

Cross Farm		
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Settlement	ALDERHOLT	
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ID	EL/ALDE/001	
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Gross site area (ha)	5.41	
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Previous Authority	East Dorset District Council	
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Previous Policy Status	None	
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Call for Sites submitted? Use?	Yes, Mixed use	
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Overview / existing development	Largely greenfield site with some existing farm buildings in the north eastern end. Buildings of poor quality and likely unsuitable for conversion.	
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Clustering (activity / use class)	Agricultural land	
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Adjacencies / issues	Located within walking distance of local convenience shop and school. Connectivity to local services likely given adjacent uses. Residential to the south, greenfield to north	
Potentially limiting factors	Affected by surface water flooding, within 5k of Dorset Heathlands.	
Available land (ha)	5.41	
Accessibility	Existing unmade footpath connection to Station Road. Existing vehicular access through Cross Farm. No direct access to A roads	Low
Age and quality of buildings	40/50's	Poor
Vacancy rate	<10%	<10%
Quality of environment	Average/Poor	Average/Poor
Market attractiveness	Site adjoining existing settlement however with poor road connections	Low
Suitability	Yes: Subject to environmental and infrastructure constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, site recently promoted. Poor accessibility and low market attractiveness. Viable through residential cross subsidisation.	
Development potential	Potentially whole site although poor accessibility and residential adjacency suggests limited prospects.	
Overall recommendation		
Recommendation	Potential in part	
Comments on recommendation	The site is relatively well screened and adjoins built development. This site could form an extension of the existing development fronting Station Road. However accessibility is poor - potential for a limited number of small local units.	

Infield House Daggons Road

Settlement	ALDERHOLT	
ID	EL/ALDE/002	



Gross site area (ha)	5.7	
Previous Authority	East Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Housing/Employment	
Overview / existing development	Existing residential property and surrounding grounds	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Located within walking distance of local convenience shop and school. Residential to the east, generally greenfield surrounds north, west and south	
Potentially limiting factors	Affected by surface water flooding, within 5k of Dorset Heathlands. SSSI/SPA	
Available land (ha)	0.9	
Accessibility	Two existing accesses from Infield House and adjoining agricultural field. No direct A road access.	Low
Age and quality of buildings	NA - residential property	NA - residential property
Vacancy rate	NA - residential property	NA - residential property
Quality of environment	Good	Good
Market attractiveness	Site located close to settlement however with poor road connections	Low
Suitability	Yes: Subject to environmental and infrastructure constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Ownership of site is split across two title plots. Poor accessibility and low market attractiveness. Viable through residential cross subsidisation.	
Development potential	Some development potential from within the field fronting Daggons Road.	
Overall recommendation		
Recommendation	Potential in part	
Comments on recommendation	Some development potential from within the field fronting Daggons Road. Amend boundary to reflect this.	

Land at Alderholt

Settlement	ALDERHOLT	
ID	EL/ALDE/003	



Gross site area (ha)	124.6	
Previous Authority	East Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Mixed Use	
Overview / existing development	Undeveloped greenfield land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Parts of the site are located within walking distance of a local convenience shop and school. Existing facilities are limited to meet the scale of development potential.	
Potentially limiting factors	3.16% within flood zone 2. Affected by flooding from other sources including surface water. The far South Western section of the site is within a Site of Special Scientific Interest (SSSI), SPA, RAMSAR, and a Site of Nature Conservation Interest (SNCI)/SNCI.	
Available land (ha)	7.7	
Accessibility	No direct access to A roads. There are a number of existing vehicular access points along Ringwood Road. Development at the scale envisaged would have a significant impact on the wider highway network.	Low
Age and quality of buildings	NA	NA
Vacancy rate	NA	NA
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Site is close to Alderholt village, however not well connected to road networks.	Low
Suitability	Yes: Subject to environmental and infrastructure constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Fragmented ownership across site, recently promoted. Potential infrastructure issues, poor accessibility and low market attractiveness. Viable through residential cross subsidisation.	
Development potential	Large portion of land, of which some could be used for employment. Employment site would be most appropriate close to existing infrastructure.	
Overall recommendation		
Recommendation	Potential in part	
Comments on recommendation	A significant development site which has development potential in part to minimize impact on wider countryside and setting. Partly within 400m of the Dorset Heathlands. Part suited to employment if whole site allocated.	

Stroud Firs

Settlement	ALDERHOLT	
ID	EL/ALDE/004	



Gross site area (ha)	14.61	
Previous Authority	East Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Mixed Use	
Overview / existing development	Undeveloped woodland site	
Clustering (activity / use class)	Greenfield	

Adjacencies / issues	Located within walking distance of local convenience shop and school. Dismantled railway runs east to west through site.	
Potentially limiting factors	Ancient woodland and TPO's on site, within 5k of Dorset Heathlands, affected by flooding from other sources including surface water.	
Available land (ha)	2.8	
Accessibility	No existing vehicular access off Station Road. Station Yard access unsuitable due to narrow width. Existing footpath on northern edge of Station Road. Station Road provides bus stop. Right of way on site. No A road access.	Low
Age and quality of buildings	NA	NA
Vacancy rate	NA	NA
Quality of environment	Average	Average
Market attractiveness	Site located close to settlement however with poor road connections	Medium/Low
Suitability	Yes: Subject to environmental and infrastructure constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Site under single ownership, recently promoted. Poor accessibility and low market attractiveness, viable only a part of mixed use development.	
Development potential	Potential to develop part of site fronting Ringwood Road	
Overall recommendation		
Recommendation	Potential in part	
Comments on recommendation	Potential for a small element of employment as part of mixed use.	

Land at Austral Farm

Settlement	ALTON PANCRAS	
ID	EL/ALPA/001	

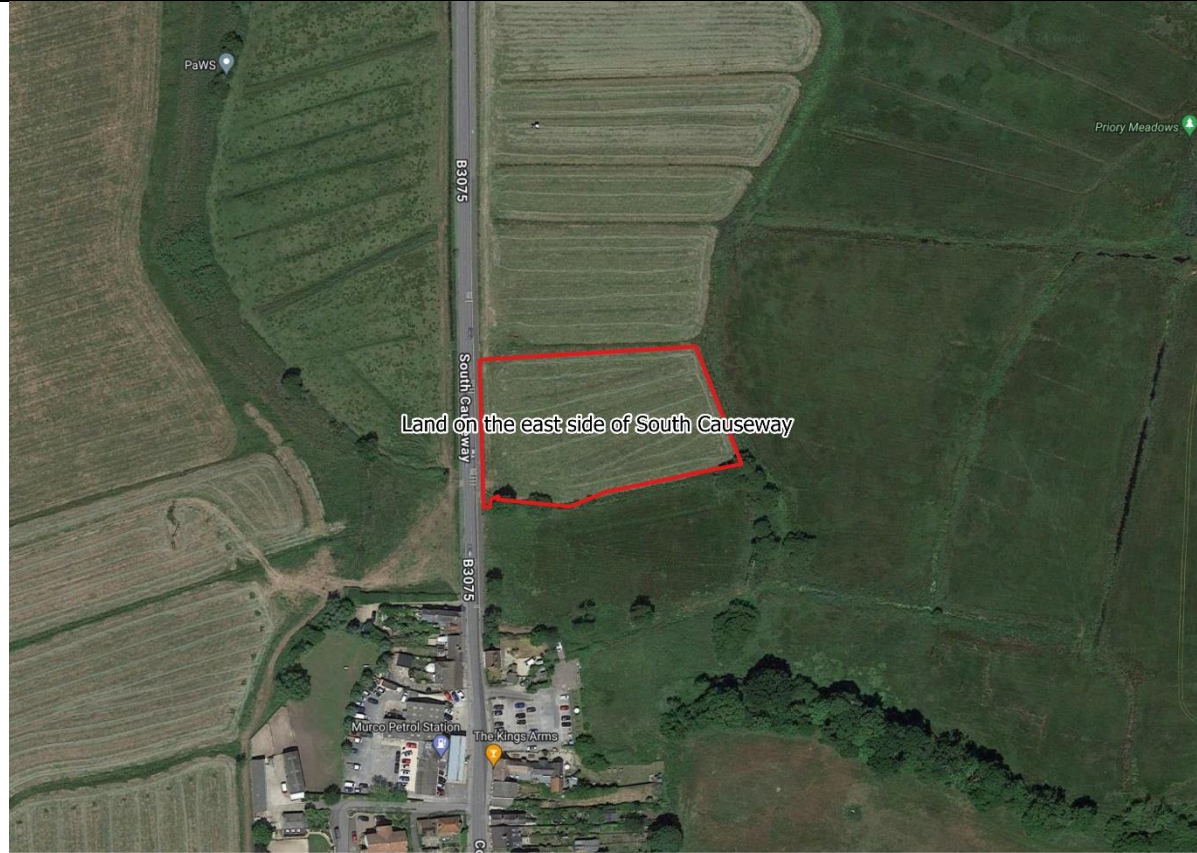


Gross site area (ha)	1.1	
Previous Authority	West Dorset District Council	
Previous Policy Status	Allocated for mixed use under Policy 8 in the Piddle Valley Neighbourhood Plan.	
Call for Sites submitted? Use?	Yes, mixed-used	
Overview / existing development	Range of agricultural farm buildings. Mostly traditional, characterful, brick and flint buildings. Worthy of retention.	
Clustering (activity / use class)	Other	

Adjacencies / issues	Adjacent to residential within the village.	
Potentially limiting factors	Within contaminated land buffer zone and AONB. Flood zone 2 (12% of site) and 3 (9%) on the eastern side adjacent to the road.	
Available land (ha)	0	
Accessibility	No direct access to A roads, very small settlement.	Low
Age and quality of buildings	Pre-war	Average
Vacancy rate	<10%	<10%
Quality of environment	Average	Average
Market attractiveness	Low market attractiveness given rural location and poor accessibility. Allocated as a mixed use site, to provide affordable and open market housing and small business units (either stand-alone B1 office / workshops or as part of flexible live-work units). There is potential to provide a mix of housing and small artisan / craft-type business units in this central site within Alton Pancras. The site would be suitable for development/conversion.	Low
Suitability	Yes: Subject to environmental and redevelopment constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Site under single ownership. Low market attractiveness given rural location. Viable through residential cross subsidisation.	
Development potential	Potentially whole site subject to a landscape impact assessment	
Overall recommendation		
Recommendation	Potential in part	
Comments on recommendation	The site is allocated as a mixed use site in neighbourhood plan may be suitable for small B1 units, however the sites location results in low market attractiveness and is already built-out. Although, the site may be suitable for redevelopment or conversion this is likely not viable.	

