

Ferndown Industrial Estate

Settlement	FERNDOWN	
ID	EL/FERN/001	



Gross site area (ha)	57.42	
Previous Authority	East Dorset District Council	
Previous Policy Status	Yes, Employment Infilling, Policy – PC1, PC2	
Call for Sites submitted? Use?	Yes, Mixed use	
Overview / existing development	Large industrial estate comprising industrial, light industrial, manufacturing and office based employment. A variety of styles and conditions of building, some new development and potential for some to be redeveloped and employment space intensified. Advertising on site, and presence of a few cafes and Subway/Greggs for workers. Large amount of parking and circulation space. Noise and industrial smells to some parts of site, lots of noise from traffic but overall not much industrial noise.	

Clustering (activity / use class)	Employment	
Adjacencies / issues	Adjacent to the residential area of Ferndown/Stapehill. Site lies within walking distance of amenities and facilities, and is serviceable.	
Potentially limiting factors	Adj. greenbelt, TPO's on site, 30% of site lies within 400m heathland buffer.	
Available land (ha)	0.5	
Accessibility	Direct access to A31. Access off Wimborne Road East and well connected to the wider road network. Accesses and roads throughout the site and plenty of parking/circulation space.	High
Age and quality of buildings	80/90's	Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	A well located and accessible employment site with good quality stock. Edge of BCP urban area providing important business space.	High
Suitability	Yes, existing employment area	
Availability	Officer identified, part of site (Peartree Business Centre) submitted to the call for sites, assumed available – recommend landowner engagement	
Deliverability / viability	Fragmented ownership. Existing employment site close to BCP, redevelopment viable.	
Development potential	Small site to south of Nimrod Way	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Site is an existing employment site in a suitable location with good transport links. A serviceable site with potential to intensify uses and redevelop some areas. Retain	

Blunt's Farm

Settlement	FERNDOWN	
ID	EL/FERN/002	



Gross site area (ha)	31.3	
Previous Authority	East Dorset District Council	
Previous Policy Status	Yes, New Employment Area, Policy – FWP8, KS5	
Call for Sites submitted? Use?	No	
Overview / existing development	Existing farm buildings and dwelling on site, otherwise greenfield land with large parts of it covered by trees and hedgerows.	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Directly adjacent to Ferndown Industrial Estate so employment development would represent an extension to this. Site lies in a sustainable location on the edge of Stapehill/Ferndown next to Canford Bottom Roundabout. Within walking distance of facilities and amenities, and the site would be serviceable.	
Potentially limiting factors	Adj. greenbelt. 11% of site lies within 400m heathland buffer, the rest within the 5km buffer. Significant biodiversity interests, constraints include SNCI and potential priority habitat.	
Available land (ha)	29.1	
Accessibility	Access to A31. Access off Uddens Drive but would need intensifying/expanding if site was to be developed. Potential to create new access off Nimrod Way which would cause less harm to the woodland along Uddens Drive. 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	A well located site adjacent to existing and well established Industrial Estate. Near large population centres.	Medium/High
Suitability	Yes: Subject to environmental and infrastructure constraints	
Availability	Existing allocation.	
Deliverability / viability	Single ownership, recently promoted. Proximity to existing employment site and BCP, viable.	
Development potential	Large portion of site could be suitable for employment use subject to environmental mitigation.	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Site adjacent to Ferndown Industrial Estate and is a suitable location for an expansion to the site, Subject to environmental concerns being addressed.	

Land east of Cobham Road

Settlement	FERNDOWN	
ID	EL/FERN/003	



Gross site area (ha)	8.44	
Previous Authority	East Dorset District Council	
Previous Policy Status	Yes, Employment Land, Policy – FWP2 (SP), ME3, PC2, KS5	
Call for Sites submitted? Use?	No	
Overview / existing development	One employment unit on site and the rest is greenfield land covered in trees and shrubs.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Site lies adjacent to existing employment land of the Ferndown Industrial Estate and adjacent to dwellings along Wimborne Road East to the south. Good access to the strategic road network, lying just off the A31.	
Potentially limiting factors	Site lies adjacent to the greenbelt. 65% of the site within 5km of Dorset Heaths and 35% lies within the 400m heathlands buffer.. Part of the southern area is a TPO zone.	
Available land (ha)	6.5	
Accessibility	Direct access to A31. Site access off Vulcan way which extends from the main industrial estate site. Right of way through site	High
Age and quality of buildings	Post 2000	Very Good
Vacancy rate	NA	NA
Quality of environment	Very Good	Very Good
Market attractiveness	Well connected site with good quality environment and stock. Clear signs of market activity and interest.	High
Suitability	Yes: Subject to environmental constraints	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Split ownership. Proximity to existing employment site and BCP, viable.	
Development potential	Most of site now under development, part of area north of Vulcan Way remains available, site not yet fully completed hence NA vacancy rate	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Site is suitably located adjacent to existing employment site in a sustainable location on the strategic road network. Good quality with scope for continued development, retain and seek to protect to ensure continued employment use.	

Land east of Ferndown Industrial Estate

Settlement	FERNDOWN	
ID	EL/FERN/004	



Gross site area (ha)	4.34	
Previous Authority	East Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Industrial and Warehousing	
Overview / existing development	Dense tree cover	
Clustering (activity / use class)	Greenfield	

Adjacencies / issues	Site lies adjacent to the Ferndown Industrial Estate to the west and residential development to the east and therefore would be serviceable. Site lies in a sustainable location near to key services.	
Potentially limiting factors	Within greenbelt, possible contamination, heavily treed, power lines in middle. 65% within 5km zone and 35% within 400m of Dorset Heathlands.	
Available land (ha)	Up to 4.34	
Accessibility	No existing access but well related to the road network and potential to create access off roundabout to the north of the site on entry to Ferndown Industrial Estate. Potential to easily access to 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	A well located site adjacent to existing and well established Industrial Estate. Near large population centres. Potential environmental issues.	Medium/High
Suitability	Site is heavily treed and power lines cross – not likely to be suitable.	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, recently promoted. Proximity to existing employment site and BCP, theoretically viable however development proximity to power lines will be restricted.	
Development potential	Likely to be limited given environmental and infrastructure issues.	
Overall recommendation		
Recommendation	Potential in part, depending on constraints	
Comments on recommendation	The site lies in a suitable location in Stapehill, near to facilities and services and just off the strategic road network however is covered by trees, segmented by power lines and therefore development is dependent on overcoming constraints.	

Land south of Canford Bottom Junction

Settlement	FERNDOWN (COLEHILL)	
ID	EL/FERN/005	



Gross site area (ha)	3.28	
Previous Authority	East Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Service Station	
Overview / existing development	Greenfield site opposite residential development	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Site lies just to the south of Canford Bottom Roundabout on the edge of Stapehill, within walking distance to facilities and amenities. Lies opposite residential development so a serviceable site.	
Potentially limiting factors	Greenbelt, within 5km of protected heaths. Groundwater SPZ 3.	
Available land (ha)	3.28	
Accessibility	Single access to the west of Fox Lane with potential to expand it. Potential to directly 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	Medium attractiveness. A suitably located and well connected site however lies within the greenbelt and therefore alternative sites should be looked to first to meet employment need.	Medium/High
Suitability	Yes: Subject to environmental constraints albeit site scale is limited	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, recently promoted. Proximity to BCP, viable.	
Development potential	Would generate an isolated employment site which is somewhat small in scale - albeit may be suitable for services.	
Overall recommendation		
Recommendation	Development potential	
Comments on recommendation	The site is suitably located for employment uses however scale is limited and somewhat isolated. May be suitable for services.	

Land to south of Haskins Garden Centre, adjacent Ringwood Road

Settlement	FERNDOWN	
ID	EL/FERN/006	



Gross site area (ha)	0.91	
Previous Authority	East Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Mixed use	
Overview / existing development	Greenfield land, currently undeveloped and appears unused	
Clustering (activity / use class)	Other	

Adjacencies / issues	Employment site across Green Lane and on A348 already served by utilities. Main services in West Parley or Ferndown centre.	
Potentially limiting factors	Within 5k of the Dorset Heathlands. Groundwater SPZ 2. Within Green Belt. Section 106 restriction on development as part of original garden centre site	
Available land (ha)	0.91	
Accessibility	Current access is off Green Lane close to junction with A348. Green Lane is a bridleway. The A348 is a public transport route and key route from the A31 to Poole. The current access point is not appropriate for larger vehicles. Access should be directly from A348 or existing Haskins Garden Centre site to the north of the site.	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	undeveloped site within Green Belt, well connected and adjacent to Haskins Garden centre and centres of population. General area of high demand. Needs to be a consolidated parcel with access to make site viable and deliverable.	Medium
Suitability	Yes: Subject to environmental and infrastructure constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, recently promoted. Proximity to BCP, viable.	
Development potential	Whole proposal area includes residential and garden centre within other plots. Potential development parcels are disconnected	
Overall recommendation		
Recommendation	Potential as part of a wider scheme with neighbouring plots	
Comments on recommendation	Site would be suitable for employment use as a result of its proximity to Haskins Garden Centre, applications must consider its green belt status.	

