

Brownfield Register 2018

Purbeck District Council



Thriving communities in balance
with the natural environment

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Introduction

1. The Town and Country Planning (Brownfield Land Register) Regulations 2017¹ require councils to produce a register of brownfield land. Planning Practice Guidance² (PPG) provides further information about the necessary content of the register.
2. The register must be in two parts, the criteria for which are set out in the regulations³. This first part of the register must comprise all brownfield sites that a council has assessed as appropriate for residential development, having carried out any consultation it feels is necessary. Sites must meet the definition of previously developed land, as stated in Annex 2 of the National Planning Policy Framework (NPPF)⁴. The full definition is reproduced in appendix 1 of this paper. Note that the terms 'brownfield' and 'previously developed' land are used interchangeably and are treated as synonyms.
3. Part 1 of the register needs to include sites at least 0.25ha in size or capable of accommodating five or more units, although councils can set a different threshold at their discretion.
4. Sites have to be:
 - Suitable for residential development, i.e.:
 - a) Allocated in a Development Plan Document for residential development;
 - b) With planning permission for residential development;
 - c) With a grant of permission in principle for residential development; or
 - d) Is, in the opinion of the Council, appropriate for residential development, having regard to any adverse impact on the natural or local built environment, including on heritage assets, neighbour amenity and any relevant representations received;
 - Available for residential development, i.e. the relevant owner / developer has expressed an intention to sell or develop the land; and
 - Achievable, i.e. developable within 15 years of the entry date on the register.
5. Part 2 of the register takes sites in Part 1 that are suitable for development, and assesses them for permission in principle. This results in a granting of planning permission for these sites.
6. This paper sets out Parts 1 of the Council's brownfield register, no sites have yet been given Permission in Principle. The paper also shows the method behind assessments and concludes with the register that is published on an annual basis.

¹ <http://www.legislation.gov.uk/ukxi/2017/403/introduction/made>

² <https://www.gov.uk/guidance/brownfield-land-registers>

³ <http://www.legislation.gov.uk/ukxi/2017/403/regulation/4/made>

⁴ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

Method

7. This section of the paper sets out the method for compiling the register. All the data sources listed below have been reviewed in the context of the criteria set out in the regulations. This includes the requirement for sites to meet the definition of previously developed land and being suitable, available and achievable.

Site size threshold

8. The regulations allow for councils to set their own site size thresholds, rather than the default 0.25ha / capability to accommodate five or more dwellings threshold. The Council sees no reason to depart from the standard threshold. Therefore, all sites reviewed in the data sources below have been in the context of the standard threshold.
9. The capacity of the sites were determined either by what the SHLAA depicts, what extant planning permissions propose, numbers proposed in DPD's or by applying a density of 30dph to the site area.

Data sources

10. Various data sources were studied for potential brownfield land, the details are below.

Brownfield register 2017

11. Firstly the council reviewed the sites that were considered suitable for inclusion on last year's brownfield register.

SHLAA

12. The SHLAA is a portfolio of sites that have been submitted to the Council by landowners and developers for consideration of their suitability for residential development.
13. The Council advertised a call for brownfield sites between July 2017 and August 2017 as well as a call for SHLAA sites between March and July 2018. Landowners were invited to submit expressions of interest to the Council to promote their land for consideration.
14. Submitted sites are assessed strategically against high level planning considerations. Those with a capacity for 30 homes or more are assessed in finer detail than the smaller sites with a capacity for less than 30 homes. The Council's current SHLAA can be viewed online.
15. Sites containing brownfield land in the SHLAA have also been reviewed.

Development plans

16. The Council has reviewed adopted and proposed Development Plan Documents, including the Purbeck Local Plan Part 1; the Pre-submission draft of the Local Plan, the Swanage Local Plan, Wareham Neighbourhood Plan, Bere Regis Neighbourhood Plan and the Lytchett Matravers Neighbourhood Plan and considered any sites that meet the brownfield register criteria.

Planning permissions

17. The Council also reviewed extant planning permissions in the context of the brownfield register criteria, those where previously development land is not large enough or does not have capacity for 5 homes, have not been considered further.
18. Sites drawn from the SHLAA, allocated sites, sites with planning permission and those proposed for allocation in emerging development plans are assessed for inclusion on the brownfield register are included in Appendix 2 of this document.