Land on the east side of South Causeway

Settlement	ARNE (WAREHAM)	
ID	EL/ARNE/001	



Gross site area (ha)	0.66	
Previous Authority	Purbeck District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Housing/Mixed Use	
Overview / existing development	Undeveloped greenfield land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Adjacent existing residential so services should already be established in this location	
Potentially limiting factors	100% within flood zone 2 and 3. Affected by flooding from other sources including reservoir. Outside development boundary, within the Poole Harbour Catchment area, SSSI/ SNCI and AONB. Also within 5k of the Dorset Heathlands.	
Available land (ha)	0	
Accessibility	Existing access onto B3075. Indirect access to A351	Medium
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Sites location close to BCP conurbation and reasonable access to A roads affords a medium level of market attractiveness	Medium
Suitability	Yes: Subject to environmental and amenity constraints - although outside development boundary and within AONB development	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership site with a medium level of market attractiveness. Scale of site may mean too small to accommodate mixed use with employment, and in isolation employment not likely to be viable.	
Development potential	Greenfield site available	
Overall recommendation		
Recommendation	Not Suitable	
Comments on recommendation	Site is viable for employment development but given its location outside of the settlement boundary, within the AONB, and a Site of Special Scientific Interest (SSSI) may not be deliverable or suitable.	

Field west of railway line at Worgret

Settlement	ARNE (WAREHAM)	
ID	EL/ARNE/002	



Gross site area (ha)	3.14	
Previous Authority	Purbeck District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Housing or employment	
Overview / existing development	Undeveloped greenfield land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Site is remote from the settlement boundary aside from sparse dwellings. Surrounded by greenfield land with agricultural farm buildings to the south.	
Potentially limiting factors	Within 5k of the Dorset Heathlands, Greenbelt and Poole Harbour Catchment area, in Nutrient neutrality SSI catchment	
Available land (ha)	3.14 (subject to constraints)	
Accessibility	Access could be formed directly onto the A352.	High
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Sites location close to BCP conurbation and reasonable access to A roads affords a medium level of market attractiveness	Medium
Suitability	Yes: Subject to environmental and amenity constraints - although outside development boundary and within AONB and green belt	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership site with a medium level of market attractiveness. May be viable to accommodate mixed use with employment or in isolation.	
Development potential	Greenfield site available	
Overall recommendation		
Recommendation	Potential in part subject to constraints	
Comments on recommendation	Site is viable for employment development but given its location outside of the settlement boundary and within the Greenbelt it may not be deliverable or suitable.	

Worgret Manor Farm

Settlement	ARNE (WAREHAM)	
ID	EL/ARNE/003	



Gross site area (ha)	19.5	
Previous Authority	Purbeck District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Mixed use	
Overview / existing development	Agricultural land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Agricultural site, surrounded by greenfield land, settlement lies to the east.	
Potentially limiting factors	Within AONB and Poole Harbour Catchment area and within 5k of the Dorset Heathlands. Affected by flooding from other sources including surface water.	
Available land (ha)	Up to 19.5 ha will be dependent on landowner intentions	
Accessibility	Access could be formed straight onto main road network A352	High
Age and quality of buildings	Pre-war	Poor
Vacancy rate	<10%	<10%
Quality of environment	Average	Average
Market attractiveness	Sites location close to BCP conurbation and reasonable access to A roads affords a medium level of market attractiveness	Medium
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Split ownership site with a medium level of market attractiveness, location may make development viable as part of mixed use.	
Development potential	Large farm site some of which some may be suitable for employment use subject to landscape and environment impact.	
Overall recommendation		
Recommendation	Potential in part	
Comments on recommendation	Site may have potential providing landscape constraints can be adequately mitigated. Suitable in part, potentially as part of mixed use.	

South's Farm Yard

Settlement	ASHMORE	
ID	EL/ASHM/001	



Gross site area (ha)	0.57	
Previous Authority	North Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	No	
Overview / existing development	Farm buildings converted to B1/B8 following permission in 2003/2004	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Bordering residential to the south, agricultural land to west, north and east.	
Potentially limiting factors	Within Cranborne Chase AONB. Groundwater source protection area 3.	
Available land (ha)	0	
Accessibility	Access taken from the northern edge of the village (North Road), rural location no direct A road access.	Low
Age and quality of buildings	80/90's	Good
Vacancy rate	<10%	<10%
Quality of environment	Average	Average
Market attractiveness	Low market attractiveness. Given rural location and average environment	Low
Suitability	Yes: existing employment site but within AONB	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership. Isolated location, likely unviable for redevelopment, suitable for retention or small scale expansion	
Development potential	No land available, existing employment	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Existing employment site on edge of small village, retain.	

Land at Askerswell

Settlement	ASKERSWELL	
ID	EL/ASKE/001	



Gross site area (ha)	6.05	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Housing /Mixed use	
Overview / existing development	Undeveloped greenfield land, rural location.	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Site is isolated, situated away from any other development, around 500 metres from Askerswell village. Agricultural fields to all sides	
Potentially limiting factors	Within AONB.	
Available land (ha)	0	
Accessibility	Existing field access from Litton Lane; a narrow D road running along the Eastern boundary. Direct access to the A35 at the South of the site separated by existing steeply sloping buffer. Potential highway and access issues.	Medium
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Site is reasonably well connected to A35 however steep slope on Litton Lane may make access difficult for HGVs, rural location also not connected particularly well to centres of population (Askerswell nearest village, very small)	Low
Suitability	Within AONB	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership site, recently promoted, low market attractiveness. West Dorset location may make development unviable.	
Development potential	The site lies outside of any development boundary in an isolated location whole site is available for development	
Overall recommendation		
Recommendation	Not Suitable	
Comments on recommendation	The site is isolated and outside of any settlement boundary, lying in a prominent and elevated location on a sloping site. Potential access issues. Unlikely to be viable.	

Land to the North of Broadwindsor Road

Settlement	BEAMINSTER	
ID	EL/BEAM/001	



Gross site area (ha)	7.86	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes, Mixed-use, Policy - BEAM1	
Call for Sites submitted? Use?	Yes, Housing	
Overview / existing development	Greenfield site.	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Adjacent residential development so should be serviceable. Fairly close to a range of facilities and services within town centre	
Potentially limiting factors	Contaminated land within AONB and mineral safeguarding area	
Available land (ha)	7.86	
Accessibility	Potential access from Cockroad Lane. Right of way through site. Indirect access to A3066.	Medium
Age and quality of buildings	NA	NA
Vacancy rate	NA	NA
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Well located close to Beaminster with reasonable road connectivity. Some nearby employment sites appear to have low vacancy	Medium
Suitability	Yes: Subject to environmental constraints, NB within AONB	
Availability	Existing allocation. Officer identified. Although site was submitted to call for sites it was put forward for housing	
Deliverability / viability	Split ownership site with a medium level of market attractiveness, location may make development unviable.	
Development potential	Potential for development of whole site if required, but the site benefits from planning permission for housing.	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Potential for some development if not brought forward for housing.	

Land at Lane End Beaminster


Settlement	BEAMINSTER	
ID	EL/BEAM/002	



Gross site area (ha)	2.96	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes, Employment Site/Key employment, Policy - BEAM2, ECON2	
Call for Sites submitted? Use?	Yes, Mixed use	
Overview / existing development	Agricultural style buildings existing access and some parking areas. Rural location with rural character. No vacancies no active marketing	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Rural location, community uses (school, sports facilities) to south, residential further south. Near to existing infrastructure and facilities , site would be serviceable	
Potentially limiting factors	Within contaminated land buffer and AONB	
Available land (ha)	0.7	
Accessibility	Direct access to A3066. Existing access from Tunnel Road. Right of way.	High
Age and quality of buildings	40/50's	Average
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Existing agricultural employment use, may be attractive for redevelopment opportunities considering good road connections. Lack of local industrial space – although small town. Owner promoted site.	Medium/Low
Suitability	Yes: Suitable subject to landscape impacts.	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership (exc residential property). Site recently promoted. Assume deliverable. No anticipated infrastructure issues.	
Development potential	Sites location within AONB is sensitive. Site may be suitable if landscape impact is considered in development,	
Overall recommendation		
Recommendation	Retain, consider designating	
Comments on recommendation	A suitable site for development if part of a mixed use development. Landscape impact must be considered on development. Site has been allocated for some time and not developed, may not be required for employment uses, consider de-designating	

Broadwindsor Road Beaminster

Settlement	BEAMINSTER	
ID	EL/BEAM/003	
		
Gross site area (ha)	2.71	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes, Key employment site, Policy - ECON2	
Call for Sites submitted? Use?	No	
Overview / existing development	Large modern building in south, residential development in northern portion. Good access, parking and circulation areas. Well kept and maintained. No vacancies not active marketing	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Near to existing infrastructure and facilities, site would be serviceable. On the edge of the built settlement.	
Potentially limiting factors	Within contaminated land buffer and AONB	
Available land (ha)	0	
Accessibility	Good access from Broadwindsor Road, indirect access to A3066	Medium
Age and quality of buildings	Post 2000	Very good
Vacancy rate	<10%	<10%
Quality of environment	Very good	Very good
Market attractiveness	Medium market attractiveness. The site has limited capacity to provide additional development but is suitable for continued use and provides valuable local employment opportunities.	Medium
Suitability	Yes: existing employment site	
Availability	Officer identified, assume available, existing employment site– recommend landowner engagement	
Deliverability / viability	Split ownership, limited / no capacity to provide additional development	
Development potential	Recent development built on site	
Overall recommendation		
Recommendation	Retain/Review Boundary	
Comments on recommendation	The site has limited capacity to provide additional development but is suitable for continued use and provides valuable local employment opportunities.	

Horn Park Quarry Beaminster

Settlement	BEAMINSTER	
ID	EL/BEAM/004	



Gross site area (ha)	1.38	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes, Key employment site, Policy - ECON2	
Call for Sites submitted? Use?	No	
Overview / existing development	Small complex of small and medium size commercial buildings. Set back from the road in a well contained site. Screened by mature trees and vegetation. Good access and parking. Some non employment type uses.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Near existing infrastructure so site is serviceable, further out from the town of Beaminster and any existing development.	
Potentially limiting factors	Contaminated land within AONB.	
Available land (ha)	0	
Accessibility	Existing access from Broadwindsor Road	Low
Age and quality of buildings	60/70's	Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Medium market attractiveness, low vacancy and appears to serve local market well, no direct access to A roads makes site less attractive to wider Dorset market. The site is suitable for continued use and provides valuable local employment opportunities.	Medium/Low
Suitability	Yes: existing employment site	
Availability	Officer identified, assume available, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Split ownership site with a medium level of market attractiveness, limited capacity to provide additional development	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	There may be some opportunity for densification or extending marginally to the north. Due to the rural nature of the site this may not be in keeping with the character of the area or the AONB. LVIA required. The site is suitable for continued use and provides valuable local employment opportunities.	

