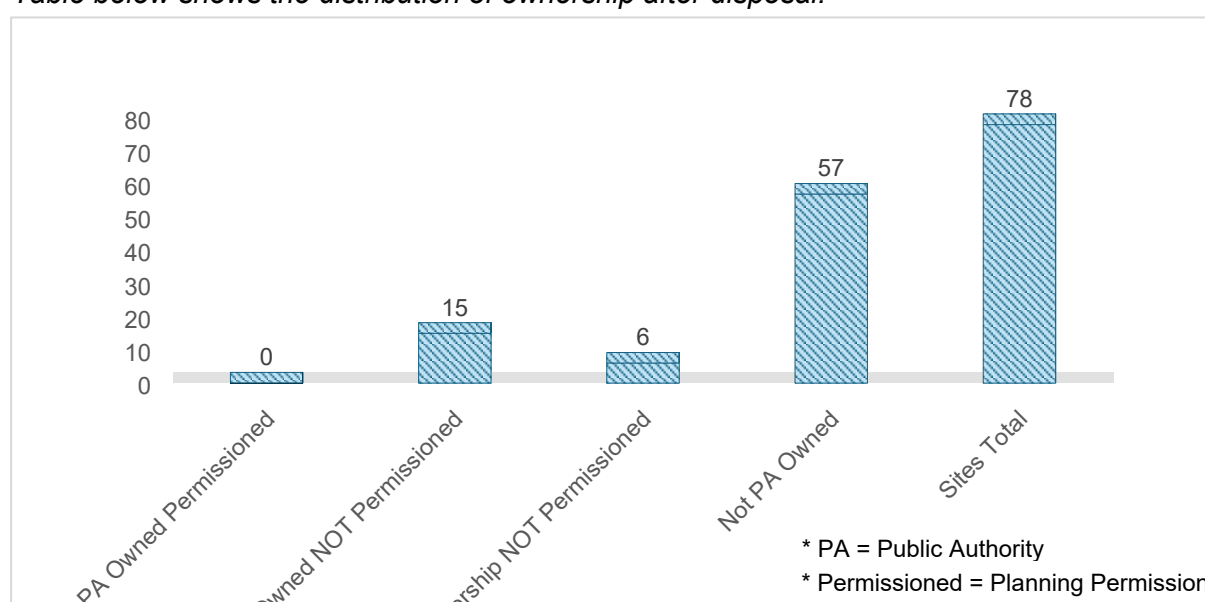
the two data sets indicate that there has been 5¹⁵ disposals taking the total sites to 78 brownfield sites opposed to 83 with 21¹⁶ of these being public authority/mixed ownership.

Below shows the breakdown of public authority sites after disposal by planning status

Ownership	Planning Status	Percentage	Qty Total
PA	Permissioned	0	0
PA	Not Permissioned	19%	15
Mixed	Not Permissioned	8%	6

% Total 27%
PA & Mixed Ownership Sites Total 21

Table below shows the distribution of ownership after disposal.



In summary of the 78 assumed sites there is no public authority owned or mixed ownership sites with planning permission. There are 18 not public authority owned sites with planning permission distributed across Dorset:

¹⁵ Former Bere Regis school in progress of being disposed - with legal. Within assets priority disposal 23-26

Former Nordon Council Offices, Blandford Forum (Nordon Lodge) - completion date 29/03/2021, buyer Aster group

Former Damers School Site and Former Damers First School -leased from the Duchy to the former DCC, but this was surrendered on 24/04/2017 (as is recorded on the leasehold record). Site is now in the ownership of Dorset County Hospital.

Land at Queen Street (former St Martins Grange, Bungalow & Adult Learning Centre), Gillingham - completion date 09/04/2021, buyer Magna Housing Ltd

Newton's Road Car park - Freehold registered title Newton's Road Car Park - DT480946

Site is disposed, no information recorded on system in relation to Assets.