Land to south of Haskins Garden Centre (Site B)

Settlement	FERNDOWN	
ID	EL/FERN/007 (As shown in Yellow)	



Gross site area (ha)	1.033	
Previous Authority	East Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Mixed use	
Overview / existing development	Greenfield site, adjacent to existing promoted employment site(s)	
Clustering (activity / use class)	Greenfield	

Adjacencies / issues	Adjacent sparse residential. Main services in West Parley or Ferndown centre.	
Potentially limiting factors	Within 5k of the Dorset Heathlands . Within Green Belt. TPOs on site.	
Available land (ha)	1.03	
Accessibility	Current access off Green Lane; a bridleway off A348 Ringwood Road.	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	undeveloped site within Green Belt, well connected and behind Haskins Garden centre and centres of population. General area of high demand. Needs to be a consolidated parcel with access to make site viable and deliverable.	Medium
Suitability	Yes: Subject to environmental and infrastructure constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, recently promoted. Proximity to BCP, will be viable providing neighbouring parcels also come forward.	
Development potential	Whole proposal area includes residential and garden centre within other plots. Potential development parcels are disconnected	
Overall recommendation		
Recommendation	Potential as part of a wider scheme with neighbouring plots	
Comments on recommendation	Site would be suitable for employment use as a result of its proximity to Haskins Garden Centre, applications must consider its green belt status. Clarity required over developable area / deliverability and association with other adjacent sites.	

Land opposite the Kings Arms

Settlement	FERNDOWN	
ID	EL/FERN/008	



Gross site area (ha)	2.205	
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 residential development so serviceable and within close proximity to facilities and services.	
Potentially limiting factors	Within 5k of the Dorset Heathlands. Groundwater SPZ 2. Majority of site within the flood zone. TPOs on site. Affected by flooding from other sources including surface water. Within the green belt.	
Available land (ha)	2.21	
Accessibility	A new access could be formed off Ringwood Road (A348)	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 in proximity to BCP, accessible, medium market attractiveness	Medium/High
Suitability	Yes: Subject to environmental and infrastructure constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Fragmented ownership, recently promoted. Proximity to BCP, potentially viable albeit scale is limited and somewhat isolated will make marginal.	
Development potential	Potentially whole site providing environmental issues can be overcome. Would be an isolated parcel.	
Overall recommendation		
Recommendation	Development potential	
Comments on recommendation	Potential for employment albeit somewhat isolated and relatively small in scale, subject to environmental and infrastructure constraints.	

Green Lane

Settlement	FERNDOWN	
ID	EL/FERN/009 (as shown in yellow)	



Gross site area (ha)	1	
Previous Authority	East Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Housing	
Overview / existing development	Residential site in good condition. One of dwellings has permission to demolish and rebuild.	
Clustering (activity / use class)	Residential	

Adjacencies / issues	Utilities on site. Limited convenience retail and community facilities locally.	
Potentially limiting factors	Greenbelt	
Available land (ha)	0.2	
Accessibility	Residential access currently from Green Lane which is not appropriate for increase in traffic. Bridleway. Access may be secured through existing garden centre site to the north. Indirect access to A road	Medium
Age and quality of buildings	80/90's	Average
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Partially undeveloped site within Green Belt, well connected and adjacent to Haskins Garden centre and centres of population. General area of high demand. Needs to be a consolidated parcel with access to make site viable and deliverable.	Medium
Suitability	Part of site not suitable as developed for residential use. Remaining undeveloped land would be suitable subject to environmental constraints.	
Availability	Officer identified, assumed available – recommend landowner engagement. Submitted to call for sites for housing.	
Deliverability / viability	Single ownership. Proximity to BCP, will be viable providing neighbouring parcels also come forward.	
Development potential	Proposal area includes residential and garden centre. North of the site has development potential but this is dependent on neighbouring parcels coming forwards	
Overall recommendation		
Recommendation	Potential in Part	
Comments on recommendation	Small northern section of site would be suitable for employment use as a result of its proximity to Haskins Garden Centre, however residential uses to the south must be removed from boundary. Clarity required over developable area / deliverability.	

Land off Ham Lane

Settlement	FERNDOWN	
ID	EL/FERN/010 (as shown in yellow)	



Gross site area (ha)	0.846	
Previous Authority	East Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Housing	
Overview / existing development	Largely undeveloped greenfield site, one residential property within boundary.	
Clustering (activity / use class)	Other	

Adjacencies / issues	Adjacent residential and employment	
Potentially limiting factors	Within 5km of heathland. Within Green Belt.	
Available land (ha)	0.4	
Accessibility	Current access very narrow off Ham Lane. Access may be possible through existing garden centre site. Indirect access to A348	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	Mostly undeveloped site within Green Belt, well connected and adjacent to Haskins Garden centre and centres of population. General area of high demand. Needs to be a consolidated parcel with access to make site viable and deliverable.	Medium
Suitability	Part of site not suitable as developed for residential use. Remaining undeveloped land would be suitable subject to environmental constraints.	
Availability	Officer identified, assumed available – recommend landowner engagement. Submitted to call for sites for housing.	
Deliverability / viability	Single ownership. Proximity to BCP, will be viable providing neighbouring parcels also come forward.	
Development potential	Whole proposal area includes residential and garden centre within other plots. Potential development parcels are disconnected	
Overall recommendation		
Recommendation	Potential in part	
Comments on recommendation	Southern section of site would be suitable for employment use as a result of its proximity to Haskins Garden Centre, however residential uses to the north must be removed from boundary.	

Land off Green Lane 2

Settlement	FERNDOWN	
ID	EL/FERN/011	



Gross site area (ha)	1.188	
Previous Authority	East Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Housing	
Overview / existing development	Greenfield site, adjacent to existing employment site(s)	
Clustering (activity / use class)	Other	

Adjacencies / issues	Adjacent residential and some employment, nearest retail and services in West Parley.	
Potentially limiting factors	Within 5km of heathland., Within Green Belt.	
Available land (ha)	1.19	
Accessibility	Existing access off Green Lane, a bridleway. Access may be possible through existing garden centre site. Potential to access A348	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	Partially undeveloped site within Green Belt, well connected and adjacent to Haskins Garden centre and centres of population. General area of high demand. Needs to be a consolidated parcel with access to make site viable and deliverable.	Medium
Suitability	Yes: Subject to environmental and infrastructure constraints	
Availability	Officer identified, assumed available – recommend landowner engagement. Submitted to call for sites for housing.	
Deliverability / viability	Single ownership,. Proximity to BCP, will be viable providing neighbouring parcels also come forward.	
Development potential	Proposal area includes residential. Potential development parcels are disconnected	
Overall recommendation		
Recommendation	Potential as part of a wider scheme with neighbouring plots	
Comments on recommendation	Site would be suitable for employment use as a result of its proximity to Haskins Garden Centre, applications must consider its green belt status. Clarity required over developable area / deliverability.	

Land at Canford Bottom

Settlement	FERNDOWN	
ID	EL/FERN/012	



Gross site area (ha)	3.56	
Previous Authority	East Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Mixed use	
Overview / existing development	Undeveloped greenfield land adjacent to the A31 junction at Canford Bottom	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Adjacent to sparse residential development on the edge of Ferndown/Colehill. Located adjacent to existing employment land.	
Potentially limiting factors	Within 5k of the Dorset Heathlands. within the greenbelt. Adjacent residential and industrial site in close proximity. The abandoned railway line is subject to a blanket TPO.	
Available land (ha)	3.56	
Accessibility	Potential for access to 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	Medium attractiveness likely to be high near BCP and on A31 albeit parcel is relatively small.	Medium/High
Suitability	Yes: Subject to environmental constraints - the abandoned railway line is subject to a blanket TPO.	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, recently promoted. Proximity to BCP, will be viable providing environmental issues can be overcome albeit parcel size is somewhat small which may make viability problematic.	
Development potential	Potentially whole site providing environmental issues can be overcome. Parcel size / scale may be restrictive	
Overall recommendation		
Recommendation	Development potential	
Comments on recommendation	Site is suitable for employment subject to overcoming environmental constraints. Green belt status must be considered. Location is attractive to the market but site scale may be restrictive.	