Danisco Beaminster

Settlement	BEAMINSTER	
ID	EL/BEAM/005	



Gross site area (ha)	0.97	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes, Key employment site, Policy - ECON2	
Call for Sites submitted? Use?	No	
Overview / existing development	Large centrally located factory. Complex of smaller and larger buildings all belonging to the same company. Good access parking and circulation areas. Unattractive appearance.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Within the town centre adjacent to existing infrastructure and facilities	
Potentially limiting factors	Within the Conservation Area, AONB and listed building on site. Contaminated land. 65% within flood zone 2, 26% within flood zone 3.	
Available land (ha)	0	
Accessibility	Existing access from Prout Hill and North Street. Possibility of some extension on to land to the east but may impact on residential development and highways.	Medium
Age and quality of buildings	60/70's	Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	High/medium market attractiveness given central town location and good A road access.	High/Medium
Suitability	Yes: existing employment site	
Availability	Officer identified, assume available, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership site, medium market attractiveness as a result of good A Road access. West Dorset location may make development unviable.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	The site has some capacity to provide additional development on the land to the east but this may impact on residential amenity. The site is suitable for continued use and provides valuable local employment opportunities.	

Land to the South of Broadwindsor Road

Settlement	BEAMINSTER	
ID	EL/BEAM/006	



Gross site area (ha)	5.76	
Previous Authority	West Dorset District Council	
Previous Policy Status	No	
Call for Sites submitted? Use?	No	
Overview / existing development	Undeveloped greenfield land, on edge of Beaminster	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Located within walking distance of shops, a school and employment. Residential to east, mixed residential/employment to the north, greenfield surrounds to the south and east.	
Potentially limiting factors	Within AONB	
Available land (ha)	3.8	
Accessibility	A new access could be formed off Broadwindsor Road. Right of way. Indirect access to A3066	Medium
Age and quality of buildings	NA	NA
Vacancy rate	NA	NA
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Reasonably well connected site near some established employment uses and centre of population (Beaminster)	Medium
Suitability	Yes: Subject to environmental and amenity constraints	
Availability	Officer identified, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership site, recently promoted, medium market attractiveness as a result of good A Road access. West Dorset location may make development unviable.	
Development potential	Large site with potential for landscape and visual impacts upon the AONB landscape. Built development should be limited to lower slopes.	
Overall recommendation		
Recommendation	Potential in part	
Comments on recommendation	The site is located in close proximity to existing services and facilities. A substantial area with potential for landscape and visual impacts upon the AONB landscape. A suitable site for development subject to considerations of landscape impacts. The area is 3.8 ha (draft allocation) however it is suggested that 2.5 ha is more appropriate	

Land at North Street North Street Bere Regis

Settlement	BERE REGIS	
ID	EL/BERE/001	



Gross site area (ha)	1.85	
Previous Authority	Purbeck District Council	
Previous Policy Status	Yes, Employment Site, Emerging Purbeck Plan Policy - EE1(ES3), EE2., Neighbourhood Plan Policy - BR8	
Call for Sites submitted? Use?	No	
Overview / existing development	Greenfield site	
Clustering (activity / use class)	Other	

Adjacencies / issues	Adjacent to residential and industrial to the south east. Greenfields to north and south with residential further south.	
Potentially limiting factors	Within 5km of Heathlands and Poole Harbour Nutrient Catchment Area. Groundwater source protection zone 1, low flood risk.	
Available land (ha)	1.85	
Accessibility	Exiting field access from North Street. A35 runs along the northern boundary and North Street along the eastern boundary. Right of Way to the south western boundary	High
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Medium attractiveness. A developable site. Adjacent to existing employment site, good network links. Allocated in the Bere Regis Neighbourhood Plan as Employment land.	Medium
Suitability	Yes: Subject to environmental constraints	
Availability	Officer identified, assume available – recommend landowner engagement	
Deliverability / viability	Split ownership site, medium market attractiveness as a result of good A Road access. Location improves viability prospects.	
Development potential	Whole site	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Adjacent to existing employment site, good network links. Allocated in the Bere Regis Neighbourhood Plan as Employment land.	

Townsend Business Park North Street Bere Regis

Settlement	BERE REGIS	
ID	EL/BERE/002	



Gross site area (ha)	1.9	
Previous Authority	Purbeck District Council	
Previous Policy Status	Yes, Employment Site, Emerging Purbeck Plan Policy - EE1(ES3), EE2. Adopted Local Plan Policy – E, ELS, NW.	
Call for Sites submitted? Use?	No	
Overview / existing development	Site extends partially into field NW of North Street, currently greenfield (eastern marked area). Block of well kept, small, modern industrial buildings with a mix of employment uses. Good access and circulation. At the time of the site visit there were no vacancies.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Semi rural location, Bere Regis village lies to SW, generally greenfield surround. Existing infrastructure and facilities on site. Walkable from Bere Regis	
Potentially limiting factors	Within 5km of Heathlands and Poole Harbour Nutrient Catchment Area. Potential contamination depending on use. Groundwater SPZ 1.	
Available land (ha)	1.9	
Accessibility	Direct access to A35 and A37. Good circulation. Parking is limited but as the business park is relatively small there does not appear to be a problem	High
Age and quality of buildings	80/90's	Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Allocated employment site with very good road access. Further development seems attractive albeit the inclusion of the western area is likely to improve viability.	Medium
Suitability	Yes: Subject to environmental constraints	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Split ownership site, recently promoted, medium market attractiveness as a result of good A Road access. Location improves prospect of development being viable.	
Development potential	North western section of site	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Allocated employment site with very good road access. Further development seems attractive albeit the inclusion of the western area is likely to improve viability.	

Land north of Blandford Bypass


Settlement	BLANDFORD FORUM	
ID	EL/BLFO/001	



Gross site area (ha)	4.72	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes. Allocated in the Blandford+ Neighbourhood Plan for employment (Policy B3 site C).	
Call for Sites submitted? Use?	Yes, Employment	
Overview / existing development	Agricultural land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Adjacent to existing employment development (Sunrise Business Park).	
Potentially limiting factors	Within the Cranborne Chase AONB.	
Available land (ha)	4.72 Total largely now absorbed by waste management centre permitted in 2022. 1.8ha remains.	
Accessibility	Access to the site would come off the Blandford bypass. Direct access to A350.	High
Age and quality of buildings	NA	NA
Vacancy rate	NA	NA
Quality of environment	Average	Average
Market attractiveness	Site adjacent existing industrial site and with very good road access	Medium
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership site, recently promoted, medium market attractiveness as a result of good A Road access. Location adjacent to existing industrial site and close to large town (Blandford Forum) likely makes development viable.	
Development potential	Potentially approx. half of the site suitable for employment as site has been allocated for waste management centre including a household recycling centre. This was approved in April 2022, therefore counts towards the future supply within the plan period. This will take over half of the site, leaving approximately 1.8ha for other uses.	
Overall recommendation		
Recommendation	Development potential	
Comments on recommendation	Part of the site is approved for a waste management centre in the Bournemouth, Dorset and Poole Waste Plan. Remainder of site has potential to be used for employment.	

Holland Enterprise Park, Blandford

Settlement	BLANDFORD FORUM	
ID	EL/BLFO/002	
		
Gross site area (ha)	6.5	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes, Existing Developed Employment Area, Policy 16, 3.2(E/2/3). Identified in the Blandford+ Neighbourhood Plan as employment site (Policy B3 site A)	
Call for Sites submitted? Use?	No	
Overview / existing development	Established industrial estate. Mixture of different businesses, with different size buildings of differing ages. Includes the household recycling centre. Area appears to be fully occupied apart from vacant plot (see EL/BLFO/008)	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Existing utilities on site. Within walking distance of facilities and services. Employment to north, residential to east, south and west	
Potentially limiting factors	Low flood risk, adjacent to AONB	
Available land (ha)	0	
Accessibility	From Shaftesbury Lane to the east. Indirect access to A350.	Medium
Age and quality of buildings	60/70's	Average/Poor
Vacancy rate	10-25%	10-25%
Quality of environment	Average/Poor	Average/Poor
Market attractiveness	Established employment area with reasonable connections to roads and population, quality of stock and environment requires improvement.	Medium
Suitability	Yes: existing employment site	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Fragmented ownership, limited potential for expansion. Existing employment site and proximity to large town likely makes redevelopment viable.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Established employment area suitable to retain.	

Blandford Heights/Clump Farm/ Uplands

Settlement	BLANDFORD FORUM	
ID	EL/BLFO/003	



Gross site area (ha)	14.58	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes, Existing Developed Employment Area, Policy16, 3.2(E/2/2) Identified in the Blandford+ Neighbourhood Plan as employment site (Policy B3 site A)	
Call for Sites submitted? Use?	No	
Overview / existing development	Established industrial estate. Mixture of different businesses. Area appears to be fully occupied apart from a couple of vacant plots. One of these is EL/BLFO/007. The other is land at the rear of Hospital Metalcraft, which is being reserved for that business as potential expansion land.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Residential to east and south, greenfield/agricultural to north	
Potentially limiting factors	AONB to the north and east. Some TPOs on site	
Available land (ha)	0.52	
Accessibility	Direct access to A350	High
Age and quality of buildings	80/90's	Average
Vacancy rate	<10%	<10%
Quality of environment	Average	Average
Market attractiveness	Established employment area well connected and located close to centre of population	Medium/High
Suitability	Yes: existing employment site	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Fragmented ownership, limited potential for expansion. Existing employment site and proximity to large town likely makes redevelopment viable.	
Development potential	Small site to centre of area currently undeveloped	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Established successful employment area, retain.	

Sunrise Business Park

Settlement	BLANDFORD FORUM	
ID	EL/BLFO/004	



Gross site area (ha)	5.53	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes, Existing Developed Employment Area, Policy 16, 3.2(E/2/1)	
Call for Sites submitted? Use?	No	
Overview / existing development	Established industrial estate. Range of different businesses. Full occupancy.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Utilities and infrastructure on site, on the edge of the settlement but easily accessed from Blandford. Greenfield surrounds on all sides.	
Potentially limiting factors	Within the Cranborne Chase AONB.	
Available land (ha)	0	
Accessibility	From Higher Shaftesbury Road to the west. Direct access to A350.	High
Age and quality of buildings	60/70's	Average
Vacancy rate	<10%	<10%
Quality of environment	Average	Average
Market attractiveness	Established employment area, very good connectivity.	Medium
Suitability	Yes: existing employment site	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Fragmented ownership, limited potential for expansion. Existing employment site and proximity to large town likely makes redevelopment viable.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Established employment area, with good road connections, quality of stock could be improved, retain.	

Land off Higher Shaftesbury Road

Settlement	BLANDFORD FORUM	
ID	EL/BLFO/005	
Gross site area (ha)	1.98	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes, Employment Land, Policy 11, Policy 16, 3.2(E/2/6), BL5. Identified in the Blandford+ Neighbourhood Plan as employment site (Policy B3 site B)	
Call for Sites submitted? Use?	Yes, Housing/Employment	
Overview / existing development	Vacant site adjacent to Blandford Heights	
Clustering (activity / use class)	Vacant	

Adjacencies / issues	Adjacent to Blandford Heights to SW, residential SE, greenfield some further employment to north. Within built up area so serviceable, within walking distance of facilities and services	
Potentially limiting factors	Within the Cranborne Chase AONB.	
Available land (ha)	1.98	
Accessibility	Access to A350. Existing access off Wendal Road, from Shaftesbury Lane. Junction with traffic lights.	High
Age and quality of buildings	NA	NA
Vacancy rate	NA	NA
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Reasonably connected site adjacent to existing employment uses and large town (Blandford Forum).	Medium
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified - although an existing allocation it was also submitted to the call for sites, assume available.	
Deliverability / viability	Fragmented ownership. Recently promoted. Location adjacent to existing industrial site and close to large town (Blandford Forum) likely makes development viable.	
Development potential	Whole site split across two sections. Site lies within the AONB but on the edge of the settlement, may be suitable for development subject to a landscape impact assessment.	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Considered a suitable site for employment by virtue of surrounding employment uses, development must consider impact on the AONB, retain.	

