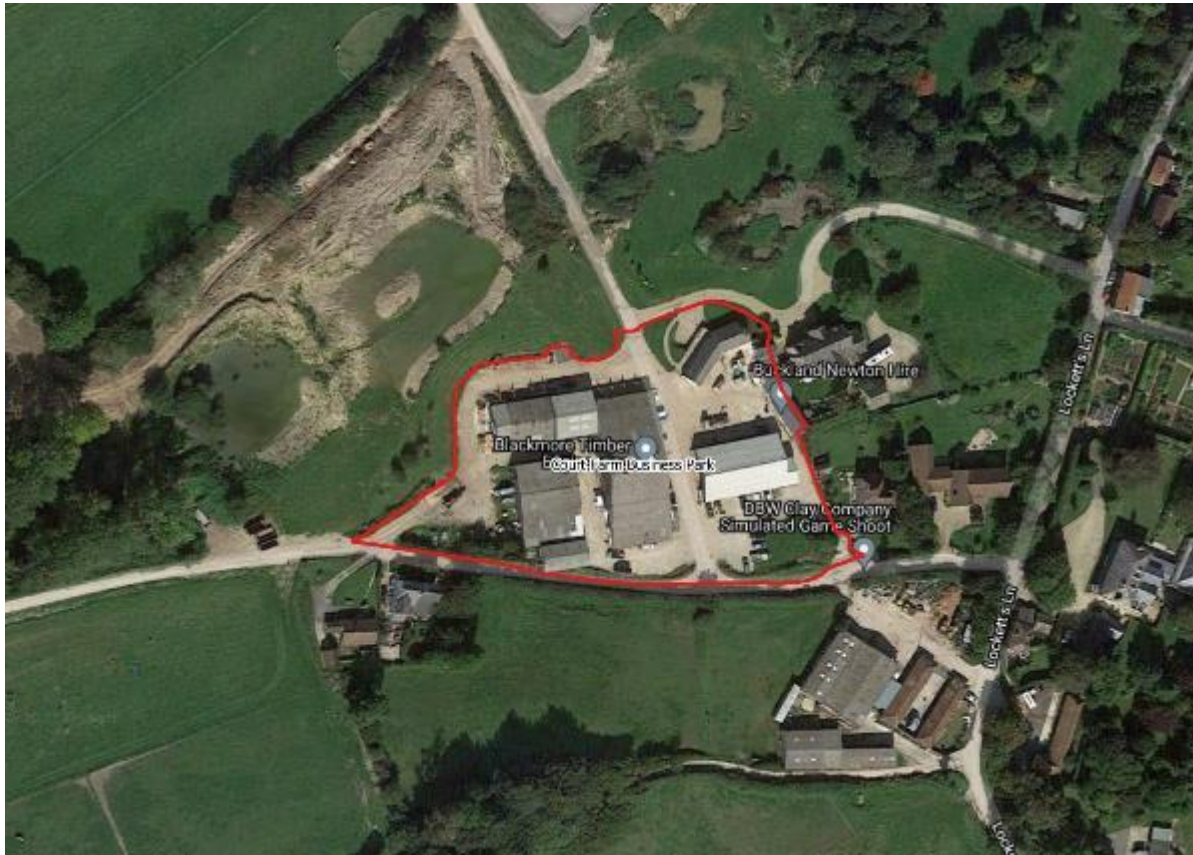


### Court Farm Business Park, Buckland Newton

Settlement	BUCKLAND NEWTON	
ID	EL/BUCK/001	



Gross site area (ha)	0.88	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	No	
Overview / existing development	Court Farm comprises a range of mainly modern former agricultural buildings. Relatively well kept. Access is along a narrow lane leading from the main road. Good Parking and circulation. Some noisy uses including a joinery business.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Existing utilities on site. Further out from many facilities and services.	
Potentially limiting factors	Potential contamination due to previous use as dairy farm, within AONB	
Available land (ha)	0	
Accessibility	Access problems in the past so the site is accessed along the valley track way (a narrow lane leading from the main road) rather than Locketts Lane in the village.	Low
Age and quality of buildings	Pre-war	Average
Vacancy rate	<10%	<10%
Quality of environment	Average	Average
Market attractiveness	Low market attractiveness. Existing site should remain but little room for expansion given potential impact on AONB.	Medium/Low
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	Existing site is suitable.	

## Eden Park

Settlement	BUCKLAND NEWTON	
ID	EL/BUCK/002	



Gross site area (ha)	0.76	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	No	
Overview / existing development	Modern newly built contemporary building. Good access and parking. Current uses include a food manufacturer and air conditioner supplier. Does not appear to be any vacancies at this time not active marketing	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Existing infrastructure and utilities on site. Further out from many facilities and services.	
Potentially limiting factors	within AONB. Potential contamination due to previous use as pig farm, contaminated land buffer.	
Available land (ha)	0	
Accessibility	Access from Bookham Lane	Medium
Age and quality of buildings	Post 2000	Very good
Vacancy rate	<10%	<10%
Quality of environment	Very good	Very good
Market attractiveness	Low market attractiveness given rural location.	Low
Suitability	Yes: existing employment site	
Availability	Officer identified. Existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership. Expansion is unlikely to be viable given the rural nature of the site within the AONB. B1/B8 uses are appropriate but B2 uses are likely to be unacceptable given proximity of neighbouring properties.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	The existing site has permission for B1 and B8 uses. Due to the rural nature of the site expansion would not be feasible.	

### Sharnhill Green Business Units Buckland Newton

Settlement	BUCKLAND NEWTON	
ID	EL/BUCK/003	



Gross site area (ha)	0.45	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	No	
Overview / existing development	Existing block of small industrial buildings. Buildings are a mixture of brick and steel profile sheeting all smart and well kept. Good amount of parking and access from Bookham Lane. No vacancies or active marketing. Uses appear to be mainly B1.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Existing utilities on site. Further out from facilities and services.	
Potentially limiting factors	Within AONB, Contaminated land site possible sewage works..	
Available land (ha)	0	
Accessibility	Existing access from Bookham Lane	Medium
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.	Low
Suitability	Yes: existing employment site	
Availability	Officer identified. Existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership. Expansion is unlikely to be viable given the rural nature of the site within the AONB. B1/B8 uses are appropriate but B2 uses are likely to be unacceptable given proximity of neighbouring properties.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Existing buildings are not considered to be visually prominent but site expansion is unlikely to be acceptable as within the AONB. Potential for landscape impact. B1/B8 uses are acceptable but due to proximity of residential properties B2 unlikely to be acceptable.	

Manor Farm		
Settlement	BURTON BRADSTOCK	
ID	EL/BURT/001	
Gross site area (ha)	0.58	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	No	
Overview / existing development	The Farm includes a number of traditional stone buildings and some modern additions. There are already some employment uses in the existing converted buildings. Some buildings still to be converted.	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Adjacent residential to the East. Right of Way from site into village centre and facilities (approximately 300m).	
Potentially limiting factors	Within the Area of Outstanding Natural Beauty (AONB). Within the Heritage Coast. 95% within flood zone 2, 67% within flood zone 3, TPO's on site	
Available land (ha)	0	
Accessibility	Potential access from Common Lane/B3157. Existing access to employment sites	Medium
Age and quality of buildings	Pre-war	Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Low market attractiveness.	Low
Suitability	Yes: Subject to environmental constraints	
Availability	Officer identified. Existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership. Employment redevelopment is unlikely to be viable given the rural nature of the site.	
Development potential	None	
Overall recommendation		
Recommendation	Release	
Comments on recommendation	A site with an open and exposed character within a sensitive landscape location. Adjacent to residential development that is outside of the main village. Some existing employment uses in the existing barns. Continue for existing uses or allow for intensification albeit unlikely to be viable.	



### Corfe Castle Depot

Settlement	CORFE CASTLE	
ID	EL/CCAS/001	



Gross site area (ha)	0.62	
Previous Authority	Purbeck District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	No	
Overview / existing development	As it is a former quarry and council highways depot now surplus to requirements, mostly wooded site.	
Clustering (activity / use class)	Vacant	

Adjacencies / issues	Greenfield surrounds, Corfe Castle lies to the south west	
Potentially limiting factors	Site is located within the AONB. Poole Harbour catchment area. Within 5km of Dorset Heaths. Adjacent Corfe Castle (scheduled ancient monument). Part of the site is at flood risk.	
Available land (ha)	0	
Accessibility	Access to the main road network. Indirect access to A351	Medium
Age and quality of buildings	Pre-war	Poor
Vacancy rate	1	1
Quality of environment	Poor	Poor
Market attractiveness	Although site is largely undeveloped the units which are present have been vacant for a fair amount of time and have fallen into disrepair. Site is small and in a rural location.	Low
Suitability	Yes, existing employment area	
Availability	Officer identified, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership. Development on site is unlikely to be viable given environmental constraints and low market demand.	
Development potential	Not considered appropriate for employment development.	
Overall recommendation		
Recommendation	Not Suitable.	
Comments on recommendation	Environmental constraints and low market attractiveness make site unsuitable for employment development, release.	

