



GREEN SEAFRONT STABILISATION AND ENHANCEMENT SCHEME

Swanage Town Council has submitted planning applications for the Green Seafront Stabilisation and Enhancement Scheme to Dorset Council in its role as Local Planning Authority. These applications are for the New Option and the Essential Option. Both of these options were included in the engagement which took place in Summer 2025. More information on the engagement process can be found here – [Swanage Green Seafront Stabilisation & Shore Road Enhancement Scheme | Dorset Coast Have Your Say](#)

Background

In 2025 Dorset Coast Forum, on behalf of Swanage Town Council, undertook a second phase of public engagement on two different options for the Green Seafront Stabilisation and Enhancement Scheme. These were:

- The New Option
- The Essential Option

At its meeting held on 20th April 2026, Swanage Town Council approved the Green Seafront Strategic Outline Business Case and resolved to designate the New Option as the Council's preferred option as it would deliver a much broader range of economic, environmental and community benefits (including significantly improved access for all) compared to the Essential Option.

Cost estimates for both schemes have been undertaken and periodically reviewed by a suitably qualified professional organisation throughout the scheme design period. As set out in the Strategic Outline Business Case, April 2026 these are:

- The Essential Option – cost estimate of £4.75 million
- The New Option – cost estimate of £6.9 million

Why are there two designs being put forward?

The Council has progressed the two schemes in parallel to enable planning submissions to be made for both options. Subject to planning approval, the New Option will proceed to the tender stage later this year. Although it is not the Council's preferred option, planning permission has also been sought for the essential scheme to manage the risk of future price volatility at the project tender stage. Therefore, should there be unexpected and significant cost increases the



Council will still be able to progress the stabilisation works that are required for this location.

What happens now?

The planning determination process takes place over 12 weeks. Within this period Dorset Council will verify the submissions and then publish them on the Dorset Council planning website. Once they are published, yellow planning signs are displayed around the site, and the public are welcome to comment on them via the Dorset Council planning webpage.

Links to the planning applications are as follows:

- New Option – P/FUL/2026/03658
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=429846>
- Essential Option – P/FUL/2026/03657
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=429845>

This is the only place to comment formally on the designs. Any comments made elsewhere will not be considered in the planning process, so it is extremely important to place comments and feedback here. Please note, you should also ensure the comments are on the relevant application.

The consultation period is open until 14/08/2026.

Who makes the decision?

Dorset Council will determine whether or not these planning applications are approved. This process is entirely independent of Swanage Town Council, which does not have the legal power to grant planning permission.

Why are the accessible toilets and kiosk not included in the new option planning application?

Whilst access to electricity and water will be provided to service a new concession in the plaza area the responsibility for obtaining the necessary consents, including planning permission will be the responsibility of the operator, following a tender process. This is in line with the process followed by the Town Council in 2024 for the concessions on Shore Place.



The accessible toilet facilities in the plaza and beach hut areas will be taken forward via 'permitted development rules' that allow Swanage Town Council to build essential public structures without needing a full, formal planning application.

What about Shore Road?

This planning process is for the Green Seafront site only and does not include proposed changes to Shore Road. Although residents' views were sought on both these projects in 2025, they are subject to separate design and consultation processes. More information and updates on the Shore Road scheme will be available later in the year with a formal consultation on necessary changes to traffic regulation orders anticipated to begin in the autumn.

What about potential changes to Walrond Road?

To enable the new scheme to proceed, an application will be made to the Secretary of State to stop up the easternmost section Walrond Road. This will be subject to a formal consultation. Dates for this consultation will be published when available.