Glenmore Business Park

Settlement	BLANDFORD FORUM	
ID	EL/BLFO/006	



Gross site area (ha)	1.03	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes, Employment Land, Policy 11, Policy 16, 3.2(E/2/6), BL5	
Call for Sites submitted? Use?	No	
Overview / existing development	Recently constructed business park consisting of a mixture of small and medium size units. Fully occupied.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Existing infrastructure and utilities on site, adjacent to other employment land and residential development within the development boundary.	
Potentially limiting factors	Adjacent Cranborne Chase AONB.	
Available land (ha)	0	
Accessibility	Existing access off Wendal Road near A350.	Medium/High
Age and quality of buildings	Post 2000	Very good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Good market attractiveness reflecting recent development, good units and network access.	Medium
Suitability	Yes: existing employment site	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Fragmented ownership, limited potential for expansion. Existing employment site and proximity to large town likely makes redevelopment viable.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Existing business park.	

Site adjacent to unit 6, Blandford Heights

Settlement	BLANDFORD FORUM	
ID	EL/BLFO/007	

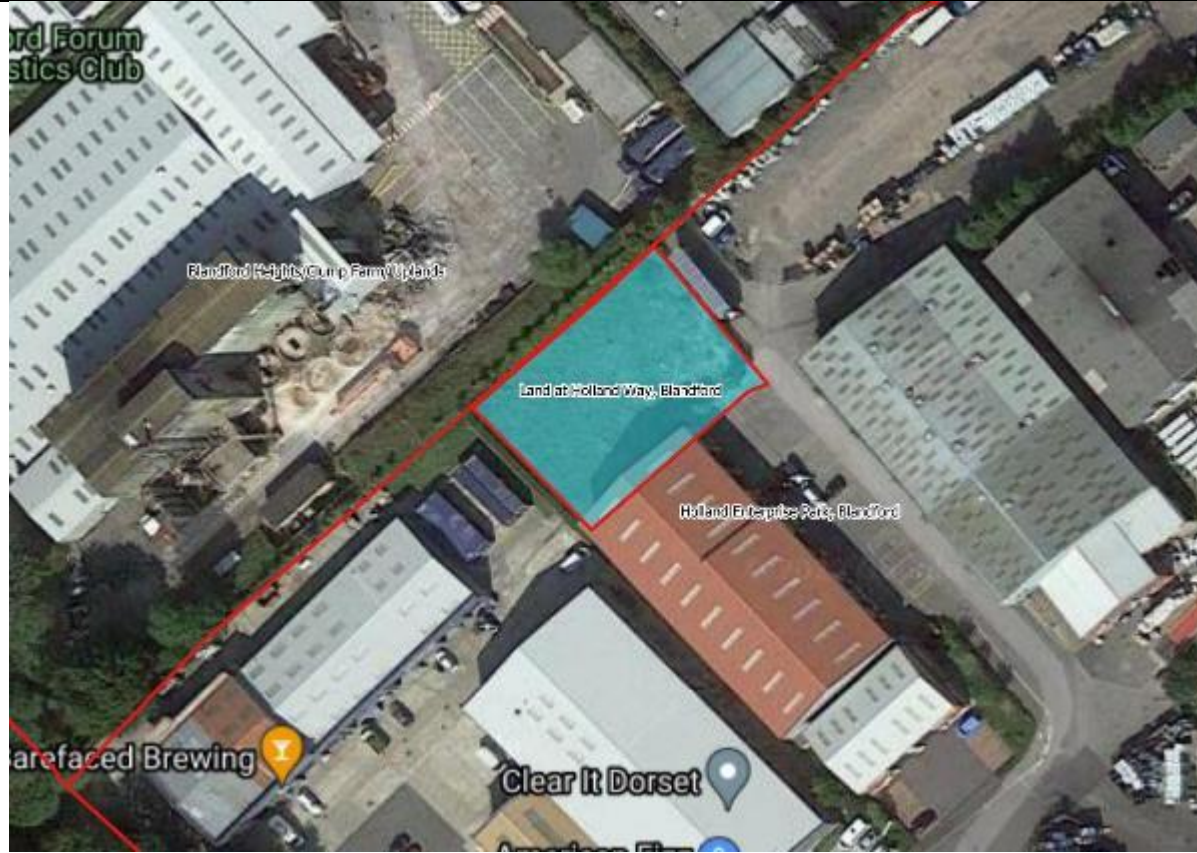


Gross site area (ha)	0.18	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes, Employment Land, Policy 11. Part of site identified in the Blandford+ Neighbourhood Plan as employment site (Policy B3 site A).	
Call for Sites submitted? Use?	No	
Overview / existing development	Concrete hardstanding - former garage forecourt. Planning permission granted March 2021 for a church.	
Clustering (activity / use class)	Vacant	

Adjacencies / issues	Lies within Blandford Heights industrial estate	
Potentially limiting factors	Adjacent Cranborne Chase AONB.	
Available land (ha)	0.18	
Accessibility	Existing access from Plough Estate. Direct access to A350.	High
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Medium market attractiveness. Site suitable for employment, however planning permission recently granted for church.	Medium
Suitability	Yes: adjacent existing employment site	
Availability	Site has planning permission for a church, would be available if this lapses unimplemented - recommend landowner engagement	
Deliverability / viability	Single ownership site, medium market attractiveness as a result of good A Road access. Location adjacent to existing industrial site and close to large town (Blandford Forum) likely makes development viable.	
Development potential	Whole site potentially available, however currently has permission for a church. If implemented site would not be available.	
Overall recommendation		
Recommendation	Review Boundary/ Release	
Comments on recommendation	Site within existing industrial estate and existing allocation. Would be sensible to merge the two sites. However if the site is developed for community uses release.	

Land at Holland Way, Blandford

Settlement	BLANDFORD FORUM	
ID	EL/BLFO/008	



Gross site area (ha)	0.11	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes, Employment Land, Policy 11. Part of site identified in the Blandford+ Neighbourhood Plan as employment site (Policy B3 site A).	
Call for Sites submitted? Use?	No	
Overview / existing development	Likely to have had a previous industrial use, however site cleared.	
Clustering (activity / use class)	Vacant	

Adjacencies / issues	Within built up area, a serviceable site and within walking distance of facilities and services.	
Potentially limiting factors	potential contamination due to previous industrial uses.	
Available land (ha)	0.11	
Accessibility	Existing access from estate road. Easy access to A350.	Medium/High
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Medium market attractiveness. Vacant land in centre of industrial estate. Has access. Previously been granted pp for industrial units. Suitable.	Medium
Suitability	Yes: adjacent existing employment site	
Availability	Officer identified, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership site, medium market attractiveness as a result of good A Road access. Location adjacent to existing industrial site and close to large town (Blandford Forum) likely makes development viable.	
Development potential	Brownfield site, seems available for development, requires further investigation	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Vacant land in centre of industrial estate. Has access. Suitable.	

Land north and east of Blandford Forum

Settlement	BLANDFORD FORUM	
ID	EL/BLFO/009	



Gross site area (ha)	35.3	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes. Majority of the site is allocated in the Blandford+ Neighbourhood Plan for mixed use development including residential, education, community and allotment uses(Policy B2).	
Call for Sites submitted? Use?	Yes, Mixed use (including commercial)	
Overview / existing development	The vast majority of the site is undeveloped. Allotments are located on the south east part of the northern site.	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Adjacent to residential development	
Potentially limiting factors	Within the Area of Outstanding Natural Beauty (AONB). Approximately 7.5 ha of the site is located within the Cranborne Chase AONB. Groundwater SPZ.	
Available land (ha)	4 (Portion of site closest to A350 and A354 roundabout may be most appropriate for employment related uses)	
Accessibility	Access to the site would be off Salisbury Road. Potential to create new access to the A350 and A354	Medium
Age and quality of buildings	NA	NA
Vacancy rate	NA	NA
Quality of environment	Good	Good
Market attractiveness	Well located site with access to strategic road network	Medium
Suitability	Yes: Subject to environmental constraints	
Availability	Developer identified, assumed available	
Deliverability / viability	Fragmented ownership, recently promoted, location close to Blandford Forum and good accessibility likely makes development viable.	
Development potential	A developable site. Site is allocated for development in the neighbourhood plan for mixed use and is considered suitable, achievable and available. Portion of site closest to A350 and A354 roundabout may be most appropriate for employment related uses.	
Overall recommendation		
Recommendation	Development potential	
Comments on recommendation	The majority of the site is allocated for residential led development in the neighbourhood plan. The remaining portion in Pimperne parish may be suitable for further residential led development. Portion of site closest to A350 and A354 may be most appropriate for employment related uses.	

Lower Site Land North of Tin Pot Lane

Settlement	BLANDFORD FORUM	
ID	EL/BLFO/010	



Gross site area (ha)	1.03	
Previous Authority	North Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Mixed Use	
Overview / existing development	The site is currently undeveloped. Currently used as a pony paddock.	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Adjacent to existing employment site to south east, greenfield on all other sides.	
Potentially limiting factors	Contaminated land within AONB, part of tinpot lane landfill is on site	
Available land (ha)	1.03	
Accessibility	Tin Pot Lane is narrow; single lane in places. No pedestrian footway. Indirect access to A350	Medium
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Medium market attractiveness. Site adjacent popular existing employment site.	Medium
Suitability	Yes: Subject to environmental constraints - AONB status and location outside of development boundary	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, LAA negative in 2021 for housing. Location adjacent to existing employment site and good accessibility likely makes development viable.	
Development potential	Greenfield site available	
Overall recommendation		
Recommendation	Development potential	
Comments on recommendation	Site adjacent to existing industrial uses and likely viable, albeit a small site. Potential suitable expansion of employment area subject to constraints.	

Hammetts Farm

Settlement	BLANDFORD FORUM	
ID	EL/BLFO/011	



Gross site area (ha)	65.39	
Previous Authority	North Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Mix of Uses. Primarily housing. Extension to Sunrise Business Park, Education, Public Open Space. allotments, community uses.	
Overview / existing development	Undeveloped greenfield land, adjacent to existing business park.	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Bordering residential (Letton Close) and Sunrise Business Park	
Potentially limiting factors	Within the Area of Outstanding Natural Beauty (AONB). Groundwater SPZ, flood risk.	
Available land (ha)	0	
Accessibility	Limited access. Potential for creation of new access from A354 and A350.	Medium
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Very large undeveloped site, well connected and accessible.	Medium
Suitability	Yes: Subject to environmental constraints - AONB status and location outside of development boundary	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, recently promoted. Location adjacent to existing employment site and good accessibility likely makes development viable.	
Development potential	Large portion of land, of which some could be used for employment subject to landscape impact.	
Overall recommendation		
Recommendation	Potential as part of a wider mixed use scheme.	
Comments on recommendation	Large area of land extending into the open countryside / AONB. Largescale development would likely be contrary to the Important Gap designation in the NP. However site does have potential for employment as part of a mixed use development if brought forward.	