### Milk Depot, Corfe Castle

Settlement	CORFE CASTLE	
ID	EL/CCAS/002	



Gross site area (ha)	0.4	
Previous Authority	Purbeck District Council	
Previous Policy Status	Yes, Employment Site, emerging Purbeck Plan Policy - EE1(ES4), EE2. Adopted Local Plan Policy – E, ELS, SE.	
Call for Sites submitted? Use?	No	
Overview / existing development	Agricultural use	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Adjacent residential development. Bound by railway line to the SW	
Potentially limiting factors	AONB, 56% within the 400m heathland buffer, 43% within 5km of heathlands. Within the Poole Harbour Catchment Area. At risk from surface water flooding. Small area in flood zones 2/3.	
Available land (ha)	0.13	
Accessibility	Access onto small lane which is potentially unsuitable for some larger vehicles. Indirect Access to A351.	Low
Age and quality of buildings	Pre-war	Average
Vacancy rate	<10%	<10%
Quality of environment	Average	Average
Market attractiveness	Attractive site to local market, well connected to settlement and A351	Medium
Suitability	Yes: existing employment site	
Availability	Officer identified, assumed available – recommend landowner engagement	
Deliverability / viability	Split ownership, potential for redevelopment unlikely due to viability.	
Development potential	Investment may be needed to improve road access, likely unviable given site size.	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A suitable site for continued employment uses, retain. Investment may be required to improve access road	

### Land to the north of Halves Cottage

Settlement	CORFE CASTLE	
ID	EL/CCAS/003	



Gross site area (ha)	1.35	
Previous Authority	Purbeck 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	Adjacent residential so it is expected that services are already established.	
Potentially limiting factors	Within AONB and within the Poole Harbour Catchment area. Within 400m of the Dorset Heathlands. Also affected by flooding from other sources. Conservation area.	
Available land (ha)	0	
Accessibility	Potential highways issue as there is no obvious means of access to the site. A footpath (right of way) runs along the sites western edge. 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	The site is in a sensitive location and adjacent residential, no employment uses nearby, no existing highways access.	Low
Suitability	No: Sensitive location	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, recently promoted. Location not attractive to market, behind residential.	
Development potential	Site available but not suitable for development	
Overall recommendation		
Recommendation	Not Suitable	
Comments on recommendation	The site is in a sensitive location within the Corfe Castle Conservation Area and 400m of Dorset Heathlands. There is no obvious means of access to the site likely making development unviable. Not suitable for employment.	

**Land to the rear of 83-85 East Street**

Settlement	CORFE CASTLE	
ID	EL/CCAS/004	



Gross site area (ha)	1.05	
Previous Authority	Purbeck 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	Adjacent residential so it is expected that services are already established. The site is located next to the village hall and School.	
Potentially limiting factors	Within the AONB and within the Poole Harbour Catchment area. Within 400m consultation zone of Dorset Heathlands. Adj. SSSI and conservation site. Also part flood zone and affected by flooding from other sources. Within conservation area.	
Available land (ha)	0	
Accessibility	Right of way through site. Direct access to A351	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	The site is in a sensitive location and adjacent residential, although it has good highways access there are no employment uses nearby indicating an area that is less attractive.	Low/Medium
Suitability	Subject to environmental and neighbouring amenity constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, recently promoted. Location unlikely to be attractive to market or viable for employment	
Development potential	Not considered appropriate for employment development.	
Overall recommendation		
Recommendation	Not Suitable.	
Comments on recommendation	Environmental constraints and low market attractiveness make site unsuitable for employment development.	



**Land to the rear of 87-89 West Street**

Settlement	CORFE CASTLE	
ID	EL/CCAS/005	



Gross site area (ha)	0.97	
Previous Authority	Purbeck District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Mixed Use	
Overview / existing development	Greenfield site	
Clustering (activity / use class)	Greenfield	

Adjacencies / issues	Adjacent residential	
Potentially limiting factors	Within the AONB, the Corfe Caste Conservation Area and the Poole Harbour Catchment area. Within 400m consultation zone of Dorset Heathlands.	
Available land (ha)	0	
Accessibility	Access is via un-adopted road At present access to the site is joint to the access to Merryfields, it is very steep. Indirect access to A351.	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	The site is in a sensitive and generally rural location and adjacent residential, no employment uses nearby. Low attractiveness	Low
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, recently promoted. Infrastructure and environmental issues make development unviable. Very small.	
Development potential	Not considered appropriate for employment development.	
Overall recommendation		
Recommendation	Not Suitable.	
Comments on recommendation	Environmental constraints and low market attractiveness make site unsuitable for employment development.	

**Land at Francombe Farm**

Settlement	CERNE ABBAS	
ID	EL/CERN/001	



Gross site area (ha)	0.49	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Identified Brownfield Site	
Overview / existing development	Recent residential development on site	
Clustering (activity / use class)	Other	

Adjacencies / issues	Adjacent residential	
Potentially limiting factors	Within the AONB. Partly within conservation area. Within Groundwater protection zone and within nutrient neutrality SSI catchment.	
Available land (ha)	0	
Accessibility	Access from Acreman Street (A352)	High
Age and quality of buildings	Post 2000	Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Medium market attractiveness. Site now housing and therefore unsuitable for employment uses.	Low
Suitability	No – developed for other use	
Availability	Not available – developed for other use	
Deliverability / viability	multiple ownership but developed for residential therefore not deliverable	
Development potential	No land available	
Overall recommendation		
Recommendation	Not suitable	
Comments on recommendation	14 dwellings constructed on site and therefore unsuitable for employment uses.	

## Northern DDB Extension

Settlement	CERNE ABBAS	
ID	EL/CERN/002	



Gross site area (ha)	1.21	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	No, extension of DDB in neighbourhood plan.	
Overview / existing development	Undeveloped greenfield land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Adjacent to residential. Located within walking distance of shops, a school and employment.	
Potentially limiting factors	Within AONB, Nutrient Neutrality SSSI Catchment, groundwater protection zone . Also affected by flooding from other sources. Contaminated land buffer.	
Available land (ha)	0	
Accessibility	Access via existing dwelling. Footpath at the northern end and right of way. Indirect access to A352, potential to directly access.	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	Well located within Cerne Abbas and suitable for small scale local uses if required. However, generally rural mid-Dorset location, likely not attractive to wider Dorset market.	Low
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available – recommend landowner engagement	
Deliverability / viability	multiple ownership, within development boundary. Rural location of Cerne Abbas may make development unviable.	
Development potential	Unlikely to be viable for development / attractive to market	
Overall recommendation		
Recommendation	Not Suitable.	
Comments on recommendation	Relatively small site in rural village. Unlikely to be viable or attractive to wider market. Not suitable for employment.	

## Granby Industrial Estate

Settlement	CHICKERELL	
ID	EL/CHIC/001	
Gross site area (ha)	34.31	
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	Good range of small and large units. Many steel profile with some block buildings. Well maintained. Good parking and circulation with identified parking areas. Good access. Multiple vacancies especially in the older section, active marketing	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Residential to south and east, some rural to north and west. Existing infrastructure and facilities on site. Mixed style and age of buildings some poor/very poor and some good.	
Potentially limiting factors	Land contamination buffer, proximity to AONB, proximity to internationally/nationally important nature designations	
Available land (ha)	1.6	
Accessibility	Indirect access to A354. Good existing access. Right of way through site.	Medium
Age and quality of buildings	80/90's	Average/Poor
Vacancy rate	10-25%	10-25%
Quality of environment	Average	Average
Market attractiveness	Despite some poor quality units, the site appears well used. Site is well connected to town and reasonably accessible via roads. Large population and industry mass around Weymouth.	Medium
Suitability	Yes: existing employment site	
Availability	Owner identified, assume available	
Deliverability / viability	Fragmented ownership. Overall location a fair distance from BCP may make development unviable however, an existing industrial site close to large town improves viability prospects.	
Development potential	Vacant site to south, potential access via Cumberland Drive or Tecan Way.	
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 - little room for expansion. Suitable for continued use and provides valuable local employment opportunities, retain.	



### Chickerell Urban extension

Settlement	CHICKERELL	
ID	EL/CHIC/002	



Gross site area (ha)	34.15	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes, Mixed-use, Policy - CHIC2	
Call for Sites submitted? Use?	Yes, Housing, School, Green infrastructure and sports facility (not employment)	
Overview / existing development	Permission granted for large urban extension to Chickerell some of the housing has commenced. Although the policy supported small scale employment uses the permitted scheme does not include employment	
Clustering (activity / use class)	Other	

Adjacencies / issues	Adjoining eastern edge of Chickerell. Mainly residential surrounds	
Potentially limiting factors	Contaminated Land buffer, proximity to AONB, proximity to internationally/nationally important nature designations. Small part identified as Local Green Space in Chickerell Neighbourhood Plan	
Available land (ha)	1.5	
Accessibility	New access will be needed to Chickerell Link Road. Right of way through site. Indirect access to A354	Medium
Age and quality of buildings	NA	NA
Vacancy rate	NA	NA
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped )
Market attractiveness	Reasonably located site with potential to access the wider road network.	Medium
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, likely available. However schemes currently under construction on site do not intend to deliver employment uses, site may not be available.	
Deliverability / viability	Fragmented ownership, inside settlement boundary recently promoted, proximity to Granby industrial estate likely indicates a good level of viability. Recent adjoining units delivered and performing well.	
Development potential	Land allocated for employment would be best positioned close to/with easy access to the Link Road	
Overall recommendation		
Recommendation	Amend/Release	
Comments on recommendation	The site is within the defined development boundary and allocated in the Local Plan. Would be suitable for employment development. However, employment may not be delivered, amend boundary to suit if employment is developed, release if not.	

## Land at Putton Lane

Settlement	CHICKERELL	
ID	EL/CHIC/003	



Gross site area (ha)	10.21	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes, Mixed-use, Policy - CHIC1	
Call for Sites submitted? Use?	No	
Overview / existing development	Permission granted for large residential development. Housing has been completed and occupied. Employment at the southern end of the site has now been completed. Modest block of modern employment units well kept with good parking. No vacancies or active marketing	
Clustering (activity / use class)	residential/employment	

Adjacencies / issues	Existing infrastructure and facilities on site. Allotments and greenspace to east, greenspace to south, residential to north and west.	
Potentially limiting factors	Contaminated Land buffer, proximity to AONB, proximity to internationally/nationally important nature designations. Small part identified as Local Green Space in the Chickerell Neighbourhood Plan.	
Available land (ha)	0	
Accessibility	Good existing access from Green Lane. Right of way through site. Indirect access to A34	Medium
Age and quality of buildings	Post 2000	Very Good
Vacancy rate	<10%	<10%
Quality of environment	Very Good	Very Good
Market attractiveness	Majority of site is residential, employment use is good quality and well connected	Medium/Low
Suitability	Yes: existing employment site	
Availability	Officer identified. Existing allocation/employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Fragmented ownership, part develop out for employment.	
Development potential	Site entirely built out	
Overall recommendation		
Recommendation	Retain and amend boundary	
Comments on recommendation	The site has just been completed and therefore has limited capacity to provide additional employment development but is suitable for continued use and provides valuable local employment opportunities. Retain and amend boundary to remove residential.	