Land at Ticketts Nursery, Hilltop

Settlement	FERNDOWN	
ID	EL/FERN/013	



Gross site area (ha)	1.21	
Previous Authority	East Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Mixed-use	
Overview / existing development	Greenfield site. Former garden centre/nursery, now overgrown.	
Clustering (activity / use class)	Greenfield	

Adjacencies / issues	Adjacent residential development on the edge of Ferndown, within a relatively sustainable location. Located within walking distance of the town centre	
Potentially limiting factors	Site falls within the 400m heathland buffer. Within Green Belt	
Available land (ha)	1.21	
Accessibility	Existing access off the south of Wimborne Road East, 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	Well located in proximity to BCP, accessible, medium market attractiveness	Medium
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership. Proximity to BCP, will be viable providing environmental issues can be overcome however site is small scale and shape irregular	
Development potential	Potential subject to environmental constraints	
Overall recommendation		
Recommendation	Development potential	
Comments on recommendation	Greenfield site in close proximity to large existing industrial park, good potential for development subject to constraints albeit relatively small	

Brickfields Industrial Estate / Business Park

Settlement	GILLINGHAM	
ID	EL/GILL/001	



Gross site area (ha)	18.37	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes, Employment Land, Policy 11, Policy 17, Policy 21, 3.2(E/15/2)	
Call for Sites submitted? Use?	No	
Overview / existing development	Brickfields Industrial Estate is the northern section. Here the buildings are older and in poorer quality. The public realm is poor quality in this area (no pavements, etc.) Brickfields Business Park is to the south and is a modern development. It is well laid out with good quality public realm and high quality industrial buildings. Occupancy seems high with a wide range of different businesses.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Residential to east , greenfield to south and west. Some further industrial/retail to north with residential beyond	
Potentially limiting factors	Potential historic contamination	
Available land (ha)	0	
Accessibility	Both the industrial estate and the business park take access from New Road (B3092) to the east. Right of way through site. Gillingham train station to north.	Low/Medium
Age and quality of buildings	80/90's	Average/Poor
Vacancy rate	<10%	<10%
Quality of environment	Average/Poor	Average/Poor
Market attractiveness	Good sized estate supporting Gillingham local economy with specific manufacturing activities and general industrial. Somewhat disconnected from wider Dorset economy.	Medium/Low
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Fragmented ownership across site, medium market attractiveness and location in North Dorset likely causes some viability issues.	
Development potential	None	
Overall recommendation		
Recommendation	Retain/Amend boundary	
Comments on recommendation	Existing industrial estate on the edge of a town, retain. Site already developed so only suitable for redevelopment or intensification. Amend boundary to remove residential properties.	

Brickfields Southern Extension

Settlement	GILLINGHAM	
ID	EL/GILL/002	



Gross site area (ha)	11.59	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes, Employment Land, Policy 11, Policy 17, Policy 21, 3.2(E/15/2)	
Call for Sites submitted? Use?	No	
Overview / existing development	Agricultural land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Bordering existing business park	
Potentially limiting factors	None	
Available land (ha)	11.6	
Accessibility	Access could be taken from the Brickfields business park to the north or from the B3092 to the south. Right of way through site. No direct A road access	Low
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Site located adjacent to busy existing employment site, likely attractive for local uses. Scale of allocation likely to be ambitious and reduced area may be more realistic.	Medium
Suitability	Yes: Subject to suitable access.	
Availability	Officer identified, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership, proximity to established employment site and to Gillingham likely helps viability. However general location in North Dorset likely causes some viability issues.	
Development potential	Whole site	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Allocated by two local plans. No evidence to suggest site is not suitable. Long-standing allocation for the expansion of the popular Brickfields Business Park. Would require comprehensive master planning and infrastructure provision upfront. A suitable site.	

Old Market Centre / Lower Station Road

Settlement	GILLINGHAM	
ID	EL/GILL/003	



Gross site area (ha)	6.29	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes, mixed use, Policy 11, Policy 17, 3.2(E/15/1), GH13. Allocated by policy 8 of the Gillingham Neighbourhood Plan for mixed use regeneration providing town centre uses including offices	
Call for Sites submitted? Use?	No	
Overview / existing development	Urban location south of Gillingham town centre, Train station lies to south. Generally poor or reasonable quality single storey industrial units, appears well occupied.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Residential to SW, business park to south, greenfield to west, town centre with retail/residential mix to north. Close proximity to many facilities and services.	
Potentially limiting factors	TPOs on site. Partly in flood zone. Locally Important Buildings.	
Available land (ha)	0.3	
Accessibility	No easy access to wider network of A roads. Site access from Station Road (Lower). Right of way through site.	Low
Age and quality of buildings	60/70's	Average/Poor
Vacancy rate	<10%	<10%
Quality of environment	Average/Poor	Average/Poor
Market attractiveness	Site well located in centre of town and close to residential population, however quality of stock is poor as is road connectivity	Medium/Low
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Fragmented ownership across site, medium market attractiveness and location in North Dorset likely causes some viability issues.	
Development potential	Small area in centre of site, poor quality and in need of renewal	
Overall recommendation		
Recommendation	Retain/ Amend boundary	
Comments on recommendation	Retain site, amend boundary to remove residential and potentially also units with primary retail function (ASDA, Pets at Home).	

Neal's Yard Remedies

Settlement	GILLINGHAM	
ID	EL/GILL/004	



Gross site area (ha)	4.51	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes, Employment, Policy 17, 3.2(site I)(E/15/5), GH6	
Call for Sites submitted? Use?	No	
Overview / existing development	Purpose built HQ for Neal's Yard. Modern building surrounded by landscaping for herb growing.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Adjacent residential and within walking distance of facilities and services on the edge of the settlement, residential to south and east, greenfield to north.	
Potentially limiting factors	None	
Available land (ha)	0	
Accessibility	Existing access from B3092. Right of way through site, no direct A road access.	Low
Age and quality of buildings	Post 2000	Very Good
Vacancy rate	<10%	<10%
Quality of environment	Very Good	Very Good
Market attractiveness	Single user site of high quality, close to residential however poor road network connections	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership and solely occupied. Development likely viable but not deliverable given HQ use of building.	
Development potential	Land available however considering single user nature of site it is unlikely this would come forward.	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Site occupied by a single business (Neal's Yard). High quality, suitable for existing use.	

Kingsmead Business Park - expansion land

Settlement	GILLINGHAM	
ID	EL/GILL/005	



Gross site area (ha)	1.73	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes, New Employment Allocation, Policy 17, Policy 21, 3.2(site L)(E/15/6), GH8	
Call for Sites submitted? Use?	No	
Overview / existing development	Site partially occupied by Shell garage to SW, remainder greenfield, neighbour Kingsmead Business Park	
Clustering (activity / use class)	Partially Vacant	

Adjacencies / issues	Bordering residential on the SE edge of the settlement, greenfield directly to NE, employment to south and SW.	
Potentially limiting factors	None	
Available land (ha)	1.2	
Accessibility	No access to road network via an A road. Site access from Kingsmead Business Park access road	Low
Age and quality of buildings	Post 2000	Very Good
Vacancy rate	<10%	<10%
Quality of environment	Very Good	Very Good
Market attractiveness	Site would be suitable for business uses if required, however generally poor connectivity with no A road access	Medium/Low
Suitability	Yes, existing employment area	
Availability	Officer identified, assumed available – recommend landowner engagement	
Deliverability / viability	Split ownership. Location in North Dorset likely causes some viability issues.	
Development potential	Part of site newly built Shell garage, 1.2ha remains undeveloped	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Site is suitable for employment development if required.	

Sydenhams Hire and R Moore Contractors, Shaftesbury Road

Settlement	GILLINGHAM	
ID	EL/GILL/006	



Gross site area (ha)	2.16	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes, New Employment Allocation, Policy 17, Policy 21, 3.2(site K), GH9. Identified as part of the Gillingham Southern Extension development.	
Call for Sites submitted? Use?	No	
Overview / existing development	Site consists of Sydenhams Hire and R Moore scrapyard	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Utilities on site. On the edge of the settlement in proximity to development including facilities and services.	
Potentially limiting factors	TPOs on site.	
Available land (ha)	0.8	
Accessibility	From roundabout on B3081 but no direct A road access.	Low
Age and quality of buildings	80/90's	Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Reasonable quality site but no direct or indirect A Road access	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Split ownership. Location in North Dorset likely causes some viability issues.	
Development potential	Greenfield site available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Existing businesses on site. Allocated for residential use but outside the ownership of the 'consortium' so not included in the current draft masterplan for the area. A suitable site for retention or redevelopment of employment uses.	