¹⁶ To see the full breakdown of sites by area see appendix A

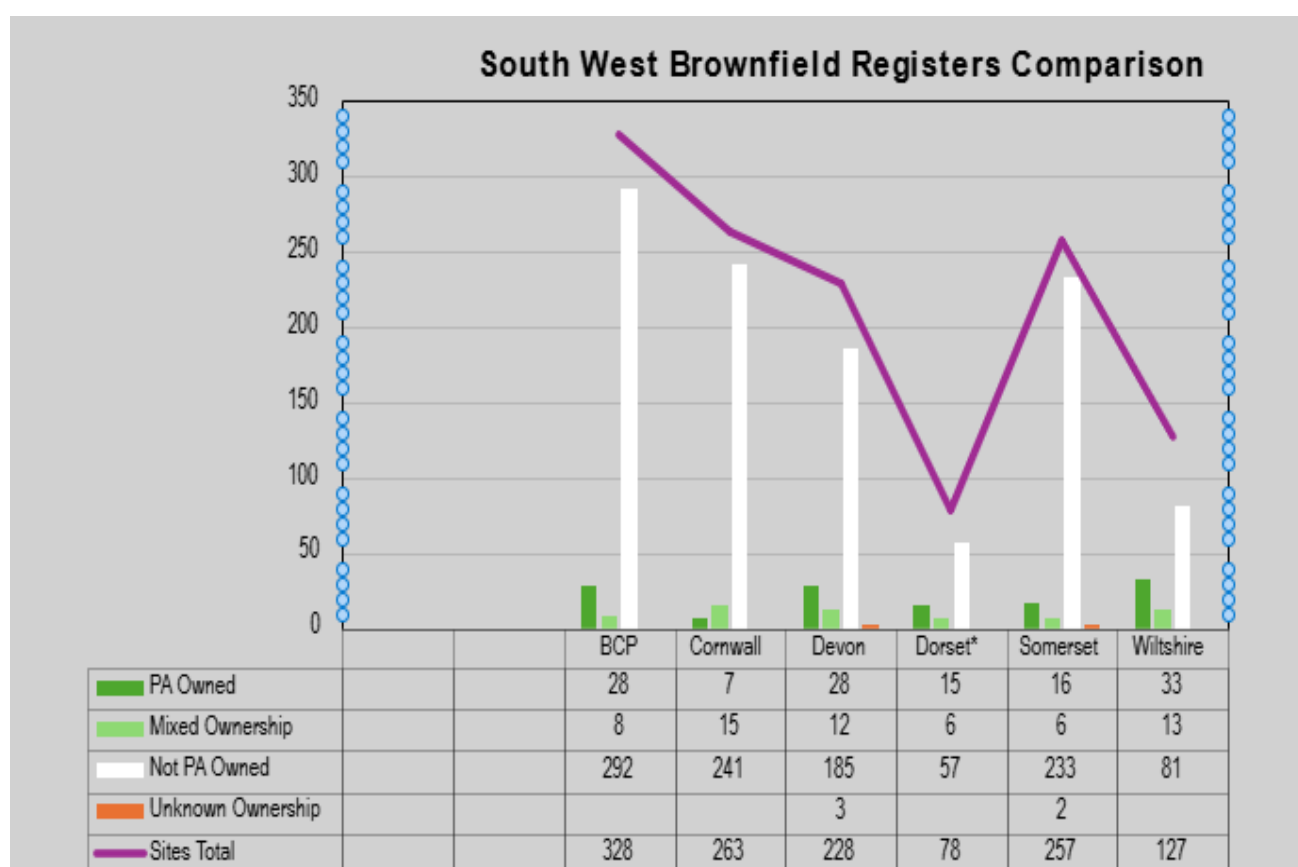
- Aldersholt, Blandford, Blandford St Mary, Cerne Abbas, Dorchester, Ferndown, Gillingham (2), Hazlebury Bryan, Mosterton, Shaftesbury, Stalbridge, Sturminster Newton (2), Swanage, Weymouth (3).

Dorset Council Brownfield Sites compared to neighbouring authorities

In comparison to other neighbouring authorities Dorset Council has a significantly lower number of total Brownfield sites.

