

Dorset Local Enterprise Partnership Developers Housing Summit

Potential sites in Dorset

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The Ask

- How can we bring forward Housing Development quickly under the auspices of the LEP ?
- Where are the potential blockages in the system ?
- How do we identify potential sites worthy of support from LEP / HCA etc. ?



The Approach

- Facilitated sessions with all Dorset Local Authorities Nov / Dec 2013
- Broad ask :
“Identify blocked / stalled / delayed sites which require support to bring forward”
- Capture the information provided and attempt to prioritise



The Sites

Area	Sites	Homes
Bournemouth	9	TBA
Christchurch	6	1200 (approx.)
East Dorset	4	979
North Dorset	16	3000 + (approx.)
Poole	4	1750 (approx.)
Purbeck	3	100 +
West Dorset	11	3500 +
Weymouth	8	3000 +
TOTAL	61	13,500

Criteria

Criterion	Comment
Land Ownership	Is the landowner difficult to work with ? Is there a multiple ownership ?
Planning	Are there constraints in the Local Plan ? Are development policies a problem ?
Environmental Regulation constraints	Extent of environmental designations ? Particular issues raised by EA / NE ?
Funding / Viability	Impact of tenure type on yield rates ? Size of development affecting margins ?
Infrastructure	Are new roads needed to access the site ?
Land Quality / Contamination	Is there a big clean up required ? Is proximity to Heathland an issue ?
Anticipated start on site year	Identify quick wins and slow burners

What are the blockages ?

Issue:

- Funding / Viability
- Infrastructure
- Land Ownership
- Planning
- Env Constraints
- Land Quality

Most Frequent



Least Frequent

All sites have been scored using the identified criteria with a view to prioritisation



Further Prioritisation ?

- Align sites against LEP priorities ? (examples)
- Volume of Housing delivered per investment introduced
- Delivery timescales impact
- Impact the whole LEP area if possible ?
- Match against funding sources criteria e.g. HCA
- Most of the sites can be delivered



Gillingham

West Parley

Poole Goods Yard & Power Station

Littlemoor Extension

Risks

- Agreement on Affordable Housing percentages and associated impact on viability
- Capacity to deliver – some negotiations are complex, time consuming and resource hungry
- Landowner expectations sometimes unrealistic



Questions ?