Kingsmead Business Park

Settlement	GILLINGHAM	
ID	EL/GILL/007	



Gross site area (ha)	1.03	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes, New Employment Allocation, Policy 17, Policy 21, 3.2(site L)(E/15/6), GH8	
Call for Sites submitted? Use?	No	
Overview / existing development	Modern, well maintained collection of purpose built units.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Utilities on site and within walking distance of facilities and services including residential on the edge of the settlement.	
Potentially limiting factors	None	
Available land (ha)	0	
Accessibility	From purpose built access road, no A road access	Low
Age and quality of buildings	Post 2000	Very good
Vacancy rate	<10%	<10%
Quality of environment	Very good	Very good
Market attractiveness	Good quality site but no direct or indirect A Road access	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership. Location in North Dorset likely causes some viability issues.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Existing employment site - looks to be in good repair and with low vacancy. Lack of opportunities for expansion or intensification.	

Land at Harding's Lane

Settlement	GILLINGHAM	
ID	EL/GILL/010	



Gross site area (ha)	9.8	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes. Sports pitches (Local Plan Policy GH15)(Neighbourhood Plan Policy 15 & 16)	
Call for Sites submitted? Use?	Yes, Mixed Use	
Overview / existing development	Undeveloped greenfield land	
Clustering (activity / use class)	Greenfield	

Adjacencies / issues	Within the settlement form connected to utilities. Next to school and leisure centre	
Potentially limiting factors	Proximity to scheduled ancient monument. Part within flood zone and affected by flooding from other sources including surface water.	
Available land (ha)	4	
Accessibility	From Hardings Lane, past the entrances to the school and leisure centre. The school in particular creates blockages during certain times of day. No direct A road access.	Low
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Although site is reasonable located near Gillingham, connection to wider road network is relatively poor. Fairly rural location	Medium/Low
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, recently promoted. Location in North Dorset likely causes some viability issues.	
Development potential	The western half of the site is allocated for sports pitch provision in the Adopted Local Plan and Neighbourhood Plan. The eastern half of the site is located in flood zone 2 providing this can be overcome there is some potential for employment development albeit site is not likely to be viable.	
Overall recommendation		
Recommendation	Potential in part	
Comments on recommendation	Barriers to development on site (sport pitch allocation, flood zone), not well connected to road network. Market attractive for local units albeit unlikely to be viable for employment only.	

Chantry Fields, land south of Le Neubourg Way

Settlement	GILLINGHAM	
ID	EL/GILL/011	



Gross site area (ha)	4.3	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes. Identified as greenspace in the Gillingham Neighbourhood Plan (Policy 18 / 20 / 22)	
Call for Sites submitted? Use?	Yes, Mixed Use	
Overview / existing development	A small area in the NW corner is being leased by Dorset Council for storage of highways maintenance equipment/materials.	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Adjacent residential to NW. Employment to east, retail to north. Located within walking distance of shops, a school and employment.	
Potentially limiting factors	HSE Consultation Zone. TPO's on site. Part within flood zone. Affected by flooding from other sources including surface water. Odour issues from Sewage Treatment Works. Existing/new greenspace.	
Available land (ha)	4.3	
Accessibility	Potential access from Le Neubourg Way. Public footpath running north-south through site. No direct A road access.	Medium/Low
Age and quality of buildings	NA	NA
Vacancy rate	NA	NA
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Site located adjacent to existing employment uses and close to settlement, however has poor road connections	Medium
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, recently promoted. Location in North Dorset likely causes viability issues.	
Development potential	Potential for employment development on site albeit viability may be challenging	
Overall recommendation		
Recommendation	Development potential	
Comments on recommendation	Potential site for employment development, subject to viability and environmental constraints.	

Woodwater Farm

Settlement	GILLINGHAM	
ID	EL/GILL/012	



Gross site area (ha)	76.687	
Previous Authority	North Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Mixed Use	
Overview / existing development	Rural undeveloped greenfield farm land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Apart from farmhouse, the site is some distance from existing built-up area, therefore likely to require considerable infrastructure upgrades. Rail line bounds site to the south.	
Potentially limiting factors	AONB 4km to the east. Within Gillingham Royal Forest protected area. Scheduled monument immediately to the west. Small part flood zone. Affected by flooding from other sources including surface water.	
Available land (ha)	0	
Accessibility	No access to A roads. Site is approx. 900 metres from nearest adopted highway. A number of public footpaths run through the site.	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 site, not very well connected and accessible.	Low
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, recently promoted. Location in North Dorset likely causes some viability issues. Isolated site.	
Development potential	Large portion of land, of which some could be used for employment as part of a larger development if allocated. Considered unlikely to come forward	
Overall recommendation		
Recommendation	Not Suitable.	
Comments on recommendation	Isolated site with no direct access to public roads. A substantial area with potential for landscape and visual impacts. Some land within flood zone 2. An unsuitable development site.	

Winford Rural Workshops

Settlement	HALSTOCK	
ID	EL/HALS/001	



Gross site area (ha)	1.782	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	No	
Overview / existing development	Existing workshop buildings and industrial sheds.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Existing employment uses on site with access to existing facilities	
Potentially limiting factors	AONB	
Available land (ha)	0.5	
Accessibility	Existing access off Rye Water Lane. Right of way through site. No A road access.	Low
Age and quality of buildings	Pre-war	Average
Vacancy rate	<10%	<10%
Quality of environment	Average	Average
Market attractiveness	Existing small employment site, rural location and not well connected.	Low
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership. Location in rural west Dorset likely causes some viability issues.	
Development potential	About half the site is undeveloped, but further evaluation is required	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A suitable employment site which appears popular to the local market. Potential for further development if viable.	

Gaffers Farm		
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Settlement	HALSTOCK	
ID	EL/HALS/002	



Gross site area (ha)	0.687	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	No	
Overview / existing development	Existing workshop buildings, new office building and staff car parking	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Existing employment uses onsite with access to existing facilities	
Potentially limiting factors	AONB	
Available land (ha)	0	
Accessibility	Existing access off Rye Water Lane. No A road access.	Low
Age and quality of buildings	60/70's	Average
Vacancy rate	<10%	<10%
Quality of environment	Average	Average
Market attractiveness	Existing small employment site, rural location and not well connected.	Low
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assume available	
Deliverability / viability	Single ownership. Location in rural west Dorset likely causes some viability issues.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A suitable employment site which is an active employer in the area.	


Martin Richards AG Eng Ltd Frank Martin's Agricultural Depot

Settlement	HAZELBURY BRYAN	
ID	EL/HAZE/001	



Gross site area (ha)	0.6	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes, Existing Developed Employment Area, 3.2(E/17/2). Allocated in the Hazelbury Bryan Neighbourhood Plan for housing Policy HB17 and HB18	
Call for Sites submitted? Use?	Identified Brownfield Site	
Overview / existing development	Agricultural vehicle parking, a tractor machinery sales and repair business Agricultural Depot	

Clustering (activity / use class)	Other	
Adjacencies / issues	Adjacent residential and utilities on site.	
Potentially limiting factors	Listed Building on site	
Available land (ha)	0	
Accessibility	Access from Stockfield Drove (main road linking onto Back Lane). Reasonable access on foot to village although lack of pavements on many roads some distance from key community facilities	Low
Age and quality of buildings	60/70's	Average
Vacancy rate	<10%	<10%
Quality of environment	Average	Average
Market attractiveness	Existing small employment site, rural location and not well connected. Neighbourhood Plan allocation for housing.	Low
Suitability	Yes, existing employment area	
Availability	Existing allocation. Not a submitted site.	
Deliverability / viability	Single ownership. Location in rural north Dorset likely causes some viability issues.	
Development potential	No land available	
Overall recommendation		
Recommendation	Release	
Comments on recommendation	Opportunity to move industry and associated noise away from residential area and redevelop the site for housing. The two sites are allocated in the Hazelbury Bryan Neighbourhood Plan for up to 13 dwellings and 11 dwellings (Policy HB17 and policy HB18).	