## Lynch Lane Industrial Estate Chickerell

Settlement	CHICKERELL	
ID	EL/CHIC/004	



Gross site area (ha)	7.07	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes, Key employment site, Policy - ECON2	
Call for Sites submitted? Use?	Yes, Housing	
Overview / existing development	Smaller site with single through road, predominantly trades. Mix of unit sizes. Appearance in need of some updating. Poor parking and circulation space with the majority of parking along the road. Very few if any vacancies.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Residential to east, south, holiday park to west, greenfield to north. Parking and circulation are a concern. Majority of the parking is along the side of the road and any further intensification could cause significant highways problems.	
Potentially limiting factors	Contaminated Land buffer, proximity to AONB and minerals safeguarding area, proximity to internationally/nationally important nature designations	
Available land (ha)	0.8	
Accessibility	No direct access to wider road network. Existing access from Lynch Lane through residential. Public rights of way to the west of the site. Access to the holiday park at the western end of the site.	Low
Age and quality of buildings	80/90's	Average/Poor
Vacancy rate	10-25%	10-25%
Quality of environment	Poor	Poor
Market attractiveness	Redevelopment of existing buildings and increase provision of parking would improve the appearance of the area. Not particularly well connected to wider Dorset however situated within Weymouth boundary providing jobs for local people.	Medium
Suitability	Yes: existing employment site	
Availability	Officer identified, existing employment site, assume available – recommend landowner engagement	
Deliverability / viability	Fragmented ownership. Overall location a fair distance from BCP may make development unviable however, an existing industrial site close to large town improves viability prospects.	
Development potential	Vacant unit in poor condition in centre of the site has the potential to redevelop	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Established site in need of some renewal, continued employment use is suitable, retain.	



Adjacencies / issues	Open space to north and west, employment to east, residential to south. Existing infrastructure and facilities on site.	
Potentially limiting factors	Contaminated Land buffer, proximity to AONB, proximity to internationally/nationally important nature designations	
Available land (ha)	0	
Accessibility	Good access from Chickerell Link Road, indirect A road access	Medium
Age and quality of buildings	Post 2000	Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Well connected adjacent Granby Industrial Estate and residential sites. Good quality units.	Medium/High
Suitability	Yes: existing employment site	
Availability	Existing employment site. Officer identified, assume available – recommend landowner engagement	
Deliverability / viability	Fragmented ownership. Overall location a fair distance from BCP may make development unviable however, an existing industrial site close to large town improves viability prospects.	
Development potential	No land available – recent retail development west end.	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Attractive and well connected site adjacent to existing industrial estate.	



## Radipole Lane

Settlement	CHICKERELL	
ID	EL/CHIC/006	



Gross site area (ha)	4.17	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Housing, care home, community building, public open space (not employment)	
Overview / existing development	Agricultural land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Residential to the east beyond fields, Police station to south, golf course to west and greenspace to north	
Potentially limiting factors	Contaminated Land buffer, proximity to SSSI	
Available land (ha)	4.17	
Accessibility	Access from Hampshire road and Wessex Way. Access to the site is via a field gate Indirect A road access.	Medium
Age and quality of buildings	NA	NA
Vacancy rate	NA	NA
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped )
Market attractiveness	Site is reasonably well connected to strategic road network and nearby settlements	Medium
Suitability	Yes: Subject to environmental constraints	
Availability	Officer identified, – recommend landowner engagement	
Deliverability / viability	Single ownership, recently promoted but not for employment. Potentially viable in Weymouth submarket in due course.	
Development potential	Potential for employment development, subject to landscape and visual impact assessment and potential contamination	
Overall recommendation		
Recommendation	Development potential	
Comments on recommendation	Site has potential for employment development if available and required.	

### East Chickerell Court Farm

Settlement	CHICKERELL	
ID	EL/CHIC/007	



Gross site area (ha)	5.2	
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 development (Southill) to the south east. Generally greenfield surrounds.	
Potentially limiting factors	Land of Local Landscape Importance. Mineral Safeguarding Area. Radipole Lake SSSI to the east. Westend Meadows SNCI to the north.	
Available land (ha)	0	
Accessibility	Public footpath crosses the site in the south east. No obvious means of access - appears to currently be accessed via an un-adopted track from Coldharbour.	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	Undeveloped site in rural location, close to residential areas but with very poor road access.	Medium
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Lack of access likely to mean not viable for development - potentially as part of mixed used	
Development potential	Rural site with no obvious access, development would be intrusive. Would need to be part of wider allocation.	
Overall recommendation		
Recommendation	Not Suitable	
Comments on recommendation	Isolated rural site with poor access, could only be brought forward as part of a wider settlement expansion.	

## The Oasis, Shaftesbury Road

Settlement	CHILD OKEFORD	
ID	EL/CHOK/001	



Gross site area (ha)	2.28	
Previous Authority	North Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Mixed Use	
Overview / existing development	The site contains a residential building and several glass houses associated with a horticultural nursery. The site is well screened and would be suitable for employment uses subject to policy change.	
Clustering (activity / use class)	Other	

Adjacencies / issues	To the north east of Child Okeford - detached from the edge of the village. Unlikely to be any difficulties in obtaining connection to power/water/sewage services.	
Potentially limiting factors	Proximity to AONB	
Available land (ha)	0	
Accessibility	Existing access off Shaftesbury Road through the south eastern side of the site. Public right of way runs to the north of the site. No A road access.	Low
Age and quality of buildings	80/90's	Good
Vacancy rate	<10%	<10%
Quality of environment	Very good	Very good
Market attractiveness	Medium market attractiveness. Outside the settlement boundary but suitable for continued garden centre use	Medium/Low
Suitability	Yes	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, Rural location in north Dorset, suitable as is but redevelopment likely not viable for employment.	
Development potential	Not considered achievable for employment	
Overall recommendation		
Recommendation	Not Suitable.	
Comments on recommendation	Not considered viable or marketable for employment	

### Land Adjacent to A35 (North)

Settlement	CHARMOUTH	
ID	EL/CHTH/001	



Gross site area (ha)	2.971	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Industrial Use	
Overview / existing development	Undeveloped greenfield land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Greenfield surrounds. Remote from existing infrastructure and facilities and away from any residential development. Any employment related uses would be car reliant	
Potentially limiting factors	Within the AONB and Heritage Coast. Also affected by flooding from other sources. Land instability might need investigation.	
Available land (ha)	0	
Accessibility	No existing access to site off A35, but potential to create one. No foot or cycle links	Medium/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	Generally rural location not close to existing employment or any particularly large centres of population. Potential to create access to A35 however development on site would be heavily car reliant	Low
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Low market attractiveness, rural location and need to significantly improve infrastructure access likely makes site unviable for employment.	
Development potential	Not considered deliverable for employment development albeit access is good.	
Overall recommendation		
Recommendation	Not Suitable.	
Comments on recommendation	Environmental constraints and low market attractiveness make site unsuitable for employment development despite A35 adjacency.	



## Charminster Farm

Settlement	CHARMINSTER	
ID	EL/CHTR/001	



Gross site area (ha)	2.98	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes, Key employment site, Policy - ECON2	
Call for Sites submitted? Use?	No	
Overview / existing development	Council depot to the north modern buildings within a compound. To the south of Wanchard Lane multiple blocks some modern some more agricultural in style. Some areas in need of updating. Good parking and circulation with identified parking areas. Access from Wanchard Lane. No active marketing.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Existing infrastructure and facilities	
Potentially limiting factors	Contaminated land buffer, Poole Harbour nutrient catchment area. Groundwater SPZ 3. Also minerals safeguarding area.	
Available land (ha)	0	
Accessibility	Access from Wanchard Lane. Right of way along the eastern side. Access to A352	High
Age and quality of buildings	80/90's	Average
Vacancy rate	<10%	<10%
Quality of environment	Average	Average
Market attractiveness	Medium market attractiveness, good road access and location close to Dorchester	Medium
Suitability	Yes: existing employment site	
Availability	Existing employment site.. Officer identified, assume available – recommend landowner engagement	
Deliverability / viability	Reasonable market attractiveness, existing employment site, redevelopment may be viable.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	The area has limited capacity to provide additional development. However there are some areas in need of redevelopment especially to the southern and western sides of the site. Access and highways issues may limit development. The area is suitable for continued use and provides valuable local employment opportunities.	

## Dorchester Vineyard

Settlement	CHARMINSTER	
ID	EL/CHTR/002	



Gross site area (ha)	3.186	
Previous Authority	West Dorset 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	Located within walking distance of school and employment.	
Potentially limiting factors	Nutrient neutrality SSSI catchment	
Available land (ha)	0	
Accessibility	A new access could be formed off Westleaze. Indirect road access to A37	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/Low attractiveness. Reasonable location but poor accessibility.	Low/Medium
Suitability	Yes: Subject to environmental constraints	
Availability	Developer identified, assumed available	
Deliverability / viability	Undeveloped site under single ownership, recently promoted. May be limited potential for employment development albeit unlikely to be viable	
Development potential	May be occupier interest but unlikely to be viable. Site likely to be too small for mixed use.	
Overall recommendation		
Recommendation	Not Suitable.	
Comments on recommendation	Relatively isolated site. Will impact on townscape and landscape. Unlikely to be attractive to market. An unsuitable site.	

**Land west of Brog Street**

Settlement	CORFE MULLEN	
ID	EL/CMUL/005	



Gross site area (ha)	2.22	
Previous Authority	East Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Employment	
Overview / existing development	None	
Clustering (activity / use class)	Greenfield	

Adjacencies / issues	Remote from existing infrastructure and facilities.	
Potentially limiting factors	Within 5k of the Dorset Heathlands. Groundwater SPZ 3. Within Green Belt.	
Available land (ha)	0	
Accessibility	A new access could be formed off Brog Street. Potential highways capacity issue on the wider road network. Likely highways issue at this site as there are no footway links to the village centre. Indirect access to A31.	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 attractiveness. The site is located in a rural location outside the settlement development boundary with potential highways capacity issues. An unsuitable site.	Low
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership undeveloped site, recently promoted. Good location next to A31 and in proximity to BCP area, a viable site, but doesn't readily access A31	
Development potential	Potentially whole site available for development if required, unlikely to be viable and access poor	
Overall recommendation		
Recommendation	Not Suitable.	
Comments on recommendation	Remote from existing infrastructure and facilities in an unsustainable location. An unsuitable site.	