Table show and graph below shows South West comparison of Brownfield sites:

South West Brownfield Registers Comparison						
Authorit y	BC P	Cornwall	Devon	Dorset*	Somerset	Wiltshire
PA Owned	28	7	28	15	16	33
Mixed Ownership	8	15	12	6	6	13
Not PA Owned	292	241	185	57	233	81
Unknown Ownership			3		2	
Sites Total	<u>328</u>	<u>263</u>	<u>228</u>	<u>78</u>	<u>257</u>	<u>127</u>



Dorset has a total of 78 sites across all ownership types, compared for example to Cornwall who have 268, which equates to a 185¹⁷ additional sites, a 237 % increase compared to Dorset Council.

Table shows the comparison Dorset Council and Cornwall Council total brownfield sites:

Authority	Ownership	Percentage	Qty Total
Dorset Council	PA	19%	15
	Mixed	8%	6
	Not PA Owned	73%	57

Sites Total **78**

Authority	Ownership	Percentage	Qty Total
Cornwall Council	PA	3%	7
	Mixed	6%	15
	Not PA Owned	91%	241

Sites Total **263**

Graph below gives a breakdown of total sites by ownership and other neighbouring local authority areas. [OBJ]

Strategic Housing Land Availability Assessment

Dorset Council published their updated SHLAA in October 2024¹⁸. The Council carried out a 'call for sites' in October 2019 to identify sites that may have potential for development over the next 15 years and beyond. SHLAA were carried out and published in 2020, with an update published in 2021, A further call for sites took place in 2023, and sites submitted by July 2023 have now been assessed and published in October 2024. Assessments for sites submitted after July 2023 will be published in 2025.

The SHLAA is available in a live database¹⁹ and as GIS interactive mapping²⁰.

Whilst SHLAA data includes both brownfield and greenfield sites, the data below is a summary of only the brownfield sites identified within the SHLAA data.

¹⁷ For full detailed comparison see appendix D

¹⁸ [Land availability - Dorset Council](#)

¹⁹ [Search - Shelaa](#)

²⁰ [Planning Public](#)

Public Authority owned sites

The latest SHLAA data indicates that there are 25²¹ publicly owned identified sites, 5 with planning permission and the remaining 20 without permission:

Table shows the total number of brownfield sites by ownership and planning status:

Ownership	Planning Status	Percentage	Qty Total
PA	Permissioned	9%	5
PA	Not Permissioned	37%	20

% Total	46%
PA owned Sites Total	<u>25</u>

The 25 public authority owned sites are predominantly located within Blandford, Sherborne and Weymouth:

- 5 public authority owned permissioned sites, single sites located within Blandford, St. Leonards and St. Ives, Sturminster Newton, Swanage and Weymouth.
- 20 public authority owned not permissioned sites, 3 in Blandford, 3 in Sherborne, 2 in Wareham, 5 in Weymouth, 2 in Wimborne Minster and 5 single sites in Charminster, Chickerell, Verwood, West Moors and Winterbourne Monkton.

Although the data indicates that there are 5 brownfield sites with planning permission research suggests that 2 of the 5 sites are unlikely to be available for development or plans are already made for the site:

- Comparison with the information held on asset disposals shows the site in St Leonards which is St Leonards Hospital has since been disposed.
- The site identified within Weymouth is the Pavilion and Ferry terminal²² which is already highlighted within the Councils plans to regenerate Weymouth as a site for development²³. It is proposed that the site may include residential properties, a hotel, destination restaurant as well as retail and commercial units.