Stearts Lane		
Settlement	HINTON ST MARY	
ID	EL/HISM/001	
		
Gross site area (ha)	0.61	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes, Existing Developed Employment Area, 3.2(E/19/1)	
Call for Sites submitted? Use?	No	
Overview / existing development	The site appeared to be in active use (machinery was stored in the yard around the building, which appeared open to customers/employees) as an agricultural equipment contractors yard.	
Clustering (activity / use class)	Other	

Adjacencies / issues	The sites are positioned to the north east of Hinton St Mary. There are limited services and facilities in the village, which is around 1km to the north of Sturminster Newton.	
Potentially limiting factors	TPO's on site. Small part in conservation area.	
Available land (ha)	0	
Accessibility	Existing access from Stearts Lane.	Low
Age and quality of buildings	60/70's	Very poor
Vacancy rate	<10%	<10%
Quality of environment	Poor	Poor
Market attractiveness	Existing small employment site, rural location and not well connected.	Low
Suitability	Yes, existing employment area	
Availability	Officer identified, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership. Location in rural north Dorset likely causes some viability issues.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Suitable, but limited potential to enlarge/intensify existing uses because of their sensitivity to development (having regard to the setting of the conservation area) and the sites remote setting.	

Lower Cross

Settlement	HINTON ST MARY	
ID	EL/HISM/002	



Gross site area (ha)	0.59	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes, Existing Developed Employment Area, 3.2(E/19/2)	
Call for Sites submitted? Use?	No	
Overview / existing development	The record refers to three separate sites positioned around the cross roads known as 'Lower Cross'. The site to the north of the cross roads includes a number of industrial units - all appeared to be in use on the date of the site visit. The site to the east of the cross roads includes what appeared to be a number of converted farm buildings - it was unclear whether these were in use on the date of the visit. The site to the south of the cross roads appeared to be in use as an art gallery.	

Clustering (activity / use class)	Other	
Adjacencies / issues	The sites are positioned at the centre of the village of Hinton St Mary. There are limited services and facilities in the village, which is around 1km to the north of Sturminster Newton.	
Potentially limiting factors	Potential Contamination. Conservation area. Scheduled monument. TPOs on site.	
Available land (ha)	0	
Accessibility	Sites can be accessed from Stearts Lane or Marnhull Road.	Medium
Age and quality of buildings	60/70's	Average
Vacancy rate	<10%	<10%
Quality of environment	Average	Average
Market attractiveness	Existing small employment site, rural location and not well connected.	Low
Suitability	Yes, existing employment area	
Availability	Officer identified, assumed available – recommend landowner engagement	
Deliverability / viability	Split ownership. Location in rural north Dorset likely causes some viability issues.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Suitable, but limited potential to enlarge/intensify existing uses because of their sensitivity to development (having regard to heritage assets) and remote setting.	

Field between Trims Ground

Settlement	HOLWELL	
ID	EL/HOLW/001	



Gross site area (ha)	1.496	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Housing, employment and mixed use	
Overview / existing development	Greenfield site	
Clustering (activity / use class)	Greenfield	

Adjacencies / issues	Existing residential property. Utilities on site. Fairly isolated from facilities and services.	
Potentially limiting factors	None	
Available land (ha)	0	
Accessibility	Existing access from Stony Lane, indirect access to A3030	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	Greenfield site in rural location, potential to serve local need.	Low
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership. Location in rural Dorset likely causes viability issues.	
Development potential	Potentially whole site subject to environmental constraints. Development may not be viable nor attractive to market	
Overall recommendation		
Recommendation	Not Suitable	
Comments on recommendation	Not suitable for development due to isolated location outside development boundary, poor access and unattractive to market. An unsuitable site.	

Applins Farm

Settlement	FARRINGTON	
ID	EL/IWCO/001	



Gross site area (ha)	0.88	
Previous Authority	North Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	No	
Overview / existing development	Rural site, approximately 24 'units' of varying sizes. Site appears to be well kept and a number of the existing units appear to be in use.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	The site is in a remote rural location that is surrounded by countryside. The closest villages are Iwern Courtney to the south and Iwern Minster to the south east.	
Potentially limiting factors	Potential contamination. Part of the site at risk from surface water flooding.	
Available land (ha)	0	
Accessibility	Existing access through the north eastern corner of the site. There is a public right of way running to the north of the site. No direct A road access	Low
Age and quality of buildings	60/70's	Poor
Vacancy rate	<10%	<10%
Quality of environment	Average	Average
Market attractiveness	Remote location with fair distance to A roads and settlements	Low
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership. Location in rural Dorset likely causes some viability issues.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	An existing employment site, therefore should be retained.	

Worthy Farm

Settlement	KINGTON MAGNA	
ID	EL/KING/001	



Gross site area (ha)	0.37	
Previous Authority	North Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	No	
Overview / existing development	Small, poor quality industrial estate - mostly a vehicle repair garage	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Utilities on site. Isolated from many facilities and services.	
Potentially limiting factors	None	
Available land (ha)	0	
Accessibility	Access drive to road to Church Hill	Low
Age and quality of buildings	60/70's	Average
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Medium market attractiveness. Existing employment site, poor quality. Suitable for redevelopment but limited capacity for expansion or intensification.	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified. Existing employment site.	
Deliverability / viability	Single ownership. Location in rural Dorset likely causes some viability issues.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Existing employment site on edge of village. Isolated from many facilities and services so not suitable for expansion. Potential for redevelopment.	

Land north of Wimborne Road

Settlement	LANGTON LONG BLANDFORD	
ID	EL/LALB/001	



Gross site area (ha)	46.03	
Previous Authority	North Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Predominantly housing but with an appropriate mix of complimentary uses to support a large-scale extension	
Overview / existing development	Undeveloped greenfield land on edge of Blandford Forum	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Separated from Blandford Forum by road but some residential properties in the vicinity	
Potentially limiting factors	Within the AONB. Groundwater SPZ 1. Affected by flooding from other sources including surface water	
Available land (ha)	0	
Accessibility	Access from Langton Long. Existing agricultural access from Wimborne Road and A354. Right of way across 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	Very large undeveloped site, well connected and accessible.	Medium
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, location close to Blandford Forum indicates potential viability.	
Development potential	Large portion of land, of which some could be used for employment.	
Overall recommendation		
Recommendation	Potential in part	
Comments on recommendation	A suitably located site on the edge of the settlement, outside of the settlement boundary however relates well to the settlement pattern. Potential for significant landscape impact so this would need to be mitigated. A suitable site for development as part of a wider strategy and subject to overcoming landscape impact.	

Land south of Wimborne Road

Settlement	LANGTON LONG BLANDFORD	
ID	EL/LALB/002	



Gross site area (ha)	46.37	
Previous Authority	North Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Predominantly housing but with an appropriate mix of complimentary uses to support a large-scale extension	
Overview / existing development	Undeveloped greenfield land on edge of Blandford Forum	

Clustering (activity / use class)	Agricultural land	
Adjacencies / issues	Adjacent residential. Within walking distance of town centre but A road acts as a barrier to easy pedestrian access.	
Potentially limiting factors	AONB. TPOs on site	
Available land (ha)	0	
Accessibility	Existing access. Access is from A354, right of way across 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	Very large undeveloped site, well connected and accessible.	Medium
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Split ownership, location close to Blandford Forum indicates potential viability.	
Development potential	Large portion of land, of which some could be used for employment.	
Overall recommendation		
Recommendation	Potential in part	
Comments on recommendation	Potentially suitable as part of a wider development subject to impact on AONB/landscape	

Land at Huntick Road

Settlement	LYTCHETT MATRAVERS	
ID	EL/LMAT/001	



Gross site area (ha)	3.41	
Previous Authority	Purbeck District Council	
Previous Policy Status	Yes, Mixed-use, Policy - NE	
Call for Sites submitted? Use?	No	
Overview / existing development	Some employment units, site granted permission for 46 homes and associated landscaping. No Employment details were submitted with the application. The 46 homes appear to be under construction. Note that the site that houses are being built on was greenfield land, and not an existing employment site. There is a depot on the east edge of the site, and that appears to be unaffected.	
Clustering (activity / use class)	Other	

Adjacencies / issues	Located within walking distance of shops and a school.	
Potentially limiting factors	Within 5k of the Dorset Heathlands. Poole Harbour nutrient catchment area. Groundwater SPZ 1. TPO's on site	
Available land (ha)	0	
Accessibility	Existing access off Huntick Road. Potential highways capacity issue on the wider road network. Indirect access to A350	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 Poole.	Medium
Suitability	Yes: Subject to environmental constraints	
Availability	Existing allocation. Not a submitted site.	
Deliverability / viability	Split ownership, location close to Poole indicates good viability	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain/ Review Boundary	
Comments on recommendation	Planning permission granted for 46 homes and associated landscaping. Site is unavailable and therefore unsuitable, apart from the depot on the eastern edge. Retain overall but review boundary to remove residential.	