Blandford Brewery

Settlement	BLANDFORD ST MARY	
ID	EL/BLSM/001	



Gross site area (ha)	7.55	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes, Employment Land/mixed use, Policy 11, Policy 16, 3.2(E/2/4)	
Call for Sites submitted? Use?	Identified Brownfield Site	
Overview / existing development	Hall & Woodhouse Brewery (Badger Beer). Industrial operations consolidated to a smaller area of land. Vacant land to the west is being re-developed for housing.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Park and skate park to north, employment east, residential to south, greenspace to west	
Potentially limiting factors	Conservation Area Grade II Listed building (Thatched Cottage) on southern boundary and several more to the west. TPOs on site. 22 percent within flood zone 2 and 15 percent within flood zone 3. However, it is also an area benefiting from flood defences.	
Available land (ha)	0	
Accessibility	Indirect access to A354	Medium
Age and quality of buildings	Mixed	Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Site located close to Blandford Forum, well connected to A roads	Medium
Suitability	Yes: existing employment site	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Fragmented ownership, existing employment site likely makes development viable.	
Development potential	Single user site, potential to develop underutilised section to NW, unlikely considering single user status	
Overall recommendation		
Recommendation	Retain, amend boundary to remove residential development in west of site.	
Comments on recommendation	Long history as a brewery site. Good quality and well connected, retain.	

Stour Park		
Settlement	BLANDFORD ST MARY	
ID	EL/BLSM/002	
		
Gross site area (ha)	3.76	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes, Existing Developed Employment Area, Policy 16, 3.2(E/2/5)	
Call for Sites submitted? Use?	No	
Overview / existing development	Tesco superstore and car park covers the majority of the site with offices (Telesoft Technologies and Blanchards Bailey LLP) along the northern edge.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Infrastructure and utility provision on site, within developed area. Employment to NW, residential to west and SW, greenspace to south, east and north.	
Potentially limiting factors	TPOs on site, in conservation area.	
Available land (ha)	0	
Accessibility	Direct access to A354.	High
Age and quality of buildings	Post 2000	Very good
Vacancy rate	<10%	<10%
Quality of environment	Very good	Very good
Market attractiveness	Site well located next to Blandford Forum, well connected to strategic road network, good quality units.	Medium
Suitability	Yes: existing employment site	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Fragmented ownership, existing employment site likely makes development viable.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain / amend boundary	
Comments on recommendation	Majority of site is now a superstore, amend boundary to remove from allocation. Office buildings to rear and good quality and should be retained.	

Land rear of Tesco

Settlement	BLANDFORD ST MARY	
ID	EL/BLSM/003	



Gross site area (ha)	0.41	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes, Employment Land, Policy 11	
Call for Sites submitted? Use?	No	
Overview / existing development	Greenfield site	
Clustering (activity / use class)	Other	

Adjacencies / issues	Within built up area within walking distance of facilities and services. A serviceable site.	
Potentially limiting factors	Within conservation area, TPO's on site	
Available land (ha)	0.41	
Accessibility	Existing access, Indirect access to A354.	Medium
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Medium market attractiveness, given reasonable road access and location close to Blandford Forum and likely to be expansion land reserved for Telesoft (who have offices to the north).	Medium
Suitability	Yes: adjacent existing employment site	
Availability	Officer identified, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership, adjacent existing employment site likely makes development viable however size of site size problematic.	
Development potential	Undeveloped site, available, small size / shape may make development challenging.	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Suitable for employment. However, given planning history this land is likely to be expansion land reserved for Telesoft (who have offices to the north).	

South of Lilac Cottage

Settlement	BOURTON	
ID	EL/BOUR/001	



Gross site area (ha)	0.58	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes, New Employment Allocation, 3.2(E/3/2), BN1	
Call for Sites submitted? Use?	No	
Overview / existing development	Agricultural land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Adjacent residential	
Potentially limiting factors	None	
Available land (ha)	0	
Accessibility	Access from Silton Road. Indirect access to A303.	Medium
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Low market attractiveness. The site has been allocated since 2003 and remains undeveloped. Although 2007 ELR recommended that the site should be retained for employment purposes, there is no evidence of any recent attempts to market the site.	Low
Suitability	Yes	
Availability	Officer identified, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership, site has been allocated since 2003 and remains undeveloped, likely not viable.	
Development potential	Greenfield site available however unlikely to be developed and adjacent to residential.	
Overall recommendation		
Recommendation	Release	
Comments on recommendation	Site was originally allocated for B1 (offices/light industry) in 2003 because it was a parcel of land which was considered too close to the A303 to be suitable for housing. There are no obvious physical constraints here other than any industrial use would need to be compatible with neighbouring residential properties. However, the age of the allocation and generally low market attractiveness for employment indicates site is not viable.	


Vearse Farm

Settlement	BRIDPORT	
ID	EL/BRID/001	



Gross site area (ha)	44.89	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes, Mixed-use/Key employment, Policy – BRID1, ECON2	
Call for Sites submitted? Use?	Yes, Mixed use	
Overview / existing development	Agricultural land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Adjacent residential so site would be serviceable. Near to other facilities and services and residential development.	
Potentially limiting factors	Contaminated land within AONB, listed building on site	
Available land (ha)	4.1	
Accessibility	Current access from West Road. Rights of Way across the site. Potential to create access to A35	Medium
Age and quality of buildings	NA	NA
Vacancy rate	NA	NA
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Large site well located on the edge of Bridport town, potential to have good connectivity to road network	Medium
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified benefits from planning permission, assume available	
Deliverability / viability	Fragmented ownership, recently promoted. Medium market attractiveness likely makes employment development viable as part of a mixed use scheme.	
Development potential	Large portion of land, of which some could be used for employment. Approx 4ha appears to be earmarked for employment from approved masterplan (WD/D/17/000986)	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	The site is within the defined development boundary and allocated in the Local Plan. Suitable for development. As this would be a mixed use site light industrial/office uses would be preferable to limit any impact on residential amenity. Uses that are less suited to be mixed with residential would need to have regard for residential amenity.	

Gore Cross Bridport		
Settlement	BRIDPORT	
ID	EL/BRID/002	
		
Gross site area (ha)	9.79	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes, Key employment site, Policy - ECON2	
Call for Sites submitted? Use?	No	
Overview / existing development	Large employment site with multiple blocks of small and medium size buildings. Good access, parking and circulation. Amenity areas well maintained. Some vacancies with active marketing. Good range of size of units. Little room for expansion possibly some redevelopment within the boundary.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Edge of Bridport town, residential to east and SE, greenfield and residential mixture to south and west greenfield to north. Existing infrastructure and facilities. Located within walking distance of the local centre.	
Potentially limiting factors	Contaminated land buffer site within AONB	
Available land (ha)	1.2	
Accessibility	Direct access to A3066. Existing access from Beaminster Road. Right of way through site	High
Age and quality of buildings	Post 2000	Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Reasonably well connected good quality site.	Medium/High
Suitability	Yes: existing employment site	
Availability	Council are the landowner of the vacant area, recommend engagement with relevant team to garner intentions of the Council as to this land.	
Deliverability / viability	Fragmented ownership, Council owns vacant part of the site. Limited potential for expansion. Overall West Dorset location may make development unviable. However, the sites nature as an established employment site and proximity to large town improves viability prospects.	
Development potential	Vacant area to north of site south of Watford Lane	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Good quality site in appropriate location, some capacity for redevelopment within the boundary. Suitable for continued use and provides valuable local employment opportunities, retain.	

St Andrews Trading Estate

Settlement	BRIDPORT	
ID	EL/BRID/003	



Gross site area (ha)	3.18	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes, Key employment site, Policy - ECON2	
Call for Sites submitted? Use?	No	
Overview / existing development	Range of building sizes some modern some older. Spread out over a large area. Good access. Parking and circulation good with some allocated parking areas. Some vacancies and active marketing.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Existing infrastructure and facilities nearby - within walking distance of town centre	
Potentially limiting factors	Contaminated land buffer site within AONB and partially within flood zone, TPOs on site	
Available land (ha)	0	
Accessibility	Existing access is from St Andrews Road. Right of way through site. Direct access to A3066	High
Age and quality of buildings	80/90's	Average
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Medium/high market attractiveness given good road access and location close to Bridport	Medium/High
Suitability	Yes: existing employment site	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Fragmented ownership recently promoted. No potential for expansion or intensification.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	The site has limited capacity for redevelopment within the boundary and is constrained on most sides by existing development - little room for expansion. Suitable for continued use and provides valuable local employment opportunities.	

Pymore Mills Industrial Estate

Settlement	BRIDPORT	
ID	EL/BRID/004	



Gross site area (ha)	2.69	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes, Key employment site, Policy - ECON2	
Call for Sites submitted? Use?	Yes, Mixed use	
Overview / existing development	Range of traditional stone mill buildings and more modern large industrial buildings. Good access and circulation. some allocated parking areas. Wider environmental quality is good although some areas of the site could benefit from updating. No vacancies or active marketing	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Existing infrastructure and facilities within vicinity, within walking distance of town centre	
Potentially limiting factors	Contaminated land buffer site within AONB, flood risk with 56% flood zone 2, 7% within flood zone 3	
Available land (ha)	0	
Accessibility	Good access from Pymore Road. Right of way through site, indirect access to A3066	Medium
Age and quality of buildings	80/90's	Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Medium market attractiveness given reasonable road access and location close to Bridport	Medium
Suitability	Yes: existing employment site	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership site, recently promoted. Limited potential for expansion. The site has some capacity for redevelopment within the boundary which may improve the appearance of some of the buildings however little room for expansion. Existing employment site and proximity to large town likely makes redevelopment viable if required.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	The site has some capacity for redevelopment within the boundary which may improve the appearance of some of the buildings however the site is constrained on most sides by residential development and flood plains - little room for expansion. Suitable for continued use and provides valuable local employment opportunities.	