### Cogdean Elms Industrial Estate

Settlement	CORFE MULLEN	
ID	EL/CMUL/006	



Gross site area (ha)	1.07	
Previous Authority	East Dorset District Council	
Previous Policy Status	No	
Call for Sites submitted? Use?	No	
Overview / existing development	An existing employment/industrial estate comprising a timber/building merchants, car mechanics, fork lift trucks merchant, fabrication/welding business, business waste collection. Mixture of large industrial buildings and smaller units, generally of a condition that could be improved. Limited access and parking, a single access with no route through. Advertisement of units available to let on entrance to the site.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	An existing industrial estate with access to services. Well located to nearby facilities of Corfe Mullen.	
Potentially limiting factors	Within 5k of the Dorset Heathlands. Groundwater SPZ 2. TPOs on site.	
Available land (ha)	0	
Accessibility	Single access to the site from Higher Merley Lane. The lane becomes unsuitable for HGVs further along to the east. Indirect A road access.	Medium
Age and quality of buildings	80/90's	Average
Vacancy rate	<10%	<10%
Quality of environment	Average	Average
Market attractiveness	Medium market attractiveness as a result of location close to BCP area.	Medium
Suitability	Yes: existing employment site	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Fragmented ownership, location close to BCP would make ad-hoc redevelopment viable.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Smaller industrial employment site hosting a range of business types, and in general need of improvement in terms of building quality and circulation/parking. No potential for expansion due to surrounding green belt, and unsuitability of highway access. Suitable for retention.	



**Land North of Waterloo Road**

Settlement	CORFE MULLEN	
ID	EL/CMUL/007	



Gross site area (ha)	1.707	
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	Adjacent to residential development (Park Homes site). Remote from existing infrastructure and facilities.	
Potentially limiting factors	Within 5k of the Dorset Heathlands. Groundwater SPZ 3. Also within green belt. Affected by flooding from other sources including surface water.	
Available land (ha)	0	
Accessibility	A new access could be formed off Waterloo Road. Indirect A road access	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 as a result of location close to BCP area albeit narrow shape restricts form.	Medium
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, recently promoted. Good location close to BCP would make development viable but site shape constraining, and adjacent to residential.	
Development potential	Shape and scale of site and adjacencies unlikely to be suitable.	
Overall recommendation		
Recommendation	Not Suitable.	
Comments on recommendation	The site is remote from existing infrastructure and facilities, not suitable.	

**Little Manor Farm, Waterloo Road**

Settlement	CORFE MULLEN	
ID	EL/CMUL/008	

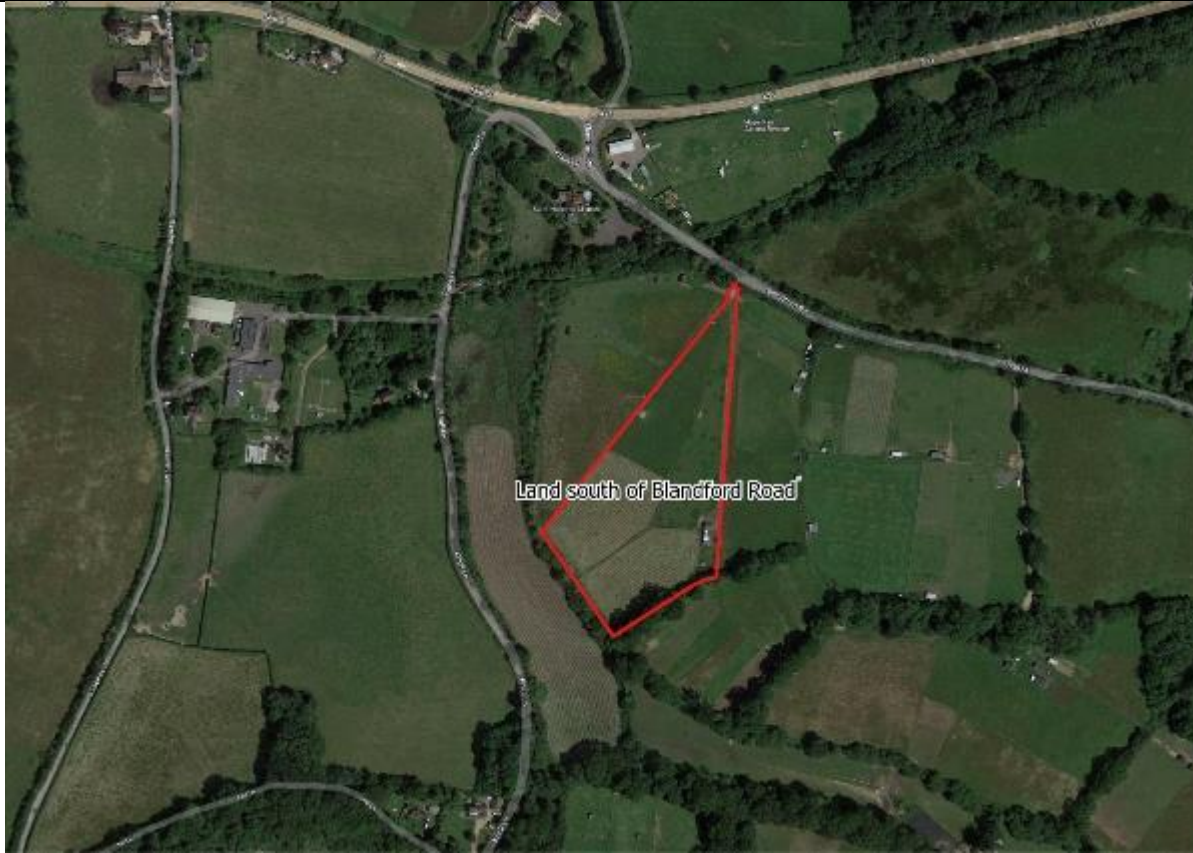


Gross site area (ha)	12.8	
Previous Authority	East Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Mixed Use	
Overview / existing development	Undeveloped greenfield land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Remote from existing infrastructure and facilities. Adjacent Corfe Mullen Meadows Nature reserve. Residential to the east.	
Potentially limiting factors	The Western section of the site is within 400m of the Dorset Heathlands, and the remainder is within the 5k Dorset heathlands buffer. A Site of Special Scientific Interest (SSSI) adjacent to the West. Groundwater SPZ 2. Also within the green belt. Affected by flooding from other sources including surface water.	
Available land (ha)	0	
Accessibility	A new access could be formed off Waterloo Road. Indirect A road access	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 as a result of location close to BCP area albeit in a suburban location.	Medium
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Split ownership, recently promoted. Good location close to BCP would make development viable although suburban location sub optimal.	
Development potential	Subject to environmental constraints the eastern section of the site may be appropriate for development however B Road suburban location is sub optimal.	
Overall recommendation		
Recommendation	Not Suitable.	
Comments on recommendation	The site is remote from existing infrastructure and facilities. Site is considered sub optimal for employment given suburban location.	

**Land south of Blandford Road**

Settlement	CORFE MULLEN	
ID	EL/CMUL/009	



Gross site area (ha)	1.97	
Previous Authority	East Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Mixed Use	
Overview / existing development	Greenfield site	
Clustering (activity / use class)	Greenfield	

Adjacencies / issues	Remote from existing infrastructure and facilities.	
Potentially limiting factors	Within 5k of the Dorset Heathlands. Groundwater SPZ 1. Within the Green Belt.	
Available land (ha)	0	
Accessibility	Existing access off Blandford Road. Indirect access to A31.	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 as a result of location close to BCP area.	Medium
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, recently promoted. Good location close to BCP would make development viable however parcel shape and location not suitable in isolation	
Development potential	Not suitable in isolation	
Overall recommendation		
Recommendation	Not Suitable.	
Comments on recommendation	The site is remote from existing infrastructure and facilities and outside of the settlement boundary.	