Freeland Business Park

Settlement	LYTCHETT MATRAVERS	
ID	EL/LMAT/002	



Gross site area (ha)	0.73	
Previous Authority	Purbeck District Council	
Previous Policy Status	Yes, Existing Employment Site in emerging Purbeck Plan Policy - EE1(ES5), EE2, Adopted plan policy E,ELS,NE.	
Call for Sites submitted? Use?	No	
Overview / existing development	Small low density units occupied by a range of businesses	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Located within walking distance of shops and a school.	
Potentially limiting factors	Within 5k of the Dorset Heathlands. Groundwater SPZ 3. Poole Harbour nutrient catchment area. TPO's on site	
Available land (ha)	0	
Accessibility	Just outside the town. Existing access off Wareham Road. Local roads access A35.	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, supporting the immediate local economy and accessible to BCP urban area - existing business park. Limited scope for intensification or expansion.	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Split ownership, location close to Poole indicates good viability but site fully built out.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	An existing employment site with limited scope for intensification or expansion.	

Axium Centre		
Settlement	LYTCHETT MATRAVERS (ORGANFORD)	
ID	EL/LMAT/003	



Gross site area (ha)	0.98	
Previous Authority	Purbeck District Council	
Previous Policy Status	Yes, Existing Employment Site in emerging Purbeck Policy - EE1(ES7), EE2. Adopted plan policy E, ELS, NE.	
Call for Sites submitted? Use?	No	
Overview / existing development	Existing business units occupied by estate agents, solicitors and tech start up. The units are new and in very good condition. Nearly all units are occupied but some marketing. There is limited scope for any further expansion or intensification.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	An isolated site off the A35.	
Potentially limiting factors	Within 5k of the Dorset Heathlands. Poole Harbour nutrient catchment area.. TPO's on site. Within Green Belt.	
Available land (ha)	0	
Accessibility	Existing access off A35.	High
Age and quality of buildings	Post 2000	Very good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	High/Medium market attractiveness. Well connected site near to BCP urban area.	High/Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership, location close to Poole indicates good viability	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A suitable site for retention however limited potential for expansion or intensification.	

Factory Road, Upton		
Settlement	UPTON	
ID	EL/LMUP/001	
Gross site area (ha)	4.06	
Previous Authority	Purbeck District Council	
Previous Policy Status	Yes, Existing Employment Site in emerging Purbeck Policy - EE1(ES6), EE2. Adopted plan policy E,ELS, NE. The south east portion of the site lies within the BCP Council area and is designated under BCP policy, it is assessed separately.	
Call for Sites submitted? Use?	No	
Overview / existing development	This is an existing industrial estate occupied by a number of electrical and engineering companies. The units are generally in good condition with some newer high quality buildings. Nearly all units are occupied. There is limited scope for any further expansion or intensification.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Within residential area	
Potentially limiting factors	Within 5k of the Dorset Heathlands. Poole Harbour nutrient catchment area. TPO's on site. Within Poole Harbour recreation area.	
Available land (ha)	0	
Accessibility	Close to an A road and on the outskirts of a town. Existing access off Factory Road. Indirect access to A35/A350	Medium/High
Age and quality of buildings	80/90's	Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	High market attractiveness. Good connectivity and in proximity to the BCP urban area. A suitable site for retention/redevelopment, however limited potential for expansion or intensification.	High
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Fragmented ownership, likely potential for redevelopment of units in long term as they age and become less suited for business needs at the time. High market attractiveness likely makes redevelopment viable.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A suitable site for retention/redevelopment, however limited potential for expansion or intensification.	

Land at Frenches Farm

Settlement	UPTON	
ID	EL/LMUP/002	



Gross site area (ha)	2.66	
Previous Authority	Purbeck District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Mixed Use	
Overview / existing development	Agricultural land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Adjacent to residential development to the north and allotments to south	
Potentially limiting factors	Within 400m of the Dorset Heathlands and within the Poole Harbour nutrient catchment area. Within Green Belt and Poole Harbour recreation area.	
Available land (ha)	0	
Accessibility	A new access could be formed off Watery Lane. 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 as a result of location close to Poole.	Medium
Suitability	No - location between residential and allotments unlikely to be appropriate.	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, location close to Poole indicates good viability albeit scale is on small side.	
Development potential	Not considered suitable due to adjacency issues	
Overall recommendation		
Recommendation	Not Suitable	
Comments on recommendation	An undeveloped site with potential for adjacency impacts, not suitable	

Frenches Farm Yard

Settlement	UPTON	
ID	EL/LMUP/003	



Gross site area (ha)	0.73	
Previous Authority	Purbeck District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Employment	
Overview / existing development	Agricultural land	
Clustering (activity / use class)	Other	

Adjacencies / issues	Adjacent to residential development to the north.	
Potentially limiting factors	Within 400m Dorset Heathlands buffer and within the Poole Harbour nutrient catchment area. Within the Green Belt and Poole Harbour recreation area.	
Available land (ha)	0.73	
Accessibility	A new access could be formed off Watery Lane. Indirect access to A35	Medium
Age and quality of buildings	Pre-war	Poor
Vacancy rate	<10%	<10%
Quality of environment	Poor	Poor
Market attractiveness	Medium/low. Generally low market attractiveness as a result of the quality of the buildings and environment, site is in a location close to Poole which increases attractiveness somewhat.	Medium/Low
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, location close to Poole indicates viability potential	
Development potential	If vacant the whole site could be available	
Overall recommendation		
Recommendation	Development potential	
Comments on recommendation	Site located to the edge of Upton. Potential for redevelopment if vacant, may be issues with adjacent residential uses	

Land at Lytchett Minster & Bere Farm (Parcel 1)

Settlement	LYTCHETT MINSTER & UPTON	
ID	EL/LMUP/004	



Gross site area (ha)	78	
Previous Authority	Purbeck District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Mixed use incl Sang	
Overview / existing development	Undeveloped rural greenfield site	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Remote from existing infrastructure and facilities.	
Potentially limiting factors	Within 5k of the Dorset Heathlands and within the Poole Harbour nutrient catchment area. Within Green Belt. TPOs on site. Affected by flooding from other sources including surface water. Partially within Poole Harbour recreation area.	
Available land (ha)	0	
Accessibility	Potential to create new access to A35 to the south. Potential highways capacity issue on the wider road network. Right of Way through the 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	Very large undeveloped site, well connected and accessible.	Medium
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, location close to Poole indicates good viability but the large size of the site means only suitable in part	
Development potential	Large portion of land, of which some could be used for employment.	
Overall recommendation		
Recommendation	Potential in part	
Comments on recommendation	An isolated location with potential for landscape and visual impacts. Would require development as part of wider mixed use strategy and Green Belt release.	

Land at Lytchett Minster & Bere Farm (Parcel 2)

Settlement	LYTCHETT MINSTER & UPTON	
ID	EL/LMUP/005	



Gross site area (ha)	97	
Previous Authority	Purbeck District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Mixed use incl Sang	
Overview / existing development	Undeveloped greenfield land, some community uses within the centre	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Remote from existing infrastructure and facilities.	
Potentially limiting factors	Within 5k of the Dorset Heathlands and within the Poole Harbour nutrient catchment area. A Site of Nature Conservation Interest (SNCI) lies in the South Eastern corner. Ancient woodland and TPOs. Within the green belt. Affected by flooding from other sources including surface water.	
Available land (ha)	0	
Accessibility	Potential to create new access to A35. Potential highways capacity issue on the wider road network.	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	Very large undeveloped site, well connected and accessible.	Medium/High
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, location close to Poole indicates good viability. The large size of the site means it would only be suitable in part or as part of a larger mixed use development	
Development potential	Large portion of land, of which some could be used for employment. Site would be most appropriate close existing A35 access.	
Overall recommendation		
Recommendation	Potential in part	
Comments on recommendation	Potentially suitable as part of a wider development An isolated location with potential for landscape and SNCi. Would require Green Belt release.	

Land at Lytchett Minster & Bere Farm (Parcel 3)

Settlement	LYTCHETT MINSTER & UPTON	
ID	EL/LMUP/006	



Gross site area (ha)	166	
Previous Authority	Purbeck District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Mixed use incl Sang	
Overview / existing development	Large agricultural site, Hill Farm Farmhouse lies in the centre.	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Lychett Minster Lies to SE, solar park to north/NE. Rural site remote from existing infrastructure and facilities.	
Potentially limiting factors	90% of site within 5km of Dorset Heaths, 10% within 400m of the Dorset Heaths and within the Poole Harbour nutrient catchment area. Two Sites of Nature Conservation Interest (SNCI) sit within the site. Ancient woodland. Within Green Belt and Pool Harbour recreation area.	
Available land (ha)	0	
Accessibility	A35 bounds site to the south, a new access could be formed off Foxhills Road or B3067. 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	Very large undeveloped site, well connected and accessible.	Medium
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Split ownership, location close to Poole indicates good viability but the large size of the site means it would need to be developed in part or as part of mixed use.	
Development potential	Large portion of land, of which some could be used for employment. Sites closest to the A35 to the south would be more appropriate for employment uses.	
Overall recommendation		
Recommendation	Potential in part	
Comments on recommendation	Suitable as part of wider mixed use development and subject to constraints.	