Non- public authority owned sites

The SHLAA identifies a total of 29²⁴ non-public authority owned sites equating to 54% of all identified sites:

²¹ For the full breakdown of sites by area see appendix B

²² [Site details for LA/WEYM/048 - Shelaa](#)

²³ [d0e69fac-ba18-84fc-ec8d-fde3e17b0c72](#)

²⁴ For the full breakdown of sites by area see appendix C

Ownership	Planning Status	Percentage	Qty Total
Not PA	Permissioned	11%	6
Not PA	Not Permissioned	43%	23

Not Public Authority Sites Total

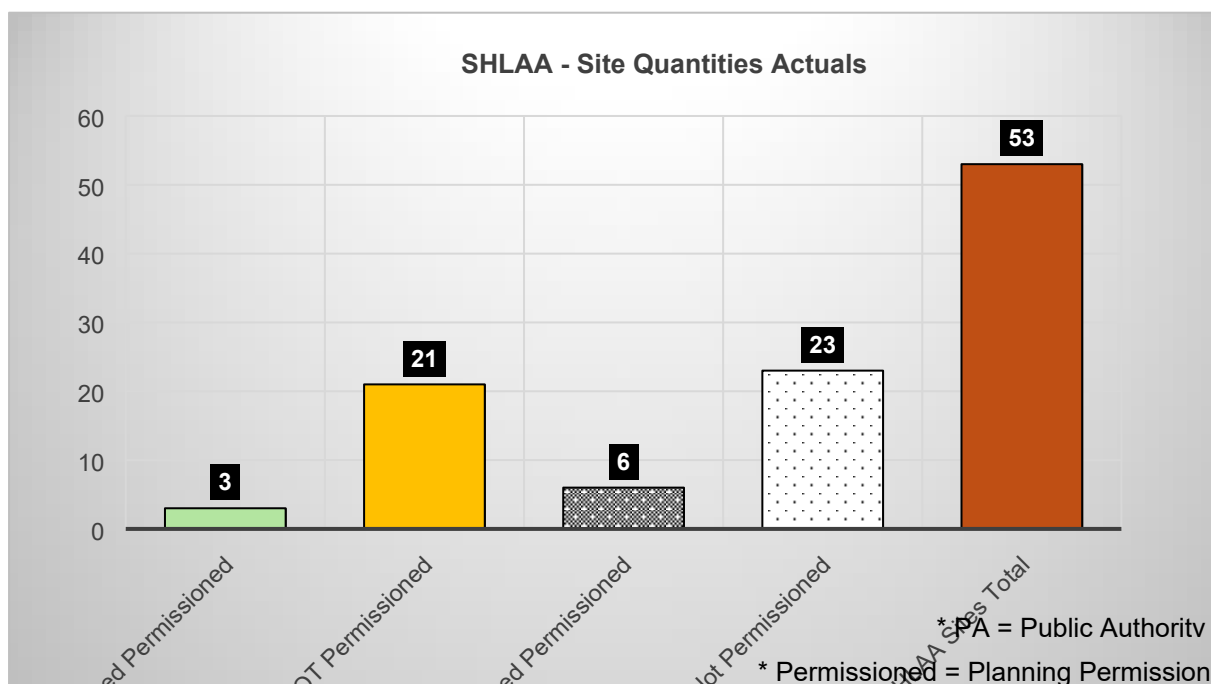
29

The 29 not public authority owned sites are predominantly located in Gillingham, Iwerne Minster and Winterborne Minster areas:

- 6 not public authority owned permissioned sites, single sites in Bridport, Chickereil, Gillingham, Lytchett Matravers, Milborne St. Andrew and Okeford Fitzpaine
- 23 not public authority owned not permissioned sites, 4 in Gillingham, 2 in Iwerne Minster 4 in Wimborne Minster and 13 single sites spread across Dorset.

Table and graph show the breakdown of brownfield sites within SHLAA by ownership and planning status (after disposal and planned development)

Ownership	Planning Status	Qty	Percentage
PA	Permissioned	3	6%
PA	Not Permissioned	21	40%
Sub Total		24	46%
Not PA	Permissioned	6	11%
Not PA	Not Permissioned	23	43%
Sub Total		29	54%



In summary 83% of the SHLAA sites are without planning permission, of the 9 sites with permission, 6 are not public authority owned with the remaining 3 being owned

by Dorset Council. The 3 local authority owned sites with planning permission are in three areas of Dorset and have been considered within each of the area's relevant neighbourhood plans.