North Mill Trading Estate

Settlement	BRIDPORT	
ID	EL/BRID/005	

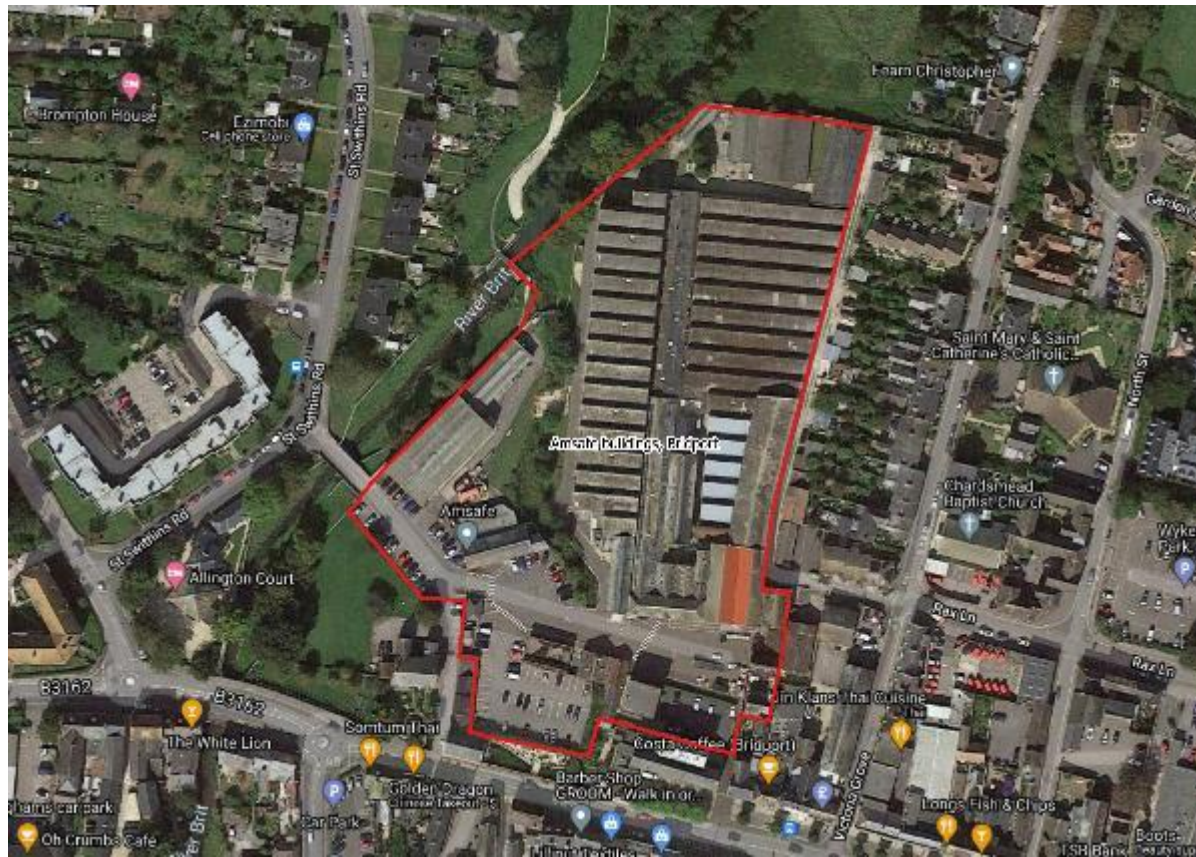


Gross site area (ha)	2.29	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes, Key employment site, Policy - ECON2	
Call for Sites submitted? Use?	No	
Overview / existing development	Mixture of building ages. Good circulation and parking. Good range of size of buildings . No vacancies no active marketing.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Existing infrastructure and facilities within walking distance	
Potentially limiting factors	Contaminated land buffer site within AONB, TPOs on site, flood risk, listed buildings.	
Available land (ha)	0	
Accessibility	Current access from St Swithins Road, indirect access to A35	Medium
Age and quality of buildings	80/90's	Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Medium market attractiveness as a result of reasonable road access and location close to Bridport	Medium
Suitability	Yes: existing employment site	
Availability	Officer identified, existing employment site, assume available	
Deliverability / viability	Fragmented ownership. No potential for expansion or intensification– recommend landowner engagement	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	The site has limited capacity for redevelopment within the boundary and is constrained on most sides by existing development - little room for expansion. Suitable for continued use and provides valuable local employment opportunities.	

Amsafe Bridport

Settlement	BRIDPORT	
ID	EL/BRID/006	



Gross site area (ha)	2.26	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes, Key employment site, Policy - ECON2	
Call for Sites submitted? Use?	No	
Overview / existing development	Set back from the main street behind the listed "Old Court" buildings. Range of two storey and single storey traditional style factory buildings and more modern larger buildings. Good amenity areas and good parking and circulation. Good access. No vacancies or active marketing.	
Clustering (activity / use class)	Employment	

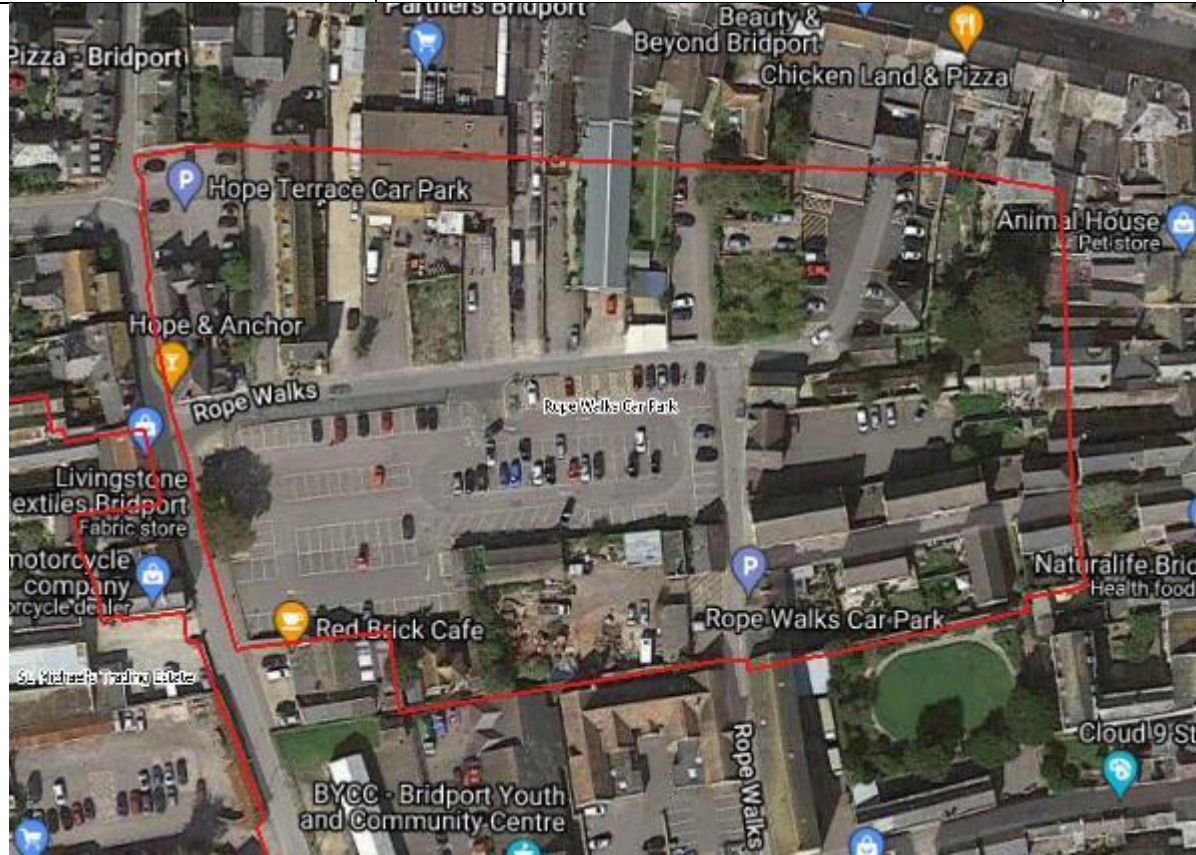
Adjacencies / issues	Existing infrastructure and facilities	
Potentially limiting factors	Contaminated land within AONB, flood risk with 47 percent within flood zone 2, 16 percent within flood zone 3, Also partly within conservation area and includes some listed buildings.	
Available land (ha)	0	
Accessibility	Good access from St Swithins Road, right of way through site, indirect access to A35.	Medium
Age and quality of buildings	80/90's	Good
Vacancy rate	<10%	<10%
Quality of environment	Average	Average
Market attractiveness	Medium market attractiveness given reasonable road access and location in Bridport	Medium
Suitability	Yes: existing employment site	
Availability	Officer identified, existing employment site, assume available – recommend landowner engagement	
Deliverability / viability	Single ownership site. Limited potential for expansion. The site has some capacity for redevelopment within the boundary which may improve the appearance of some of the buildings however little room for expansion. Existing employment site and proximity to large town likely makes redevelopment viable if required.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	The site has some capacity for redevelopment within the boundary however the site is constrained on most sides by existing development - and listed buildings. Suitable for continued use and provides valuable local employment opportunities.	

St Michaels Trading Estate

Settlement	BRIDPORT	
ID	EL/BRID/007	
Gross site area (ha)	2.23	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes, Mixed-use, Policy – BRID5	
Call for Sites submitted? Use?	No	
Overview / existing development	Mix of single storey and two storey buildings. Some attractive brick built listed buildings. Overall lack of parking but nearby public car parks, good circulation but would be difficult for larger vehicles particularly HGV's. Access likely in need of upgrading but restricted by existing buildings. Vacancies and active marketing. Cluster of vintage furniture and antique centres, appropriate for town centre location.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Urban town centre location, mixture of retail and residential surrounds, bound by River Brit to west and SW. Existing infrastructure and facilities	
Potentially limiting factors	Contaminated land buffer site within AONB, flood zone 2, listed buildings on site, within conservation area.	
Available land (ha)	0	
Accessibility	Indirect access to A35 and A3066. Existing access from Tannery Road and St Michaels Lane	Medium
Age and quality of buildings	40/50's	Poor
Vacancy rate	10-25%	10-25%
Quality of environment	Poor	Poor
Market attractiveness	Central location, makes site appropriate for uses with ancillary retail function, reasonably well connected, some potential issues for HGV loading/unloading due to narrow internal roads. Generally poor environment and stock quality including some listed buildings for which the setting could be improved through redevelopment.	Medium/Low
Suitability	Existing employment site, but not suitable for modern business needs.	
Availability	Existing allocation not a submitted site. Officer identified, assume available – recommend landowner engagement	
Deliverability / viability	Single ownership site, recently received planning permission for a mixed use redevelopment. Limited potential for expansion. The site has some capacity for redevelopment within the boundary which may improve the appearance of some of the buildings however little room for expansion. Existing employment site and proximity to large town likely makes redevelopment viable if required.	
Development potential	No land available - potential for ad-hoc redevelopment across site	
Overall recommendation		
Recommendation	Retain as a mixed use allocation	
Comments on recommendation	Not appropriate as a solely employment site but suitable for continued mixed uses. Site benefits from a cluster of vintage retail units.	