Land at Lytchett Minster & Bere Farm (Parcel 4)

Settlement	LYTCHETT MINSTER & UPTON	
ID	EL/LMUP/007	



Gross site area (ha)	8.875	
Previous Authority	Purbeck District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Mixed use incl Sang	
Overview / existing development	Undeveloped greenfield land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Adjacent to residential development to the east. Located within walking distance of the Lytchett Minster village centre., residential to east, some to south.	
Potentially limiting factors	Within 5k of the Dorset Heathlands and within the Poole Harbour nutrient catchment area. Within green belt. Affected by flooding from other sources including surface water.	
Available land (ha)	0	
Accessibility	A new access could be formed off Post Green Road or New Road. 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	Greenfield site in rural location, reasonable road access but some distance from existing settlement	Medium
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, location close to Poole indicates good viability. Residential adjacency and B road access reduce attractiveness.	
Development potential	Not considered suitable due to adjacency issues	
Overall recommendation		
Recommendation	Not Suitable.	
Comments on recommendation	An isolated location with potential for adjacency impacts, not suitable	

Land at Lytchett Minster & Bere Farm (Parcel 5)

Settlement	LYTCHETT MINSTER & UPTON	
ID	EL/LMUP/008	



Gross site area (ha)	16.36	
Previous Authority	Purbeck District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Mixed use incl Sang	
Overview / existing development	Undeveloped greenfield land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Adjacent to residential development to the west. Located within walking distance of the Lytchett Minster village centre.	
Potentially limiting factors	Within 5k of the Dorset Heathlands and within the Poole Harbour nutrient catchment area. Within green belt. Part within flood zone. Affected by flooding from other sources including surface water. Within Poole Harbour recreation area.	
Available land (ha)	0	
Accessibility	A new access could be formed off Dorchester Road. 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. Potential to access A35.	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	Despite planning considerations the site is well located- and accessible and would have medium market attractiveness	Medium/High
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, location close to Poole indicates good viability. The large size of the site means it would only be suitable in part or as part of a larger mixed use development	
Development potential	Large portion of land, of which some could be used for employment. Site would be most appropriate close existing A35 access.	
Overall recommendation		
Recommendation	Potential in part	
Comments on recommendation	Potentially suitable as part of a wider development subject to constraints	

Land at Lytchett Minster & Bere Farm (Parcel 6)

Settlement	LYTCHETT MINSTER & UPTON	
ID	EL/LMUP/009	

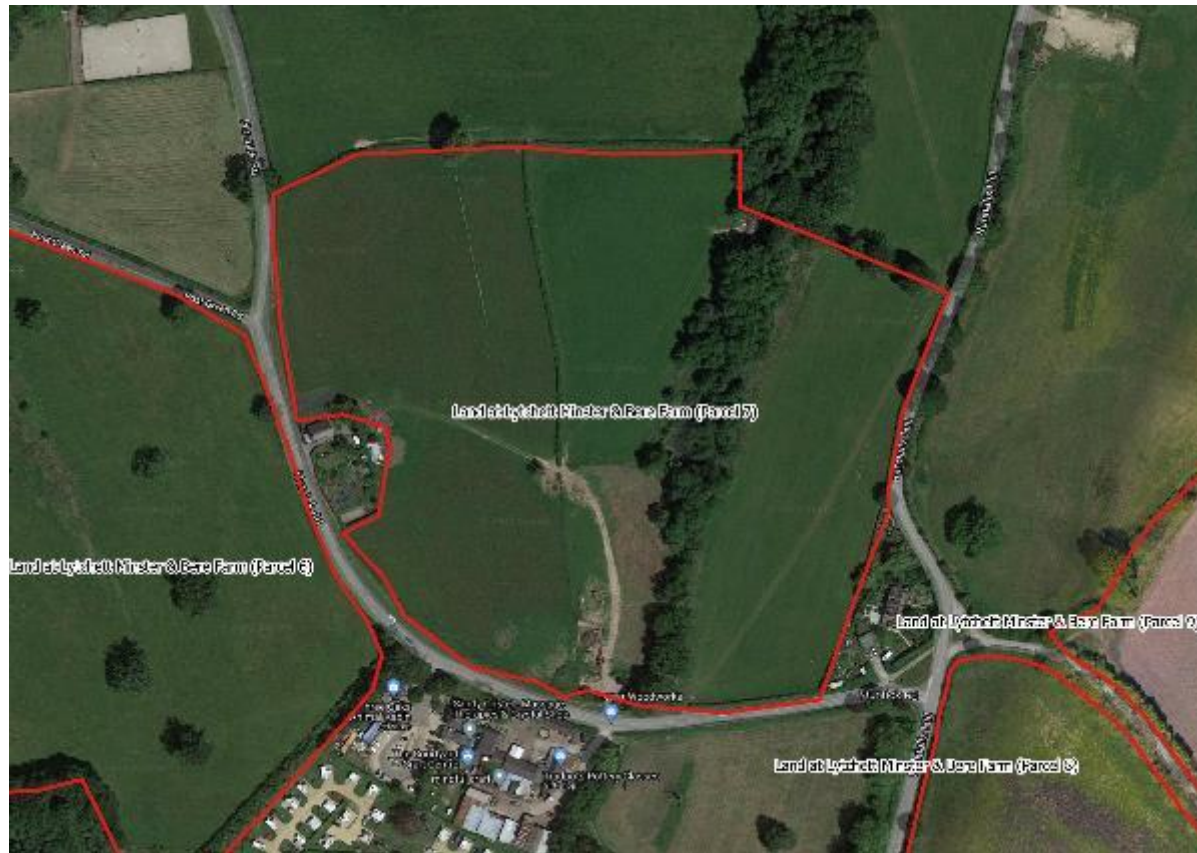


Gross site area (ha)	10	
Previous Authority	Purbeck District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Mixed use incl Sang	
Overview / existing development	Undeveloped greenfield land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Remote from existing infrastructure and facilities. Within walking distances of the Courtyard Craft Centre and Café.	
Potentially limiting factors	Within 5k of the Dorset Heathlands and within the Poole Harbour nutrient catchment area. Within the green belt. Affected by flooding from other sources including surface water. Veteran trees and tree groups. Within the conservation area. Three Oaks is a grade II listed building next to the site. Within Poole Harbour recreation area.	
Available land (ha)	0	
Accessibility	A new access could be formed off Post Green Road or Huntick Road. Likely highways issue at this site as there are no footway links to the village centre. Potential highways capacity issue on the wider road network. 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	Greenfield site in rural location, reasonable road access but some distance from existing settlement	Medium/Low
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, location close to Poole indicates good viability. Residential adjacency and B road access reduce attractiveness.	
Development potential	Not considered suitable due to adjacency issues	
Overall recommendation		
Recommendation	Not Suitable	
Comments on recommendation	An isolated location with potential for adjacency impacts, not suitable	

Land at Lytchett Minster & Bere Farm (Parcel 7)

Settlement	LYTCHETT MINSTER & UPTON	
ID	EL/LMUP/010	



Gross site area (ha)	7.4	
Previous Authority	Purbeck District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Mixed use incl Sang	
Overview / existing development	Undeveloped greenfield land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Remote from existing infrastructure and facilities. Within walking distances of the Courtyard Craft Centre and Café.	
Potentially limiting factors	Within 5k of the Dorset Heathlands and within the Poole Harbour nutrient catchment area. Also within the green belt. Affected by flooding from other sources including surface water. Three Oaks is a grade II listed building next to the site. Within Poole Harbour recreation area.	
Available land (ha)	0	
Accessibility	A new access could be formed off Huntick Road. Likely highways issue at this site as there are no footway links to the village centre. 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	Greenfield site in rural location, reasonable road access but some distance from existing settlement	Medium
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, location close to Poole indicates good viability. The large size of the site means it would only be suitable in part or as part of a larger mixed use development	
Development potential	Large portion of land, of which some could be used for employment. Site would be most appropriate close existing A35 access.	
Overall recommendation		
Recommendation	Potential in part	
Comments on recommendation	Potentially suitable as part of a wider development subject to constraints	

Land at Lytchett Minster & Bere Farm (Parcel 8)

Settlement	LYTCHETT MINSTER & UPTON	
ID	EL/LMUP/011	



Gross site area (ha)	1.94	
Previous Authority	Purbeck District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Mixed use incl Sang	
Overview / existing development	Undeveloped greenfield land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Remote from existing infrastructure and facilities. Within walking distances of the Courtyard Craft Centre and Café.	
Potentially limiting factors	Within 5k of the Dorset Heathlands and within the Poole Harbour nutrient catchment area. Also within the green belt. Affected by flooding from other sources including surface water. Within Poole Harbour recreation area.	
Available land (ha)	1.94	
Accessibility	A new access could be formed off Randalls Hill. The site is separated from Upton by the A35.	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	Good road access, in proximity to BCP area	Medium
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, location close to Poole indicates good viability	
Development potential	Greenfield site available albeit scale is limited which may lack critical mass and viability	
Overall recommendation		
Recommendation	Development potential	
Comments on recommendation	Site with good road access and relate reasonably well to Upton, albeit scale is somewhat small. Suitable for employment uses subject to environmental constraints.	