Results

19. The list below shows sites that pass the criteria prescribed in the regulations. These sites will be entered into Part 1 of the Council's brownfield land register. Where there is a difference in the number of dwellings on the register and in the approved planning permission, it is because only part of the site qualifies as brownfield.

Site	Brownfield register reference number	Source	Site area (ha)	Estimated capacity for homes
Former Bere Regis primary school.	BR/03/001 (part of larger site)	SHLAA and Bere Regis Neighbourhood Plan	0.3	9 (@30dph rounded down to nearest whole number)
Binnegar Hall, East Stoke.	BR/11/002	SHLAA / extant permission 6/2018/0228	1.7	23 as proposed in extant permission
Cauldron Barn caravan site, Swanage.	BR/20/007	Swanage Local Plan amended the settlement boundary at this site	0.39	11(@30dph rounded down to nearest whole number)
Bere Farm, Lytchett Minster	BR/15/004	SHLAA	0.51	15(@30dph rounded down to nearest whole number)
Station Premises, Argyle Road and Kings Road West, Swanage	BR/20/006	Planning application 6/2016/0618	0.03	6 as proposed in extant permission
1 The Pier Head, High St, Swanage	BR/20/009	Planning application 6/2015/0328	0.16	6 as proposed in extant permission
Kemps Country House Hotel, East Stoke, Wareham	BR/11/003	Planning application 6/2015/0427	0.1	6 as proposed in extant permission

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Former grammar school site.	BR/20/008	Swanage Local Plan – allocated for residential development and planning application	0.93	28 (@30dph rounded down to nearest whole number)
Gas works	BR/23/011	Allocated in Wareham Neighbourhood Plan for residential development.	0.3	10 (as estimated for allocation in Wareham Neighbourhood Plan)
Wareham Middle School	BR/23/012	Allocated in Wareham Neighbourhood Plan for residential development.	1.2	35 (as estimated for allocation in Wareham Neighbourhood Plan)
Totals			5.62ha	149 homes

Table 1: Brownfield land register sites

20. Table 1 shows that the Council's brownfield register comprises **10 sites**, which total around **5.6 ha** and have a theoretical capacity of around **149 homes**.
21. No sites have been granted permission in principle for residential development.
22. The register will be reviewed at least once a year in line with the requirements of the legislation.
23. Maps showing the locations of the brownfield sites can be found in Appendix 3.

Summary

24. The Council has looked at sites from a variety of sources in the context of the requirements prescribed in the relevant legislation. The sources include the Council's 2017 brownfield register, the SHLAA; sites allocated for residential development in emerging or approved development plans; and sites with extant planning permission.
25. Assessment of the sites is shown in Appendix 2.
26. The result is that **10 sites** are considered by the Council to be appropriate for residential development. These sites total around **5.6 ha** of brownfield land and could deliver approximately **149 homes**.
27. Maps showing the locations of the brownfield sites can be found in Appendix 3.
28. The Council will review the sites once again and look to proceed towards Part 2 of the register, which identifies which sites will be granted permission in principle for residential development. The sites entered into Part 2 are at the discretion of the Council.

Appendix 1: NPPF definition of previously developed (brownfield) land

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Appendix 2: Sites considered

Site	Source: <ul style="list-style-type: none"> Allocated in DPD Has planning permission Has Planning Permission in Principle Is considered appropriate for residential development (ie. potentially suitable SHLAA site, proposed for allocation in DPD) 	Brownfield land	0.25ha or capacity for 5 or more homes?	Recommendation
Sites on 2017 brownfield register				
Former Bere Regis primary school.	Included on 2017 Brownfield register / SHLAA / Bere Regis Neighbourhood Plan proposed allocation	Yes	Yes	Include in register; has capacity, is available and achievable.
Binnegar Hall, East Stoke.	SHLAA / extant permission/ Included on 2017 Brownfield register	Some: buildings and hardstanding are PDL. Gardens and allotments are private, but it is not a built up area, so these would be PDL. It would be difficult to argue that the densely treed areas and the wider areas of open space are PDL, but the more manicured areas of lawn to the south of the main buildings are.	Yes	Include in register; has capacity, is available and achievable.
Kemps Country House Hotel, East Stoke.	Extant permission / Included on 2017 Brownfield register	Yes	Yes	Include in register; has capacity, is available and achievable.