Rope Walks car park

Settlement	BRIDPORT	
ID	EL/BRID/008	
		
Gross site area (ha)	1.83	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes, Town centre, Policy – BRID4, identified in the Bridport Neighbourhood Plan for a mix of town centre uses (Policy COB2)	
Call for Sites submitted? Use?	Identified Brownfield Site	
Overview / existing development	Existing large car parking area surrounded by a mix of commercial/retail units and some residential. Within the conservation area with some listed buildings. Good parking and circulation.	
Clustering (activity / use class)	Other	

Adjacencies / issues	Some existing infrastructure and facilities. Adjacent residential and town centre uses	
Potentially limiting factors	Contaminated land site within AONB, flood risk with 10% within flood zone 2 at the western end of the site, and 5% within flood zone 3, within the conservation area with some listed buildings.	
Available land (ha)	0	
Accessibility	Good access from St Michaels Lane and rights of way through site. Indirect access to the A35	Medium
Age and quality of buildings	80/90's	Average
Vacancy rate	<10%	<10%
Quality of environment	Average	Average
Market attractiveness	Reasonably located site in centre of Bridport, indirect A road access	Medium
Suitability	Yes	
Availability	Existing allocation and brownfield site, assume available – recommend landowner engagement	
Deliverability / viability	Car Park is under single ownership with the council, ownership of the surrounds are fragmented. Limited potential for expansion. The site has some capacity for redevelopment within the boundary. Proximity to large town likely makes redevelopment viable if required.	
Development potential	Potential for some development on car park.	
Overall recommendation		
Recommendation	Retain as a mixed use allocation	
Comments on recommendation	Although site has reasonable market attractiveness its main use is not for employment, its location within the Conservation Area and with nearby Listed Buildings may limit the amount of intensification or redevelopment particularly considering they would require sensitive designing which may limit the potential for employment uses. Site may be better utilised for residential /retail/ mixed use allocation, rather than employment only, retain as a mixed use site.	

Crepe Farm Bridport

Settlement	BRIDPORT	
ID	EL/BRID/009	



Gross site area (ha)	1.67	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes, Key employment site, Policy - ECON2	
Call for Sites submitted? Use?	Yes, Mixed use	
Overview / existing development	Agricultural style buildings. Good range of size of units with small and medium size units. Good parking circulation and access. Well maintained. No vacancies or active marketing.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Existing infrastructure on site, further out from facilities and services within the town centre	
Potentially limiting factors	Within AONB, listed building on site.	
Available land (ha)	0	
Accessibility	All entry roads single track making HGV access difficult, indirect access to A35.	Medium/Low
Age and quality of buildings	Pre-war	Average
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Medium/low market attractiveness. Issues with HGV access and location out of town reduces attractiveness to market.	Medium/Low
Suitability	Yes: existing employment site	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership site, recently promoted. The site has some capacity for redevelopment within the boundary. Existing employment site but with medium/low market attractiveness redevelopment may not be viable.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	The site has limited capacity for redevelopment within the boundary and expansion is unlikely to be acceptable given the rural nature of the site. Suitable for continued use and provides valuable local employment opportunities.	

East Road Business Park

Settlement	BRIDPORT	
ID	EL/BRID/010	



Gross site area (ha)	1.36	
Previous Authority	West Dorset District Council	
Previous Policy Status	Protected for employment use by Policy EE1 of the Bridport Neighbourhood Plan.	
Call for Sites submitted? Use?	No	
Overview / existing development	Large modern units with a commercial petrol station at the front of the site. Some non employment type uses including a bakery/café. Good access from East Road. Good parking and circulation. No vacancies or active marketing	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Existing infrastructure on site, within walking distance of facilities and services.	
Potentially limiting factors	Contaminated land buffer site within AONB, flood zone 2 and flood zone 3	
Available land (ha)	0	
Accessibility	Access from East Road. Direct access to A road	High
Age and quality of buildings	60/70's	Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Well located site with access to A35. Likely attractive to local users.	Medium
Suitability	Yes: existing employment site	
Availability	Officer identified, existing employment site, assume available – recommend landowner engagement	
Deliverability / viability	Split ownership,. The site has some capacity for redevelopment within the boundary. Existing employment site and proximity to large town likely makes redevelopment viable if required.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	The site has limited capacity for redevelopment or expansion as confined on all sides. Suitable for continued use and provides valuable local employment opportunities.	

Dreadnought Trading Estate

Settlement	BRIDPORT	
ID	EL/BRID/011	

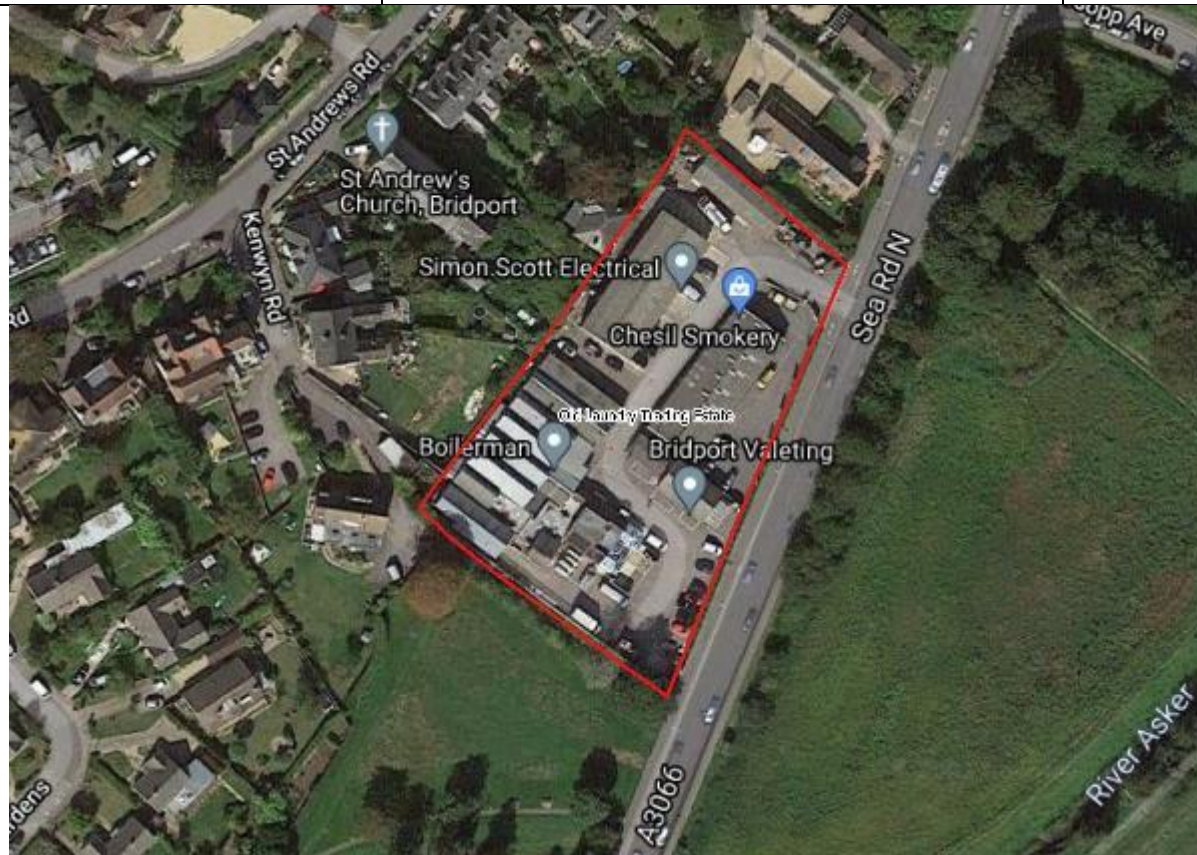


Gross site area (ha)	1.29	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes, Key employment site, Policy - ECON2	
Call for Sites submitted? Use?	No	
Overview / existing development	Multiple blocks of small industrial buildings. Brick with steel profile sheeting. Good parking and circulation with identified parking areas. Good access. Vacancies with active marketing at the entrance to the site.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Existing infrastructure and facilities within vicinity, within walking distance to town centre	
Potentially limiting factors	Contaminated land buffer site within AONB, flood zone 2	
Available land (ha)	0	
Accessibility	Access from Magdalen Lane	Medium
Age and quality of buildings	80/90's	Average
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Medium market attractiveness given reasonable road access and location close to Bridport	Medium
Suitability	Yes: existing employment site	
Availability	Existing site, not a submitted site. Officer identified, assume available – recommend landowner engagement	
Deliverability / viability	Single ownership site, Limited potential for expansion. The site has some capacity for redevelopment of existing units within the boundary. Overall West Dorset location may make development unviable. However, the sites nature as an established employment site and proximity to large town improves viability prospects.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	The site has some capacity for redevelopment of existing units within the boundary however there is little room for expansion. Redevelopment of some of the older buildings on site could improve appearance of the site overall. Suitable for continued use and provides valuable local employment opportunities.	

Old Laundry Trading Estate

Settlement	BRIDPORT	
ID	EL/BRID/012	



Gross site area (ha)	1.29	
Previous Authority	West Dorset District Council	
Previous Policy Status	Protected for employment uses by Policy EE1 of the Bridport Neighbourhood Plan	
Call for Sites submitted? Use?	No	
Overview / existing development	Multiple blocks of small industrial units along with less traditional style industrial buildings. Modern brick and steel profile buildings. Good access from Sea Road North. Good parking and circulation. Range of uses. Some vacancies with active marketing.	

Clustering (activity / use class)	Employment	
Adjacencies / issues	Existing infrastructure and facilities on site, town centre within walking distance	
Potentially limiting factors	Contaminated land buffer site within AONB, flood zone 2	
Available land (ha)	0	
Accessibility	Access from Sea Road North (A3066)	High
Age and quality of buildings	80/90's	Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Medium market attractiveness given good road access and location close to Bridport	Medium
Suitability	Yes: existing employment site	
Availability	Existing employment site and Neighbourhood Plan allocation. Officer identified, assumed available – recommend landowner engagement	
Deliverability / viability	Split ownership. The site has some capacity for redevelopment within the boundary. Existing employment site and good location likely makes redevelopment viable.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	The site has some capacity for redevelopment within the boundary however there is little room for expansion. Suitable for continued use and provides valuable local employment opportunities.	

Land adjacent to Gore Cross

Settlement	BRIDPORT	
ID	EL/BRID/013	



Gross site area (ha)	8.35	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes (part), Housing	
Overview / existing development	Site intersected by A3066, residential and employment site to south.	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Residential and employment to south, greenfield to north	
Potentially limiting factors	Within AONB	
Available land (ha)	4	
Accessibility	Existing agricultural access from the A3066 Eastern section of the site does not have any access. Potential new access off Mangerton Lane or A3066.	Medium
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Close to existing settlement with access to A3066	Medium
Suitability	Yes: Subject to environmental constraints - AONB status and location outside of development boundary	
Availability	Submitted for consideration for housing not employment. Officer identified, assumed available – recommend landowner engagement	
Deliverability / viability	Split ownership. Greenfield site and location in west Dorset may make development unviable - albeit site of a large scale could overcome this.	
Development potential	Adjacent to existing employment area - could support further employment development.	
Overall recommendation		
Recommendation	Development potential	
Comments on recommendation	An exposed site but if available, the west of site could provide an employment area extension subject to environmental constraints. Potential site, if viable..	