Table below lists 3 public authority brownfield sites within SHLAA:

SHLAA				
Asset Name	Planning Status	Location	Anticipated Housing Delivery	Site Ref & SHLAA Link
Blandford Depot Site	Lapsed Planning Permission	Blandford	6-10 years	LA/BLFO/011
Sturminster Newton Library	Local or Neighbourhood Plan Allocation	Sturminster Newton	6-10 years	LA/SNEW/012
Kings Court Business Centre	Local or Neighbourhood Plan Allocation Excluded	Swanage	Subject to policy change	LA/SWAN/011

Blandford Depot Site

The Blandford Depot site is a brownfield site with lapsed planning permission that is currently in use as a council depot. The site offers a potential housing yield of 19 units and is in a development boundary within a designated neighbourhood plan area. If the site became available, it would be suitable for a town centre residential scheme as it could be compatible with the surrounding residential use.

On the 28 January 2025, cabinet approved²⁵ recommendations to award a contract to construct and develop a new waste management centre in Blandford. The construction of the new facility is planned to start in February 2025 with completion in Autumn 2026. The new Blandford waste management centre includes a yard for contractors however the needs of the depot did not pass the requirements for development within an area of natural beauty.

Therefore, the Blandford Depot site services will need to be accommodated elsewhere before this is a viable site.

Sturminster Newton Library

The Sturminster Library site is a brownfield site with a single storey library and police station buildings with associated hard standing car park. It is located within a conservation area with a grade II listed cottage across the immediate road. It is identified for residential development within the town centre, offering a potential

²⁵ [Blandford Waste Management Centre Update final includes App2.pdf](#)

housing yield of 4 units. The neighbourhood plan for Sturminster Newton²⁶ identifies the library building as 'locally important community building' and indicates development of it may be dependent on the relocation of its facilities.

The site is within the development boundary of a neighbouring housing allocated site 'Clarks Yard' ²⁷ , this a privately owned brownfield site with planning permission for 29 units. The development of Clarks Yard is highlighted as supported regeneration in the neighbourhood plan provided along with other criteria that community buildings (library) are retained or relocated²⁸.

There is potential where the landowner of Clarks Yard develops the sites as per the current planning for the council owned library site to be incorporated into this development.

Kings Court Business Centre

The site in Swanage is Kings Court Business Centre, this is a brownfield site within the settlement boundary of Swanage. The site currently has 12 industrial/employment units in poor condition with a car park and hardstanding. It lies within an area of outstanding natural beauty and is within 5k of Dorset Heathlands. The site has a potential housing yield of 20 units; however, the delivery of housing is subject to policy change and flood risk assessment.

The neighbourhood plan indicates that the site lies partially within two flood zones which will determine the type and level of development²⁹. The plan goes on to suggest that the sites could potentially accommodate employment, and/or some residential development. Any redevelopment of the site is subject to it no longer being needed for employment purposes.

Conclusion & Recommendations

To summarise:

- Dorset Council's most recent Brownfield Register is April 2020.
- After disposal are considered the Brownfield Register identifies 78 sites across all types of ownership.
- Dorset Council does not own (according to the Brownfield Register after disposal) any brownfield sites with planning permission. It holds 15 sites without planning permission and has 6 mixed ownership sites also without planning.

²⁶ [with working links SNNP Referendum version 20190114 - page 7 ok reduced](#)

²⁷ [Site details for LA/SNEW/010 - Shelaa](#)
[Site details for LA/SNEW/012 - Shelaa](#)

²⁸ Policy 22 [with working links SNNP Referendum version 20190114 - page 7 ok reduced](#)

²⁹ Policy KCD [03066a91-1cba-5650-e977-d3496777041e](#)

- Dorset's largest proportion of brownfield sites, at a total of 57 are owned privately. Almost 68% (39 sites) of these sites are held without planning permission.
- Of the 18 sites within the Brownfield Register that have planning permission, 100% are privately owned.
- Dorset has the lowest number of brownfield sites across the South West region.
- SHLAA identifies (after disposal and planned development) 53 brownfield sites.
- 83% of the SHLAA brownfield sites are held without planning permission.
- Dorset Council owns (according to SHLAA after disposal and planned development) 3 brownfield sites with planning permission and 21 without planning permission.
- The 3 council owned sites with planning permission are in Blandford, Sturminster Newton and Swanage.
- SHLAA identified 6 privately owned brownfield sites with planning Permission and 23 without planning permission.
- Internal consultation identifies 14 brownfield sites for potential development. Whilst all these sites feature on the SHLAA, 4 are not classified as brownfield sites and 1 has been disposed.