**Part of Candys Farm**

Settlement	CORFE MULLEN	
ID	EL/CMUL/010	



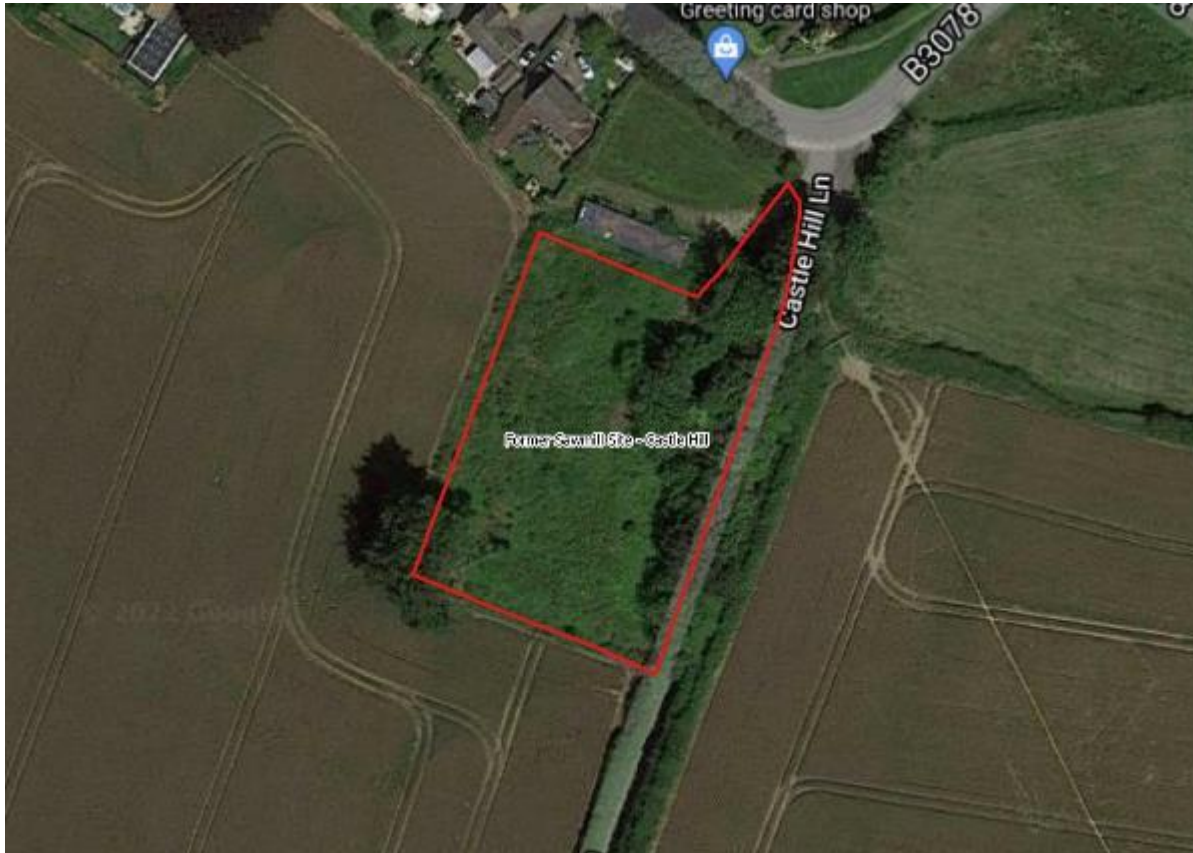
Gross site area (ha)	8.5	
Previous Authority	East Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	DC Owned	
Overview / existing development	Undeveloped greenfield land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Remote from existing infrastructure and facilities but within walking distance of public house.	
Potentially limiting factors	Within 5k of the Dorset Heathlands. Groundwater SPZ 2. Adj sewage works. Within Green Belt. TPOs on site.	
Available land (ha)	5	
Accessibility	Candy's Lane is narrow and unsuitable for large scale development, an access could be formed off Wimborne Road. Potential highways capacity issue on the wider road network. Potential to directly or indirectly access A31	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	Reasonably located near Corfe Mullen, potential to access A31.	Medium/High
Suitability	Yes: Subject to environmental constraints	
Availability	Officer identified, assume available	
Deliverability / viability	Single ownership. Good location close to BCP would make development viable.	
Development potential	Potentially whole site available, however some potential for landscape impacts and adjacency issues. The section of the site closest to the A31 and adjacent to the Sewage works / north of Candy's Lane potentially suitable.	
Overall recommendation		
Recommendation	Development potential	
Comments on recommendation	Good accessibility and potentially medium to high market attractiveness given location close to BCP area. Development potential.	



**Former Sawmill Site – Castle Hill**

Settlement	CRANBORNE	
ID	EL/CRAN/001	



Gross site area (ha)	0.34	
Previous Authority	East Dorset District Council	
Previous Policy Status	Yes, Employment Land, Policy - CHASE2(SP), PC2, KS5	
Call for Sites submitted? Use?	No	
Overview / existing development	Undeveloped greenfield land	
Clustering (activity / use class)	Greenfield	

Adjacencies / issues	Greenfield surrounds, Cranborne village to north west.	
Potentially limiting factors	Within 5k of the Dorset Heathlands. Groundwater SPZ 3.	
Available land (ha)	0	
Accessibility	Existing site access off Castle Hill Lane. Awkward arrangement with junction to B3078. No 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	Undeveloped site in rural location, close to a small residential area but with very poor road access.	Low
Suitability	No: due to environmental and infrastructure constraints	
Availability	Officer identified, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership. Rural location / size of site makes development unviable.	
Development potential	Not considered viable given size / location	
Overall recommendation		
Recommendation	Release	
Comments on recommendation	An unsuitably located site suitable for employment uses, environmental and infrastructure constraints, release.	

## Land at Crossways

Settlement	CROSSWAYS	
ID	EL/CROS/001	



Gross site area (ha)	19.69	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes, Mixed-use/Key employment, Policy – CRS1, ECON2	
Call for Sites submitted? Use?	No	
Overview / existing development	Agricultural land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Adjacent residential to the north. Located within walking distance of shops and a school. Hybris Business Park in the centre of the site. Pending planning application for residential development in east of the site (Ref:WD/D/16/000378).	
Potentially limiting factors	Within 5k of the Dorset Heathlands. Poole Harbour nutrient catchment area. TPOs on site and Earthwork in Bowley's Plantation Scheduled Monument.	
Available land (ha)	2.5	
Accessibility	A new access could be formed off Warmwell Road. Potential highways capacity issue on the wider road network. Right of way through site. No access to strategic network.	Low
Age and quality of buildings	NA	NA
Vacancy rate	NA	NA
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Large site with good connection to Crossways village, however wider road connectivity is poor. Reasonable to expect that demand for 1-2ha of employment land could arise in due course although no distinct local cluster.	Medium/Low
Suitability	Yes: Subject to environmental constraints	
Availability	Officer identified, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership, development may be viable as part of a larger mixed use scheme.	
Development potential	A large site allocated for mixed use development of which some has employment use potential, likely most appropriate location adjacent to existing employment use	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A relatively sustainable site which would pose minimal landscape harm. A suitable site for the expansion of adjacent business park if required, retain.	

### Hybris Business Park, Crossways

Settlement	CROSSWAYS	
ID	EL/CROS/002	



Gross site area (ha)	3.06	
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 a range of occupiers including some engineering companies. The units are generally in good condition. Nearly all units are occupied. There is limited scope for any further expansion or intensification.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Adjacent residential to the north. Located within walking distance of shops and a school.	
Potentially limiting factors	Within 5k of the Dorset Heathlands. Poole Harbour nutrient catchment area. Also scheduled monument to southwest and earthwork in Bowley's Plantation Scheduled Monument.	
Available land (ha)	0	
Accessibility	Semi-rural location, no A road access. Existing access off Warmwell Road.	Low
Age and quality of buildings	60/70's	Average
Vacancy rate	<10%	<10%
Quality of environment	Average	Average
Market attractiveness	Small existing employment site close to small town, likely serves local need well	Medium
Suitability	Yes: existing employment site	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Fragmented ownership, no potential for new development within the boundary. Rural location and low accessibility likely makes redevelopment unviable.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	An existing employment site suitable for retention.	

**Warmwell Road**

Settlement	CROSSWAYS	
ID	EL/CROS/003	



Gross site area (ha)	2.08	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	No	
Overview / existing development	The site has planning permission for mixed uses (49 homes and 8 commercial units).	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Adjacent residential to the east. Located within walking distance of shops and a school.	
Potentially limiting factors	Within 5k of the Dorset Heathlands. Poole Harbour nutrient catchment area.	
Available land (ha)	0	
Accessibility	Semi-rural location, no A road access. Existing access off Warmwell Road	Low
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Mostly Undeveloped)	N/A (Mostly Undeveloped )
Market attractiveness	Medium attractiveness. The site has planning permission for 49 homes and 8 commercial units (Use class B1). A developable site.	Medium
Suitability	Yes: employment and residential site under development	
Availability	Not a submitted site but does have planning permission. Officer identified, assume available	
Deliverability / viability	Single ownership, site has permission for 8 B1 units, deliverable and viable.	
Development potential	Currently under construction	
Overall recommendation		
Recommendation	Retain/Review Boundary	
Comments on recommendation	Currently under construction, review boundary to remove residential portions.	



## Halsdon Farm

Settlement	CROSSWAYS	
ID	EL/CROS/004	



Gross site area (ha)	2.29	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Mixed Use	
Overview / existing development	Forest	
Clustering (activity / use class)	Greenfield	

Adjacencies / issues	Remote from existing infrastructure and facilities.	
Potentially limiting factors	Within 400m of the Dorset Heathlands and within the Poole Harbour nutrient catchment area, within 250m of former landfill	
Available land (ha)	0	
Accessibility	Potential highways issue as there is no obvious means of access to the site itself. Indirect road access to A352/A353	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	Low attractiveness. The site is located in a rural location outside the settlement development boundary, the site is inaccessible and unlikely to be viable. The site is within 400m of the Dorset Heathlands. An unsuitable site.	Low
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership. Rural location may cause development to be unviable.	
Development potential	Potentially whole site subject to environmental constraints, development may not be viable. Alternate sites preferred.	
Overall recommendation		
Recommendation	Not Suitable.	
Comments on recommendation	The site is covered by woodland, is remote from existing infrastructure and facilities, and is within 400m of the Dorset Heathlands. Unlikely to meet market requirements. An unsuitable site.	