Broomhills Farm

Settlement	BRIDPORT	
ID	EL/BRID/014	



Gross site area (ha)	1.77	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Employment, Housing	
Overview / existing development	Site set back from the A35. Good access shared with waste management site. Some parking and circulation. Small complex of industrial style buildings (wood cladding with steel profile sheeting)In need of some updating. No vacancies or active marketing.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Existing infrastructure on site. Further out from the town centre but relatively sustainable location.	
Potentially limiting factors	Within the AONB. SNCI adjacent to the site. Minerals safeguarding area, listed building on site.	
Available land (ha)	0	
Accessibility	Good existing access from the A35	High
Age and quality of buildings	80/90's	Average
Vacancy rate	<10%	<10%
Quality of environment	Average	Average
Market attractiveness	Good location with direct access to A35, proximity to waste site may impact attractiveness to wider market	Medium
Suitability	Yes: existing employment site	
Availability	Owner identified, assume available	
Deliverability / viability	Split ownership, recently promoted. The site has limited capacity for redevelopment within the boundary. Existing employment site and good location likely makes redevelopment viable if required.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Good site for small scale development or redevelopment. Some of the site would benefit from updating and the land to the west the existing units could be redeveloped. Suitable for continued use and provides valuable local employment opportunities.	

Land at Broomhills (Site 1)

Settlement	BRIDPORT (SYMONDSBURY)	
ID	EL/BRID/015	



Gross site area (ha)	4.05	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Employment housing	
Overview / existing development	Undeveloped greenfield land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Isolated dwellings adjacent intersecting the site, and adjacent to the East. Nearby leisure centre to the north. Within walking distance of town facilities.	
Potentially limiting factors	Potentially contaminated land within AONB, flood risk with 65.59% within flood zone 2 and 62% within flood zone 3. Affected by flooding from other sources including surface water.	
Available land (ha)	2.5	
Accessibility	No existing vehicular access. Public footpaths to the East and South of the site. Potential for direct access to A35.	High/Medium
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Site is well connected to A roads, reasonable connection to Bothenhampton and other settlements	Medium
Suitability	Yes: Subject to environmental constraints - AONB status and location outside of development boundary	
Availability	Developer identified, assumed available	
Deliverability / viability	Single ownership, recently promoted. Likely to have reasonable market attractiveness if developed, however location in west of Dorset may make development unviable, will need to pay for A35 access spur	
Development potential	Greenfield site available	
Overall recommendation		
Recommendation	Development potential	
Comments on recommendation	The site is located immediately adjacent to the main road and employment area at Bridport - potential employment site, subject to identified constraints - however cost of developing access and general location may mean not viable.	

Land at South of A35 Higher Eype

Settlement	BRIDPORT (SYMONDSBURY)	
ID	EL/BRID/016	



Gross site area (ha)	20.6	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Mixed Use	
Overview / existing development	Undeveloped greenfield land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Residential properties adjacent to the East and West but otherwise very isolated from any main settlement.	
Potentially limiting factors	Within AONB and Affected by flooding from other sources including surface water.	
Available land (ha)	Approx 7	
Accessibility	Existing field access from the narrow country lane Higher Eype Road; would not support large-scale development. Potential from New Street Lane to the East (off A35). Right of way through site	High/Medium
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Fairly rural location but potential for site to be well connected to the A35	Medium
Suitability	Yes: Subject to environmental constraints - AONB status and location outside of development boundary	
Availability	Developer identified, assumed available	
Deliverability / viability	Single ownership, recently promoted. Likely to have some market attractiveness if developed and given scale of site despite location in west of Dorset. Location in west of Dorset may make development unviable.	
Development potential	Large greenfield site that has mixed use development potential, most appropriate location for employment development would be as close as possible to access to the A35	
Overall recommendation		
Recommendation	Potential in part	
Comments on recommendation	Potential for part employment if brought forward as smaller site or mixed use site, subject to identified constraints including the AONB. Whole site unlikely to be required.	

Land at Broomhills (Site 2)

Settlement	BRIDPORT (SYMONDSBURY)	
ID	EL/BRID/017	



Gross site area (ha)	0.342	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Employment housing	
Overview / existing development	A wooded area adjacent to the A35 main road	
Clustering (activity / use class)	Greenfield	

Adjacencies / issues	Isolated from residential development. Broomhills Farm to the South and recycling site to the West.	
Potentially limiting factors	Within AONB	
Available land (ha)	0.34	
Accessibility	Adjacent to the A35 main road. Existing adjacent access to the East. Limited footpath/footway access.	High
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Site on edge of Bridport adjacent to similar uses	Medium
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Split ownership, recently promoted. Adjacent some employment uses. Greenfield site and location in west Dorset may make development unviable. Very small site	
Development potential	Available land, however the site's shape makes for a difficult development opportunity - maybe impossible	
Overall recommendation		
Recommendation	Development potential	
Comments on recommendation	The site is located immediately adjacent to the main road and employment - if small units can be developed on parcel then suitable.	

Land at Broomhills (Site 3)

Settlement	BRIDPORT (SYMONDSBURY)	
ID	EL/BRID/018	



Gross site area (ha)	3.69	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Employment housing	
Overview / existing development	Undeveloped greenfield land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Adjacent to the Broomhills Farm site to the North, otherwise isolated from the main settlement.	
Potentially limiting factors	within AONB and small flood risk.	
Available land (ha)	3.69	
Accessibility	Existing access off the A35 main road; through the adjacent Broomhills Farm nursery site. Public right of way into the town accessible in the South Eastern corner.	Medium/High
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Medium attractiveness, good accessibility	Medium
Suitability	Yes: Subject to environmental constraints - AONB status and location outside of development boundary	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, recently promoted. Likely to have reasonable market attractiveness if developed, can utilise existing spur road. Location in west of Dorset may make development unviable.	
Development potential	Potential employment site accessing A35 albeit of limited scale	
Overall recommendation		
Recommendation	Development potential	
Comments on recommendation	The site is located immediately adjacent to the main road and employment area at Bridport - potential employment site, subject to identified constraints.	

Land at Crepe Farm

Settlement	BRIDPORT (SYMONDSBURY)	
ID	EL/BRID/019	



Gross site area (ha)	10.33	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Mixed Use	
Overview / existing development	Undeveloped greenfield land surrounding the existing Crepe Farm business park, with pockets of woodland.	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Adjacent residential and industrial business buildings within the site at Crepe Farm business park.	
Potentially limiting factors	Within AONB and flood risk with 29% within flood zone 2 and 25% within flood zone 3. Affected by flooding from other sources including surface water, TPO's on site, Southern part of the site is identified as Green Gap in the Bridport Neighbourhood Plan (Policy L4)	
Available land (ha)	2.2	
Accessibility	Currently accessed from West Road and from Duck Street. Public footpaths (rights of way) run along the East and West parts of the site. Indirect access to the A35.	Medium
Age and quality of buildings	NA	NA
Vacancy rate	NA	NA
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Adjacent existing business park with indirect A road access, close to settlement	Medium
Suitability	Yes: Subject to environmental constraints - AONB status and location outside of development boundary	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, recently promoted. Likely to have reasonable market attractiveness if developed, however location in west of Dorset may make development unviable.	
Development potential	Site is in a visually prominent location and development would result in some landscape impact. However considered to be scope to expand existing Business park.	
Overall recommendation		
Recommendation	Potential in part	
Comments on recommendation	The site extends into open countryside and has landscape prominence. Although it is adjacent to the Defined Development Boundary on its South Eastern side, development of the whole site would result in significant adverse landscape impacts and whole area unlikely to be required for employment. Consider a smaller extension to south of existing employment area.	

Land at Pymore Mills (North)

Settlement	BRIDPORT (BRADPOLE)	
ID	EL/BRID/020	



Gross site area (ha)	2.27	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Mixed use	
Overview / existing development	Undeveloped greenfield land	

Clustering (activity / use class)	Agricultural land	
Adjacencies / issues	Some residential to the East of the site, industrial units to the south, and Pymore village to the south west	
Potentially limiting factors	Contaminated land buffer site within AONB, flood risk with 70% of the site falls within flood zone 2, 59% within flood zone 3, and site is affected by flooding from other sources including surface water.	
Available land (ha)	2.27	
Accessibility	Potentially accessed from Watford Lane to the North and through the existing access from Pymore Road to the south, through the existing estate. Indirect access to A3066	Medium
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Employment development of the southern section has previous approval but is incomplete likely indicating low level of attractiveness. Partially suitable for development.	Low
Suitability	Yes: Subject to environmental constraints	
Availability	Developer identified, assumed available	
Deliverability / viability	Split ownership, recently promoted. Likely to have reasonable market attractiveness if developed, however location in west of Dorset may make development unviable.	
Development potential	Greenfield site available	
Overall recommendation		
Recommendation	Development potential	
Comments on recommendation	Site is affected by flooding and has landscape sensitivities however could provide part extension of existing employment area.	

Land adjacent Folly Cottage

Settlement	BROADWINDSOR	
ID	EL/BROA/001	



Gross site area (ha)	4.921	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Mixed use	
Overview / existing development	Undeveloped greenfield land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Quite an isolated site, adjacent to an area of land earmarked for development to the north (Land south of Fullers, opposite Redlands Lane, Broadwindsor). Within walking distance to local centre and some residential development to the north however site is along a country lane with no pavements so unsafe access.	
Potentially limiting factors	Within AONB	
Available land (ha)	0	
Accessibility	Existing access off country lane which consists of a single track and would need improvements. 2 rights of way footpaths through site north to south and east to west. No direct A road access.	Low
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Rural site with poor road access and connectivity to settlements.	Low
Suitability	Yes: if environmental constraints can be overcome	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, recently promoted. Rural location, however location in west of Dorset may make development unviable.	
Development potential	Doesn't relate well to settlement pattern, lies in an unsustainable location with potential for AONB landscape impact. Unlikely to be viable.	
Overall recommendation		
Recommendation	Not Suitable	
Comments on recommendation	Development would potentially constitute landscape harm and lies in an unsustainable location. An unsuitable site for employment development.	

Roman Hill Trading Estate, Broadmayne

Settlement	BROADMAYNE	
ID	EL/BRWK/001	



Gross site area (ha)	1.38	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes, Key employment site, Policy - ECON2	
Call for Sites submitted? Use?	No	
Overview / existing development	This is an existing industrial estate occupied by several engineering companies. The units are generally in good condition with some newer high quality buildings. Nearly all units are occupied. There is some scope for any further expansion in the south-eastern corner of the site or intensification.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Remote from existing infrastructure and facilities.	
Potentially limiting factors	Within 5k of the Dorset Heathlands. Within Poole Harbour Nutrient Catchment Area. Groundwater SPZ 2.	
Available land (ha)	0	
Accessibility	Existing access off A352, but isolated rural location	Medium
Age and quality of buildings	60/70's	Average
Vacancy rate	<10%	<10%
Quality of environment	Average	Average
Market attractiveness	An existing employment site with good access, rural location impacts attractiveness	Low/Medium
Suitability	Yes: existing employment site	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership. Isolated location, likely unviable, suitable for retention or small scale expansion.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	An existing employment site. A suitable site for retention and potential enhancement.	