Recommendations

Improve information and best use of brownfield sites

- To eliminate the need for cross checking multiple data sets, Dorset Council revises and maintains an up-to-date Brownfield Register.
- Include a tracking mechanism and/or enhanced technology to allow for version control identification and interaction with other data.

Increase housing supply & affordable housing

- Undertake a consultation with all the private landowners who hold brownfield sites in Dorset to better understand the appetite and barriers for housing development and how development can be supported³⁰.
- Consult and engage separately with the owners of the 24 (18 Brownfield Register and 6 SHLAA), privately owned sites held with planning permission that have not been developed to explore why these have remained undeveloped despite planning permission being granted.
- Carry out further research and consolidate information on funding opportunities to support the development of these sites.

³⁰ [Dorset Council Housing Delivery Test Action Plan](#); For sites in the private ownership category the Dorset Council Housing Delivery Action Plan makes some suggestions but also recognises that there are limited options that can influence a business decision to 'land bank' sites.

- Develop and launch a campaign to promote of the use of Brownfield development aimed at the private ownership category.
- Assess the viability of the 6 mixed ownership sites.

Making best use of Council assets

- Using a cross-departmental approach, assess if the 3 council owned sites with planning permission identified within SHLAA, would suit the needs for 'new models' development partnership pilot or asset-led pilot.

Appendix

Appendix A

Brownfield sites post 2020 by ownership and area

This table shows the breakdown of Brownfield sites post 2020 by ownership and area

Brownfield Sites post 2020 by area									
	Bridport	Colehill	Dorchester	Sherborne	Sturminster Newton	Wareham	Weymouth	Wimborne Minster	Total
Owned by Public Authority WITH permission									0
Owned by Public Authority NOT permissioned	1	1				1	10	2	15
Mixed Ownership NOT permissioned	3		1	1	1				6
Sub Total									21

Appendix B

SHLAA publicly owned sites by area

This table shows the breakdown of sites identified within SHLAA that are publicly owned by area

Public Authority Owned Sites Areas								
Ownership	Planning Status	Blandford	St Leonard s & St lves	Sherborn e	Sturminster Newton	Weymouth	Other Area	Qty Total
PA	Permissioned	1	1		1	1		4
PA	Not Permissioned	3		3		5	10*	21
Sub Totals		<u>4</u>	<u>1</u>	<u>3</u>	<u>1</u>	<u>6</u>	<u>10</u>	
PA Sites Total								<u>25</u>

*4 sites, 2 sites per area within Wareham and Wimborne Minster with an additional 6 singles sites in Charminster, Chickerell, Swanage, Verwood, West Moors and Winterbourne Monkton

SHLAA - Brownfield Sites post 2020 disposal								
	Blandford	Sherborn e	Sturminster Newton	Wareha m	Wimborne	Weymouth	Other Areas *Single Sites	Total
Owned by Public Authority WITH permission	1		1			1		3
Owned by Public Authority NOT permissioned	3	3		2	2	5	6	21
Sub Total								<u>24</u>

*6 singles sites in Charminster, Chickerell, Swanage, Verwood, West Moors and Winterbourne Monkton

Appendix C

SHLAA not publicly owned sites by area

This table shows the breakdown of sites identified within SHLAA that are not publicly owned by area