## Poundbury Mixed Use Development

Settlement	DORCHESTER	
ID	EL/DORC/001	



Gross site area (ha)	58.9	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes, Mixed-use, Policy – DOR1	
Call for Sites submitted? Use?	No	
Overview / existing development	A large mixed use site mainly consisting of residential but with employment uses scattered within; such as offices and business uses. Some office units appear vacant and are being marketed. All buildings are modern and are of good quality. Large areas the North are under construction. High quality public domain.	
Clustering (activity / use class)	Other	

Adjacencies / issues	Essentially an extension to an existing urban area residential to south and east, greenfield to north and west. Well serviced and with facilities inclusive/within the nearby developed area of Poundbury to the South.	
Potentially limiting factors	Western section is within the Dorset Area of Outstanding Natural Beauty. Poole Harbour Nutrient Catchment Area. SNCI to the North. Groundwater SPZ 3. TPOs on site. Scheduled ancient monument to the north (Poundbury Camp, associated monuments and section of Roman aqueduct)	
Available land (ha)	5	
Accessibility	Direct access to A37. Multiple accesses into the site and throughout along Peverell Avenue East. Mainly from Monkey's Jump roundabout to the West, and Great Field roundabout to the East. Parking is generally off road and associated with individual premises.	High
Age and quality of buildings	Post 2000	Very Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Close to large centre of population and well connected, scope for new development	High
Suitability	Yes: Subject to environmental constraints	
Availability	Officer identified, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership, good market attractiveness and connectivity. Likely viable.	
Development potential	Estimate c5ha of demand from level of residential, although is in close proximity which may restrict user typology (i.e. non B2/B8). Predicted that most appropriate site would be to the west of the designated area, likely west of Saltash Pl. where road connections to A37 are more direct and would avoid HGV traffic through residential areas. Site identified is currently undeveloped.	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	An existing mixed use allocation which is under construction, with Southern elements completed. Suitable for employment development scattered within; including offices, start up space and industrial units. High quality buildings with potential for further development. Retain	

### Marabout/The Grove Industrial Estate, Dorchester

Settlement	DORCHESTER	
ID	EL/DORC/002	



Gross site area (ha)	12.1	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes, Key employment site, Policy - ECON2	
Call for Sites submitted? Use?	No	
Overview / existing development	A large busy site, with a broad mix of employment uses. Building quality is mixed with some buildings requiring improvement. Alternative uses include some storage units, larger retail outlets, antiques centre, cafe, car rental and car sales. Public domain is of limited quality, lots of active marketing. Army Reserve Centre with associated sports pitch. Few unoccupied units or opportunities for additional development.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Mixed, industrial and some residential to West, some residential and employment to east and south. Rural allocated employment site to north, currently undeveloped	
Potentially limiting factors	The majority of the site is within a high rank contamination area. Potential contamination arising from industrial uses. Frome Meadows SNCI adjacent to the North. Poole Harbour Nutrient Catchment Area. Groundwater SPZ 3. Also TPOs on site. Western part of site with area designated as scheduled monument. Very small part flood zone. Southern tip in conservation area.	
Available land (ha)	0	
Accessibility	Indirect access to A37. Accessed via a through road (Millers Close) from Grove Road and Poundbury Road. A very busy site with lots of through traffic, making circulation difficult. Areas of parking specific to units. Pedestrian routes exist but are difficult due to traffic levels.	Medium
Age and quality of buildings	80/90's	Average/Poor
Vacancy rate	10-25%	10-25%
Quality of environment	Average/Poor	Average/Poor
Market attractiveness	Key employment area for Dorchester. Reasonable location with established uses, reasonable/poor quality of site impacts sites attractiveness. Very dense with small unit sizes intensification unlikely.	Medium
Suitability	Yes: existing employment site	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Fragmented ownership, existing employment site with reasonable market attractiveness and connectivity. Likely viable for redevelopment as required given proximity to Dorchester.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Limited opportunity for development or intensification within the site. Requires highways and access improvements. Well established and popular, retain.	

## Weymouth Avenue Brewery Site

Settlement	DORCHESTER	
ID	EL/DORC/003	



Gross site area (ha)	8.98	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes, Mixed-use, Policy – DOR6	
Call for Sites submitted? Use?	No	
Overview / existing development	A large mixed use site with high quality modern development, and grade II listed former brewery buildings. Ground floor retail spaces, blocks of flats, restaurants and a cinema. The site is also inclusive of some office spaces, a train station, section of railway and a public house. Some buildings are under construction for conversion to residential.	
Clustering (activity / use class)	Other	

Adjacencies / issues	Mixed use site within an urban location with access to services and facilities, generally residential surrounds	
Potentially limiting factors	Partly within conservation area, listed buildings on site. Poole Harbour nutrient catchment area. Groundwater SPZ 3.	
Available land (ha)	0	
Accessibility	Access to the site is from Weymouth avenue where there is one constant vehicular access and one limited access. Traffic is unable to circulate within the site. Pedestrians can access the site from the South from the residential area, and at multiple points from Weymouth Ave. Train station inside the site, as well as a bus stop. Indirect access to A35.	Medium/High
Age and quality of buildings	Post 2000	Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Well located centre of town site with indirect access to A road	Medium
Suitability	Yes: existing mixed use site including some employment space	
Availability	Officer identified, assumed available – recommend landowner engagement	
Deliverability / viability	Town centre site, has planning permission for residential, employment development likely not deliverable / alternate locations may be preferable.	
Development potential	Vacant site to the east (has permission for residential that is now under construction)	
Overall recommendation		
Recommendation	Release	
Comments on recommendation	A suitably located site with opportunities for employment development on the Eastern undeveloped section. However, site has outline permission for residential development and is unlikely to come forward for employment uses. Release	



## Poundbury West Industrial Estate, Dorchester

Settlement	DORCHESTER	
ID	EL/DORC/004	



Gross site area (ha)	4.86	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes, Key employment site, Policy - ECON2	
Call for Sites submitted? Use?	No	
Overview / existing development	An existing employment site largely with a mix of employment uses. Non employment uses include home builders merchants/retail, storage, NHS facility, radio station and dance studio. Lots of active marketing and no apparent empty units. A mix of building ages and quality. Limited quality public domain.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Within the urban area of Dorchester. Well serviced with good access to facilities.	
Potentially limiting factors	Eastern tip of the site is within a high ranking contaminated land area. Poole Harbour Nutrient Catchment Area. Groundwater SPZ 3.	
Available land (ha)	0	
Accessibility	Two accesses from Poundbury Lane. Fairly good traffic circulation, with a mix of parking on the road-side and localised forecourt/parking to individual units. Pedestrian routes throughout. Indirect A road access (route through town).	Medium/Low
Age and quality of buildings	60's	Average/Poor
Vacancy rate	<10%	<10%
Quality of environment	Average/Poor	Average/Poor
Market attractiveness	Site located close to Dorchester town, reasonable road connectivity to strategic network however this requires driving through the town. Dense and older stock, intensification difficult	Medium
Suitability	Yes: existing employment site	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Fragmented ownership, existing employment site with good market attractiveness and connectivity. Likely viable for redevelopment as required.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A busy and active site suitable for continued employment use	

### Parkway Farm Business Park, Dorchester

Settlement	DORCHESTER	
ID	EL/DORC/005	



Gross site area (ha)	2	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes, Key employment site, Policy - ECON2	
Call for Sites submitted? Use?	No	
Overview / existing development	A recent development of employment units. High quality in a rural barn style. Varying uses including offices, warehouses and outlet stores. A health charity facility, publishers, and arts centre (now closed). There appears also to be a large empty unit on the South Eastern section, and some empty offices. All with active marketing. Public domain is in good condition due to age.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Residential to north, greenfield to south. An edge of settlement site seemingly well serviced with access to local facilities of Poundbury.	
Potentially limiting factors	AONB. Poole Harbour Nutrient Catchment Area. Groundwater SPZ 3.	
Available land (ha)	0	
Accessibility	Access to A35. Single vehicular access from Middle Farm Way. Ability to circulate the site through the Eastern section, with good levels of designated parking.	High
Age and quality of buildings	Post 2000	Very Good
Vacancy rate	25-50%	25-50%
Quality of environment	Very Good	Very Good
Market attractiveness	Newly completed site with high quality units, good accessibility to strategic road network and location close to Dorchester	High
Suitability	Yes: existing employment site	
Availability	Existing employment site. Officer identified, assume available – recommend landowner engagement	
Deliverability / viability	Single ownership, good market attractiveness and connectivity. A viable site.	
Development potential	No land available but potential to expand on land to south (EL/DORC/015)	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A modern high quality business park with some empty units, expected considering age.	

### Loudsmill Industrial Estate, Dorchester

Settlement	DORCHESTER	
ID	EL/DORC/006	



Gross site area (ha)	3.3	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes, Key employment site, Policy - ECON2	
Call for Sites submitted? Use?	No	
Overview / existing development	Light industrial units, warehouse/depot buildings, and the Grade II listed Louds Mill on the Western section on the Northern side of the road. Comprising plant hire, kitchen outlet, a car mechanics and paper recycling. All of these seemed occupied, are fairly modern, and of average quality. Household recycling centre on the Eastern section, with a scrap yard and seemingly unoccupied warehouse building to the South. Limited public space.	

Clustering (activity / use class)	Other	
Adjacencies / issues	Edge of settlement location but seemingly well serviced with access to facilities. Site is opposite a sewerage works.	
Potentially limiting factors	Poole Harbour nutrient catchment area. SSSI. Groundwater SPZ 3. Listed building on site. Northern part of the site is within flood zone.	
Available land (ha)	0	
Accessibility	Indirect access to A35. Existing access via St. Georges Road which is largely single track, meaning fairly heavy traffic build up accessing the industrial units, recycling centre, and scrap yard. Limited circulation due to amount of vehicles on the site. Public right of way running through the site.	Medium
Age and quality of buildings	60/70's	Poor
Vacancy rate	10-25%	10-25%
Quality of environment	Very poor	Very poor
Market attractiveness	Medium market attractiveness. An existing employment site that plays an important role in supporting the rural / local economy.	Medium
Suitability	Yes: existing employment site	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Fragmented ownership, existing employment site with good market attractiveness and connectivity. Likely viable for redevelopment as required.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A busy and active existing employment site. Limited potential for expansion or intensification due to access, parking, and environmental constraints. Expansion into land to the East may be possible in the future should the access issues be overcome. Considered valuable employment land.	

## The Old Radio Station

Settlement	DORCHESTER	
ID	EL/DORC/007	



Gross site area (ha)	2.15	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	No	
Overview / existing development	A large bus depot unit at the frontage, with a printing works, and local authority training centre. A radio mast is within the site, as well as one residential property. Buildings are generally old and are of poor condition. Some parts appear disused with some active marketing at the frontage. Tree areas to the East, West and North.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	An existing serviced site detached from any settlement and facilities. Poundbury and facilities are some 1.3km along the A35 to the East.	
Potentially limiting factors	Within the Dorset Area of Outstanding Natural Beauty. Poole Harbour Catchment Area. Groundwater SPZ 3.	
Available land (ha)	0	
Accessibility	A single vehicular access from the A35 main road. Parking within the site.	High
Age and quality of buildings	80/90's	Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Medium market attractiveness. An existing employment site that plays an important role in supporting the rural / local economy.	Medium
Suitability	Yes: existing employment site	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership, good market attractiveness and connectivity. A viable site.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	An existing isolated site with no potential for expansion due to potential landscape and visual impacts. Limited potential for intensification within.	