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Bere Farm, Lytchett Minster, café, etc.	SHLAA. / Included on 2017 Brownfield register	Some: café, shop and cookery school are PDL; Old Dairy Forge shop is PDL	Yes	Include in register; has capacity, is available and achievable.
32 Poole Road, Upton.	Planning application 6/2016/0292 – built out / Included on 2017 Brownfield register	Yes	Yes	Remove from the register – no longer available
Former Police Station Premises, Argyle Road and Kings Road West, Swanage.	Planning application 6/2016/0618 / Included on 2017 Brownfield register	Yes	Yes	Include in register; has capacity, is available and achievable.
Cauldron Barn caravan site, Swanage.	Swanage Local Plan amended the settlement boundary at this site / Included on 2017 Brownfield register	Yes	Yes	Include in register; has capacity, is available and achievable.
Former grammar school.	Swanage Local Plan – allocated for residential development / extant permission / Included on 2017 Brownfield register	Yes	Yes	Include in register; has capacity, is available and achievable.
1 The Pier Head, High St, Swanage.	Planning application 6/2015/0328 / Included on 2017 Brownfield register	Yes	Yes	Include in register; has capacity, is available and achievable.
Wareham Autopoint, North Street, Wareham.	No longer in SHLAA / Included on 2017 Brownfield registerPS	Yes	Yes	Remove from the register – no longer available
SHLAA November 2018 sites				
Old Malthouse Lane, Langton Matravers.	SHLAA	Some: hardstanding is PDL.	No.	Do not take forward as site is too small.

Oakbrook, Deans Drove, Lytchett Matravers	SHLAA	Some: the house and outbuildings are PDL.	No.	Do not take forward as site is too small.
Caravan site at Moreton	SHLAA	Some: permanent structures such as the reception, toilet and blocks, etc. are PDL.	No.	Do not take forward as site is too small
Camp Farm, Sandford.	SHLAA	Some: the agricultural buildings benefiting from a lawful development certificate for employment use are PDL.	No.	Do not take forward as site is too small
Dorset Innovation Park	SHLAA	Yes.	Yes	Do not take forward - allocated employment land on an enterprise zone.
Hill House, Jennys Lane, Lytchett Matravers	SHLAA	The house, driveway, buildings and tennis court are, but even though the site is technically countryside, its proximity to the village makes it difficult to argue against it forming part of a built-up area. Therefore, the garden is not PDL.	No.	Do not take forward as site is too small
Seven Stars Inn, Wool	SHLAA	No: all greenfield, bar one small temporary mobile home (appearing on aerial photo), though this has no lawful residential use.	No.	Do not take forward as site is too small
Wareham Autopoint, North Street, Wareham	No longer in SHLAA	Yes.	Yes.	Remove from the register – no longer available
Hill View Farm, Church Land, East Stoke	SHLAA.	Check capacity	No	Do not take forward as site is too small

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Caravan site at Moreton	SHLAA	Some: permanent structures such as the reception, toilet and blocks, etc. are PDL.	No.	Do not take forward as site is too small
Camp Farm, Sandford.	SHLAA	Some: the agricultural buildings benefiting from a lawful development certificate for employment use are PDL.	No.	Do not take forward as site is too small
Planning applications determined between March 2017 and April 2018 with capacity for PDL development of >0.25ha or 5 homes on site that are not already on the register, or in the SHLAA or an allocated site or a proposed allocation.				
Former St Marks C of E School, Bell Street, Swanage	Planning application 6/2015/0163 – built out	Yes.	Yes.	Do not take forward as site is built out
Emerging and adopted development plan sites				
Kings Court depot	Swanage Local Plan	Yes.	Yes.	The sites are not strictly allocated because the Swanage Local Plan talks about the potential for residential development at these sites therefore do not include on the register.
Post office sorting office	Swanage Local Plan	Yes	No	Do not include on the register - allocated for retail redevelopment in the Swanage Local Plan
Gas works	Allocated in Wareham Neighbourhood Plan for residential development.	Yes	Yes	Include in register; has capacity, is available and achievable.
Holton Heath	Purbeck Local Plan Part One - Allocated as safeguarded employment land	Yes	Yes	Do not include on the register as site is currently safeguarded employment land

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Bovington Middle School	Proposed for care home in Preferred Options consultation 2016, Purbeck Local Plan Review.	Yes	Yes	Do not include on register as site is proposed for a school
Wareham Middle School	Allocated in Wareham Neighbourhood Plan for residential development.	Yes	Yes	Include in register; has capacity, is available and achievable.

Appendix 3: maps of sites included on the brownfield register

NB: land within the boundaries is not all previously developed.



