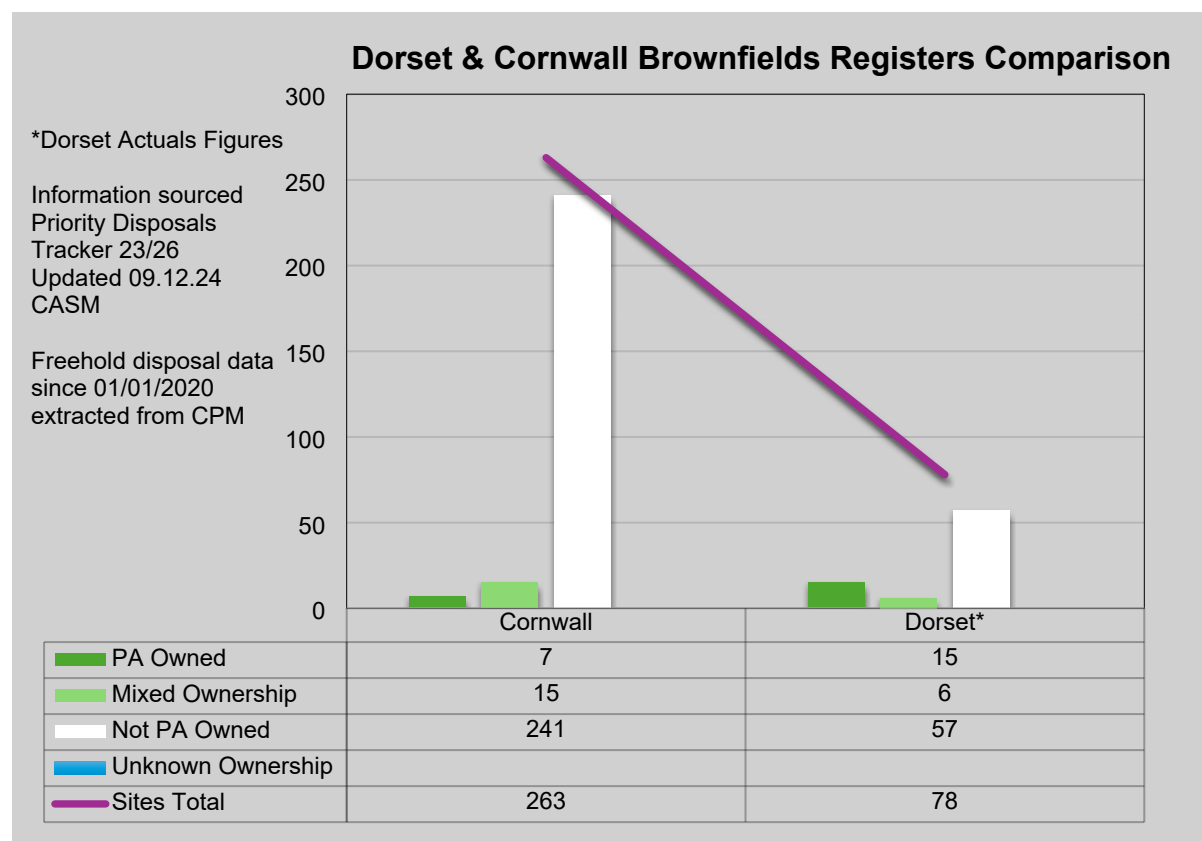
Not Public Authority Owned Sites Areas										
Ownership	Planning Status	Bridport	Chickerell	Gillingham	Lytchett Matravers	Milborne St Andrews	Okeford Fitzpaine	Wimborne	Other Area	Qty Total
Not PA	Permissioned	1	1	1	1	1	1			6
Not PA	Not Permissioned			4				4	15*	23
Sub Totals		<u>1</u>	<u>1</u>	<u>5</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>4</u>	<u>15</u>	
Not PA Owned Sites Total										<u>29</u>

*15 total not public authority owned not permissioned sites spread across Dorset:

- 2 sites in Iwerne Minster
- 13 single sites within Chickerell, Child Okeford, Dorchester, Langton Matravers, Lyme Regis, Lytchett Matravers, Pimperne, Portland, Shillingstone, Sturminster Marshall, Swanage, Wareham and Weymouth.