## Allington Industrial Estate

Settlement	DORCHESTER	
ID	EL/DORC/008	



Gross site area (ha)	2	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	No	
Overview / existing development	Several large buildings of good state of repair. Employment uses such as offices, garages, manufacturing. A car dealership is also on the site. The external area of the site appears to be of an adequate condition with no considerable source of degradation. The public realm is limited to running around the edge of the site; there are no notable pedestrian access provision within the site itself.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Urban location with good access to facilities and services.	
Potentially limiting factors	Contaminated Land. Poole Harbour Nutrient Catchment Area. Groundwater SPZ 2.	
Available land (ha)	0	
Accessibility	Parking provision for the units on the site, but very minimal circulation due to multiple accesses that serve separate plots, meaning little permeation through the site. Well accessible otherwise due to urban location and proximity to the road network.	Medium/High
Age and quality of buildings	Post 2000	Very good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Medium market attractiveness. An existing employment site that plays an important role in supporting the local economy.	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Fragmented ownership, existing employment site with good market attractiveness and connectivity. Likely viable for redevelopment as required.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	An employment site which is in good condition, and is well located. No potential for further employment development or expansion.	

## Charles Street

Settlement	DORCHESTER	
ID	EL/DORC/009	



Gross site area (ha)	1.99	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes, Mixed-use, Policy – DOR4	
Call for Sites submitted? Use?	No	
Overview / existing development	Modern offices and library building on Southern section, with two separate car parks behind to the North.	
Clustering (activity / use class)	Other	

Adjacencies / issues	An urban centre location with good access to infrastructure and facilities.	
Potentially limiting factors	Contaminated Land. Poole Harbour Nutrient Catchment Area. Groundwater SPZ 3. Within the conservation area. Potential archaeological concerns.	
Available land (ha)	0	
Accessibility	Existing vehicular access to the car parks from Acland Road and Charles Street. Right of way through site. Indirect access to A35.	Medium
Age and quality of buildings	60/70's	Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Medium market attractiveness. An existing employment site that plays an important role in supporting local services and the economy.	Medium
Suitability	Yes.	
Availability	Officer identified, assumed available – recommend landowner engagement	
Deliverability / viability	Fragmented ownership, the site is currently mostly car park, though there are offices to the south. Mixed use development allocation.. with good market attractiveness and connectivity. Likely viable for redevelopment as required.	
Development potential	Potential to redevelop part of the Car Park for retail/town centre uses.	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A town centre site suitable for some employment development albeit as ancillary to retail uses. Heavily constrained with heritage impacts and potential viability issues related to archaeological impacts.	

## Great Western Industrial Estate, Dorchester

Settlement	DORCHESTER	
ID	EL/DORC/010	
Gross site area (ha)	1.82	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes, Key housing /employment site, Policy - ECON2	
Call for Sites submitted? Use?	No	
Overview / existing development	Mainly employment/retail uses (car sales dealerships, carpet outlet and large home retail store). Car garages, and some office/warehouse space. Buildings are in varying condition but mostly fairly old in need of repair or replacement. Most units appear occupied. Minimal public realm provision. Some active marketing but limited to units that aren't screened from the roadside.	
Clustering (activity / use class)	Other	

Adjacencies / issues	Within the urban centre so good access to infrastructure and facilities	
Potentially limiting factors	Contaminated Land. Poole Harbour Nutrient Catchment Area. Eastern part of the site is within conservation area.	
Available land (ha)	0	
Accessibility	Indirect access to A35. Two accesses, one serving the home retail store only, which has a large car park in poor condition. The other access serves the main estate. Very limited circulation, parking and manoeuvrability due to amount of vehicles parked or for sale. Limited discernible pedestrian access through the site. Public car park across the road.	High
Age and quality of buildings	80/90's	Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Medium market attractiveness. An existing employment site that plays an important role in supporting the rural / local economy.	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Fragmented ownership, existing employment site with good market attractiveness and connectivity. Likely viable for redevelopment as required.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A currently protected employment site inclusive of retail uses. Well located, but with access and circulation issues. Units are generally in need of repair or replacement. No potential for additional development but may be suitable for wider redevelopment with employment uses.	

### Land South of St George's Road

Settlement	DORCHESTER	
ID	EL/DORC/011	



Gross site area (ha)	1.7	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes, Mixed-use, Policy – DOR8	
Call for Sites submitted? Use?	No	
Overview / existing development	Undeveloped greenfield land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Adjacent residential	
Potentially limiting factors	Poole Harbour Nutrient Catchment Area. Groundwater SPZ 2. TPO's on site. Small area of new light industrial to the north. Surface water flooding.	
Available land (ha)	1.7	
Accessibility	New access(es) required, potentially from St Georges Rd (Western section) or Lubbeke Way (Eastern section). Rights of way running to the East and South. Indirect access to A35.	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. Reasonable location and connectivity.	Medium
Suitability	Yes: Subject to environmental constraints	
Availability	Officer identified, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership, undeveloped site. Good access to A road and in proximity to Dorchester, development likely viable although size of isolated site will be challenging.	
Development potential	Greenfield site available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A well enclosed undeveloped greenfield site with potential for employment development. A suitable site if employment development is favoured over housing.	



## Railway Triangle Industrial Estate, Dorchester

Settlement	DORCHESTER	
ID	EL/DORC/012	



Gross site area (ha)	1.44	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes, Key employment site, Policy - ECON2	
Call for Sites submitted? Use?	No	
Overview / existing development	A smaller site offering a mix of older and newer units, of a mixture of good quality newer buildings, and poor quality degraded buildings. A mix of employment uses including offices, mechanics, electrical appliance centre. Other uses include vehicle hire and gymnasium/fitness centre. All units appear to be in use. Public space is generally of poor quality.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Within an urban location, well serviced and with access to nearby facilities.	
Potentially limiting factors	Area of SNCI nearby to the North West. Poole Harbour nutrient catchment area. Groundwater SPZ 3. Eastern half of the site is within a high ranking contamination area, and the Western tip of the site is within a historic landfill site 250m buffer.	
Available land (ha)	0	
Accessibility	A single vehicular access, and a pedestrian access from Poundbury Road. The vehicular access is shared with the neighbouring Park Homes site. Limited circulation due to single access. There appears to be adequate parking but the site is busy with parked vehicles.	Medium
Age and quality of buildings	60/70's	Average
Vacancy rate	<10%	<10%
Quality of environment	Average	Average
Market attractiveness	Medium market attractiveness. A suitable site for retention however limited potential for expansion or intensification particularly given small units and area.	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Fragmented ownership, existing employment site with good market attractiveness and connectivity. Likely viable for redevelopment as required.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A small but busy site that is highly constrained with no potential for expansion, suitable for continued employment use	

### Casterbridge Trading Estate, Dorchester

Settlement	DORCHESTER	
ID	EL/DORC/013	



Gross site area (ha)	1.3	
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	An existing employment site comprising a mix of single storey units including car mechanics, storage, car garages, a car wash. Most looked to be in use, but limited active marketing. The buildings are in generally poor condition, as is the general public domain. Circulation is very limited due to the amount of cars parked within.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Located at the North Eastern edge of the settlement yet close to facilities and the site is seemingly serviced.	
Potentially limiting factors	Poole Harbour Nutrient Catchment Area, possible contamination. Part flood zone.	
Available land (ha)	0	
Accessibility	Single access from High East Street. Parking and circulation is limited due to number of cars and generally narrows accesses through the site.	Medium
Age and quality of buildings	60/70's	Very Poor
Vacancy rate	<10%	<10%
Quality of environment	Very Poor	Very Poor
Market attractiveness	Low market attractiveness, suffers from its small size, unit quality and accessibility. Provides cheaper stock for small businesses.	Low
Suitability	Yes, existing employment area	
Availability	Owner identified, assumed available	
Deliverability / viability	Single ownership. Good access to A road and in Proximity to Dorchester, development may be viable but no space currently available.	
Development potential	No land available	
Overall recommendation		
Recommendation	Release	
Comments on recommendation	De-designate as a key site. An existing employment site with varied uses however very poor quality. Limited expansion or intensification potential.	

### Red Cow Farm, St George's Road

Settlement	DORCHESTER	
ID	EL/DORC/014	



Gross site area (ha)	1.15	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes, Mixed-use, Policy – DOR7	
Call for Sites submitted? Use?	No	
Overview / existing development	The site has been recently developed as residential. The area to the East (across Long Bridge Way) comprises 6 light industrial units(approx. 0.15ha).	
Clustering (activity / use class)	Residential	

Adjacencies / issues	Utilities on site, within walking distance of facilities and services.	
Potentially limiting factors	Groundwater SPZ 3. Poole Harbour nutrient catchment area. Small amount of flood zone.	
Available land (ha)	0	
Accessibility	Accessed from Lubbeke Way, indirect A road access	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 for newly built units.	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership site, recently achieved permission for 6 light industrial units therefore deliverable.	
Development potential	No land available	
Overall recommendation		
Recommendation	Review Boundary	
Comments on recommendation	A recently developed residential site with public space and allotments. Commercial development to the East as part of planning permission. No further development potential. Review boundary to remove residential	

## Poundbury Parkway Farm Business Site Extension

Settlement	DORCHESTER	
ID	EL/DORC/015	



Gross site area (ha)	0.93	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes, Employment Site/Key employment, Policy – DOR2, ECON2	
Call for Sites submitted? Use?	No	
Overview / existing development	An undeveloped greenfield site.	
Clustering (activity / use class)	Other	

Adjacencies / issues	To the south of Parkway Farm business park with residential beyond, with access to nearby facilities of Poundbury. Greenfield to south.	
Potentially limiting factors	AONB, Poole harbour nutrient catchment. Groundwater SPZ 3.	
Available land (ha)	0.93	
Accessibility	Access to A35. Access through the existing Parkway Farm Business Park to the North.	High
Age and quality of buildings	NA	NA
Vacancy rate	NA	NA
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped )
Market attractiveness	A well located accessible site considered suitable for expansion of the existing business park.	Medium/High
Suitability	Yes: Subject to environmental constraints	
Availability	Officer identified, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership, undeveloped site. Good access to A road and in proximity to Dorchester, development likely viable.	
Development potential	Whole site appropriate for development	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A well located accessible site considered suitable for expansion of the existing business park, retain.	



## Dorset Cereals, Poundbury

Settlement	DORCHESTER	
ID	EL/DORC/016	



Gross site area (ha)	0.54	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	No	
Overview / existing development	A large single industrial factory unit, vacant and marketed. Adjacent car park and yard area to the South Eastern side. Relatively new building, of good quality.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Within an urban location, well serviced with good access to facilities.	
Potentially limiting factors	AONB, Poole harbour nutrient catchment. Groundwater SPZ 3.	
Available land (ha)	0	
Accessibility	Accessed from Peverell Avenue West, and a pedestrian access to the North from Vickery Street.	Medium
Age and quality of buildings	Post 2000	Very good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Well located town centre site, reasonable access to A roads.	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership. Reasonable access to A road and in Dorchester. Large building unlikely to be viable for redevelopment.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A large factory / commercial building with potential for continued employment uses. No intensification or expansion potential, except if subdivided.	

## Jonson Industrial Estate

Settlement	DORCHESTER	
ID	EL/DORC/017	



Gross site area (ha)	1.06	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Identified Brownfield Site	
Overview / existing development	A small existing employment site with two garages and a car parts wholesaler. Also has a gym and therapy centre. Buildings are generally old and in need of repair or replacement. South has been developed as external storage areas with storage containers. Limited public realm which could be improved	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Within the urban centre with good access to services and facilities.	
Potentially limiting factors	Poole Harbour Nutrient Catchment Area. Groundwater SPZ 2. Contaminated Land	
Available land (ha)	0.4	
Accessibility	Indirect access to A35A singular access to the developed site with a new-looking unmade access to the undeveloped site below. Some informal parking on the site but no circulation.	Medium
Age and quality of buildings	80/90's	Average
Vacancy rate	10-25%	10-25%
Quality of environment	Average	Average
Market attractiveness	Medium market attractiveness. An existing site suitable for retention some potential for redevelopment or intensification. Good location and connectivity.	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership, recommend engagement with landowner. Reasonable access to A road and in proximity to Dorchester, development likely viable.	
Development potential	Potential for redevelopment of under utilised space	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A suitable site for continued employment use. Well located. The buildings in the developed section could require improvement, repair or replacement. Limited development potential	

### Land to the North of Dorchester

Settlement	DORCHESTER	
ID	EL/DORC/018	



Gross site area (ha)	432.8	
Previous Authority	West Dorset District Council	
Previous Policy Status	None.	
Call for Sites submitted? Use?	Yes, Housing / Mixed use	
Overview / existing development	Undeveloped agricultural greenfield land, some farmhouses and agricultural buildings within boundary. River Frome runs through the site.	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	The site adjoins the north part of Dorchester but largely lies remote from infrastructure and facilities	
Potentially limiting factors	Contaminated Land. Pool Harbour Catchment Area and Common Land. Frome Meadows SNCI in south western corner. Groundwater SPZ 1. Also some flood zone and areas affected by other sources of flooding including surface water. TPOs on site. Several listed buildings and structures.	
Available land (ha)	13	
Accessibility	Potential to directly access the A35 and A37. A new access would need to be formed between the B3147 and the A35. Potential highways capacity issue on the wider road network. Several public footpaths cross the site. Significant infrastructure requirements to unlock inner parcels of site.	Medium/High
Age and quality of buildings	NA	NA
Vacancy rate	NA	NA
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	A very large site, well connected to Dorchester and both the A37 and A35. Reports are for existing demand for units and the scale of residential development will increase this – in due course. 10 to 12.5ha considered an appropriate minimum employment area.	Medium
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Fragmented ownership, recently promoted. If brought forward for mixed use, employment uses would be viable.	
Development potential	Large portion of land, of which some could be used for employment to support the 3,500 homes. Sites close to Dorchester and with most direct access to A roads would be most appropriate for employment uses. Initial proposals show employment land situated to the north west of the A35 and Stinsford Hill roundabout. Guidance is being produced for the Council to evaluate options for the site and investigate development opportunities.	
Overall recommendation		
Recommendation	Development potential	
Comments on recommendation	Suitable for employment development as part of overall residential led mixed use development and to encourage local business and sustainability.	

### Stinsford Hill House

Settlement	DORCHESTER (STINSFORD)	
ID	EL/DORC/019	



Gross site area (ha)	1.198	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Housing / Mixed use	
Overview / existing development	A residential dwelling and curtilage.	
Clustering (activity / use class)	Residential	

Adjacencies / issues	Greenfield surrounds. Remote from existing infrastructure and facilities.	
Potentially limiting factors	Poole Harbour Catchment area and Groundwater SPZ 1.	
Available land (ha)	0	
Accessibility	Existing access off the lane to the south. Site is close to the B3150 / A35 junction.	High
Age and quality of buildings	Pre-war	Good
Vacancy rate	N/A	N/A
Quality of environment	Good	Good
Market attractiveness	Medium/Low. Located just outside of Dorchester, good access to A35 but not close to existing industrial.	Medium/Low
Suitability	No: developed for another use	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, recently promoted. Existing residential use, employment viability low.	
Development potential	None	
Overall recommendation		
Recommendation	Not Suitable	
Comments on recommendation	The site is located in a rural location outside the settlement development boundary. Residential site no employment potential.	



## Pigeon House Farm

Settlement	DORCHESTER (STINSFORD)	
ID	EL/DORC/020	



Gross site area (ha)	86.43	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Mixed use	
Overview / existing development	Undeveloped rural greenfield site	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Greenfield surrounds. Remote from existing infrastructure and facilities.	
Potentially limiting factors	Poole Harbour Catchment area. Groundwater SPZ. Also affected by flooding from other sources including surface water. Pigeon House Coppice is ancient semi-natural woodland.	
Available land (ha)	0	
Accessibility	Indirect access to the A35. An improved access could be formed off Slyers Lane. Potential highways capacity issue on the wider road network. Right of way through site.	Medium/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	Very large undeveloped isolated site. Not attractive in isolation, would require significant residential component	Medium/Low
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Split ownership, recently promoted. Potential to be deliverable in the very long term, post full delivery of EL/DORC/18. Would require a significant residential component.	
Development potential	Large portion of land, of which some could be used for employment.	
Overall recommendation		
Recommendation	Not Suitable.	
Comments on recommendation	The site is located in a rural location outside the settlement development boundary. Not suitable for employment in isolation, but an element of employment could come forward as part of a large mixed use allocation / development.	

### Land at Higher Kingston Farm (Site 2)

Settlement	DORCHESTER (STINSFORD)	
ID	EL/DORC/021	



Gross site area (ha)	15.841	
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	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Greenfield surrounds. Remote from existing infrastructure and facilities.	
Potentially limiting factors	Poole Harbour Catchment area. Groundwater SPZ 3. Also affected by flooding from other sources including surface water.	
Available land (ha)	0	
Accessibility	Potential highways issue as there is no obvious means of access to the site other than farm track. Potential to create access to the A352	Medium/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	Large undeveloped isolated site. Not attractive in isolation.	Medium/Low
Suitability	No: due to environmental and infrastructure constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, recently promoted. Potential to be deliverable in the very long term, post full delivery of EL/DORC/18.	
Development potential	Large site outside settlement boundary / isolated. Would need to be brought forward as part of other strategic parcels.	
Overall recommendation		
Recommendation	Not Suitable.	
Comments on recommendation	The site is located in an elevated rural location outside the settlement development boundary. There is a potential highways access issue. Considered unsuitable for development other than as part of a large scale development strategy with adjacent parcels.	

**Land west of the A352**

Settlement	DORCHESTER (WINTERBORNE CAME)	
ID	EL/DORC/022	



Gross site area (ha)	16.14	
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	Greenfield surrounds. Remote from existing infrastructure and facilities.	
Potentially limiting factors	Within 5k of the Dorset Heathlands and Dorset AONB. SNCI. Poole Harbour Catchment area. Groundwater SPZ 2. Potential heritage constraints.	
Available land (ha)	16.14	
Accessibility	A new access could be formed off A352. Potential highways capacity issue on the wider road network. Right of way through site.	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	Well located and accessible, medium market attractiveness	Medium/High
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, recently promoted. Reasonable A road access, scale of site and market attractiveness would likely make site viable.	
Development potential	Site has potential for employment given its scale and location	
Overall recommendation		
Recommendation	Development potential	
Comments on recommendation	Location, scale and accessibility suggest site could be suitable for employment if required subject to constraints.	

### The Old Brewery, Durweston

Settlement	DURWESTON	
ID	EL/DURW/001	



Gross site area (ha)	0.36	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes, Existing Developed Employment Area, 3.2(E/10/1)	
Call for Sites submitted? Use?	No	
Overview / existing development	Vacant building. Historically a brewery, but more recently it has been used as workshops. Now boarded up and looks to be in poor condition.	
Clustering (activity / use class)	Other	

Adjacencies / issues	Adjacent residential to the south, greenfield to the north.	
Potentially limiting factors	AONB	
Available land (ha)	0	
Accessibility	Existing access from the A357	Medium
Age and quality of buildings	Pre-war	Very poor
Vacancy rate	100%	Low
Quality of environment	Very Poor	Very Poor
Market attractiveness	Low market attractiveness. The building has remained empty for a long period of time suggesting that an alternative scheme such as residential should be considered in order to retain the original buildings.	Low
Suitability	Yes: previously used as employment	
Availability	Officer identified, assumed available – recommend landowner engagement	
Deliverability / viability	Rural location, site has been vacant for a long period of time, indicating low market attractiveness. Historic buildings require a sensitive redevelopment scheme may cause viability issues for employment.	
Development potential	Potentially whole site, but employment uses unlikely to be viable.	
Overall recommendation		
Recommendation	Release	
Comments on recommendation	The site has history for employment uses. However, the buildings are in a poor state of repair. Although the original building is not listed, it has some historic significance and therefore should be retained if possible. Employment uses may not be viable or deliverable in this location, release for other use.	