Appendix D

Dorset and Cornwall Brownfield sites compared



Brownfield Land Registers	Dorset Council	Cornwall Council	Qty Site Difference	% Difference
Site Totals	78	263	185	237%

Breakdown	Dorset Council	Cornwall Council	Qty Site Difference	% Difference
PA	15	7	8	-53%
Mixed	6	15	9	150%
Not PA Owned	57	241	184	323%

Appendix E

Internal consultation on potential development sites

DC LP Site Ref	DC LP Site Name	DC LP Site Area	Brownfield Land Register Listed Sites	SHLAA within spreadsheet *Additional brownfields sites not listed in Register	SHLAA Database Sites Listed within	SHLAA Link	Comments
LA/BRID/007	Land North Flood Land & Fisherman's Arms Site	Western	No	No	Classified: Not Brownfield	LA/BRID/007	LA/BRID/001, adjacent to site LA/BRID/007 Within SHLAA, LA/BRID/007 Public Authority Owned, No Permission Within Register & SHLAA, LA/BRID/001 Public Authority Owned, Not Permissioned
LA/SYMO/010 LA/SYMO/011	Land Broomhills Site 3 & 4	Western	No	No	Classified: Not Brownfield	LA/SYMO/010 LA/SYMO/011	Within SHLAA, LA/SYMO/010 Not Public Authority Owned, No Permission Within SHLAA, LA/SYMO/011 Mixed Ownership, No Permission
LA/SHAF/007	Wessex Sale Ground, north of Salisbury Road	Northern	No	No	Classified: Not Brownfield	LA/SHAF/007	Within SHLAA, Not Public Authority Owned, No Permission (subject to policy change)
LA/SHER/010	Yeatman Hospital Site	Northern	No	Yes	Classified: Brownfield	LA/SHER/010	Within SHLAA, Public Authority Owned, No Permission

LA/SHER/011	Aldhelmstead East School	Northern	Yes	No	Classified: Brownfield	LA/SHER/011	Within Register & SHLAA, Mixed Ownership, Not Permissioned
LA/CHTR/008	Forston Clinic	Central	No	Yes	Classified: Brownfield	LA/CHTR/008	Within SHLAA, Public Authority Owned, No Permission Excluded – (subject to policy change)
LA/CHTR/017	Charminster Depot	Central	No	No	Classified: Not Brownfield	LA/CHTR/017	Within SHLAA, Public Authority Owned, No Permission
LA/CHIC/011	Former Training Camp	Central	No	Yes	Classified: Brownfield	LA/CHIC/011	Within SHLAA, Not Public Authority Owned, No Permission
LA/DORC/004	Damers School Site, Trust HQ and West Annex Dorset County Hospital	Central	Yes	No	Classified: Brownfield	LA/DORC/004	Lease of the former Damers First School site on Damers Road was surrendered back in April 2017 and the Council no longer have any property interest in the site. The site is now owned by Dorset County Hospital who have subsequently demolished the former school building, and the site now forms part of their redevelopment plans for the Hospital. Site is disposed, currently identified, listed within Register and SHLAA.
LA/DORC/012	Wessex Water Site	Central	Yes	No	Classified: Brownfield	LA/DORC/012	Within Register & SHLAA, Not Public Authority Owned, Not Permissioned
LA/PORT/003	Portland Hospital	Central	No	Yes	Classified: Brownfield	LA/PORT/003	Within SHLAA, Not Public Authority Owned, No Permission
LA/WEYM/006	Westhaven Hospital	Central	No	Yes	Classified: Brownfield	LA/WEYM/006	Within SHLAA, Public Authority Owned, No Permission
LA/WEYM/033	Lakeside Super Bowl, St Nicholas Street	Central	Yes	No	Classified: Brownfield	LA/WEYM/033	Within Register & SHLAA, Not Public Authority Owned, Not Permissioned
LA/WEYM/059	Park & Ride (Dorset council)	Central	No	Yes	Classified Brownfield	LA/WEYM/059	Within SHLAA, Public Authority Owned, No Permission

Appendix F

Combined Brownfield, SHLAA and Assets data set

[DC Brownfield Register Findings.xlsx](#)