Land at Lytchett Minster & Bere Farm (Parcel 9)

Settlement	LYTCHETT MINSTER & UPTON	
ID	EL/LMUP/012	



Gross site area (ha)	17.222	
Previous Authority	Purbeck District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Mixed use incl Sang	
Overview / existing development	Undeveloped greenfield land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Remote from existing infrastructure and facilities. Within walking distances of the Courtyard Craft Centre and Café.	
Potentially limiting factors	North Eastern section is within 400m of the Dorset Heathlands (35% of site); with the remaining 65% within the 5km heathlands buffer. The site is within the Poole Harbour nutrient catchment area. Within Green Belt and Poole Harbour recreation area.	
Available land (ha)	0	
Accessibility	A new access could be formed off Randalls Hill or Blandford Road. Potential highways capacity issue on the wider road network. Likely highways issue at this site as there are no footway links to Upton. Potential to access A35.	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	Despite planning considerations the site is well located- and accessible and would have medium market attractiveness	Medium
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, location close to Poole indicates good viability but the large size of the site means it is not deliverable in short or medium term.	
Development potential	Large portion of land, of which some could be used for employment. Site would be most appropriate close existing A35 access.	
Overall recommendation		
Recommendation	Potential in part	
Comments on recommendation	Potentially suitable as part of a wider development subject to constraints	

Holwell Road, Kings Stag

Settlement	LYDLINCH	
ID	EL/LYDL/001	



Gross site area (ha)	0.29	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes, Existing Developed Employment Area, 3.2(E/23/1)	
Call for Sites submitted? Use?	No	
Overview / existing development	Existing employment site	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Utilities on site, adjacent to rural residential development within the village of King Stag	
Potentially limiting factors	None	
Available land (ha)	0	
Accessibility	Existing access off south of Holwell Road. No A road access.	Low
Age and quality of buildings	80/90's	Average
Vacancy rate	<10%	<10%
Quality of environment	Average	Average
Market attractiveness	Rural site, serves local need but unlikely to be attractive to wider market	Medium/Low
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership. Location in rural Dorset likely causes some viability issues.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Site suited to local needs and in reasonable condition	

Land at Woodberry Down

Settlement	LYME REGIS	
ID	EL/LYME/001	

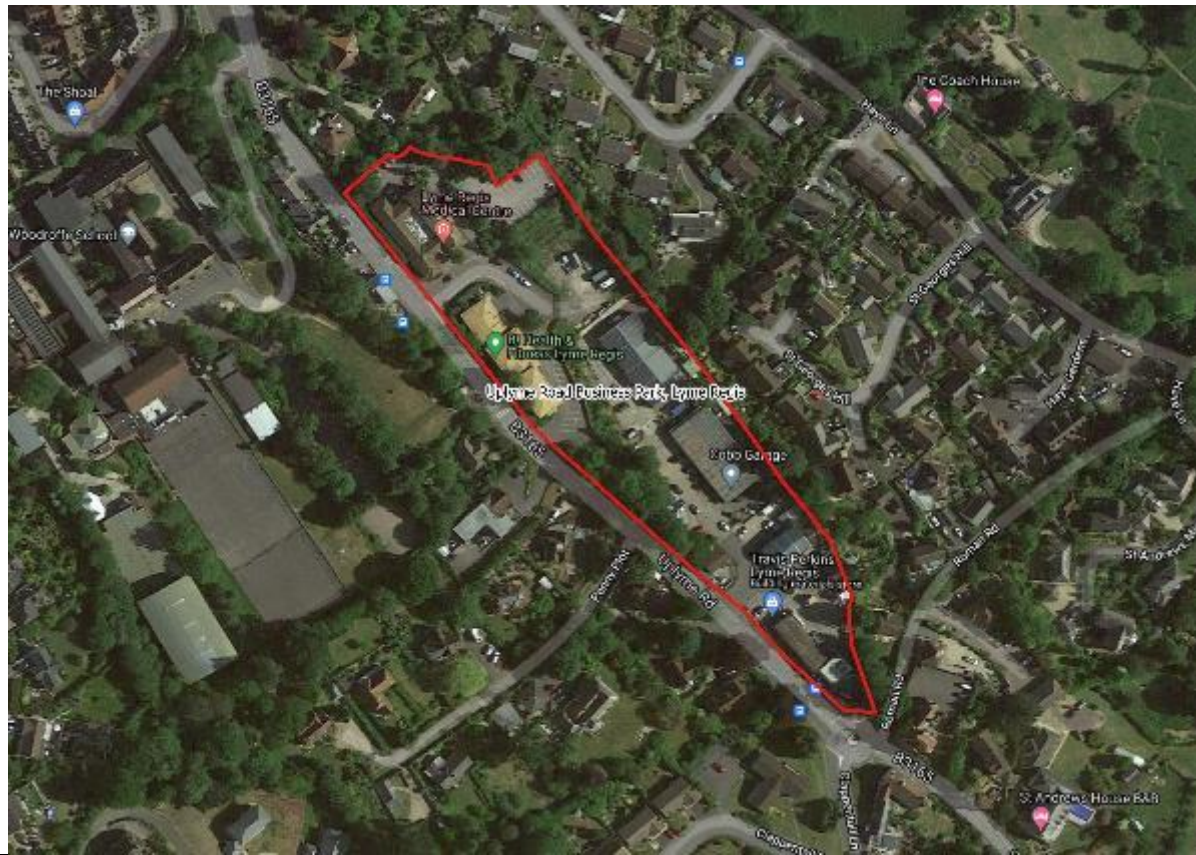


Gross site area (ha)	0.84	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes, Mixed-use, Policy - LYME1	
Call for Sites submitted? Use?	No	
Overview / existing development	The site has recently been completed incorporating a small number of residential units. Although the site was allocated for a mix of uses no employment has been delivered.	
Clustering (activity / use class)	Residential	

Adjacencies / issues	Adjacent residential	
Potentially limiting factors	AONB, TPO's. Subject to surface water flooding	
Available land (ha)	0	
Accessibility	Existing access onto site off Colway Lane. Right of way through site.	Medium
Age and quality of buildings	Post 2000	Very good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Low market attractiveness. The site has now been developed for residential and was completed in 2020 so would be unsuitable for employment.	Low
Suitability	No: developed for another use	
Availability	Officer identified, existing allocation – recommend landowner engagement	
Deliverability / viability	Single ownership. Location in rural Dorset and use for residential causes viability issues if redeveloped for employment	
Development potential	No land available	
Overall recommendation		
Recommendation	Release	
Comments on recommendation	The site has now been developed only for residential and was completed in 2020 so would be unsuitable for employment.	

Uplyme Road Business Park, Lyme Regis

Settlement	LYME REGIS	
ID	EL/LYME/002	



Gross site area (ha)	1.482	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes, Key employment site, Policy - ECON2	
Call for Sites submitted? Use?	No	
Overview / existing development	Smaller units including industrial and offices with car parking on part of the site.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Adjacent to existing residential.	
Potentially limiting factors	AONB, TPO's	
Available land (ha)	0	
Accessibility	Existing access off Uplyme Road	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, employment site that provides a mix of smaller units suitable for local businesses. The site only has a small area that is not developed which already has permission for live-work units.	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Split ownership, site fully built out	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A suitable site for employment as located within the main urban area of Lyme Regis.	

Land at Charmouth Road

Settlement	LYME REGIS	
ID	EL/LYME/003	



Gross site area (ha)	3.75	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Mixed use	
Overview / existing development	The site is mainly agricultural but has been used in the past as a temporary park and ride site.	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Further out from existing infrastructure and facilities. Adjacent to residential development to the north-east of the site associated with the Timber Hill CLT.	
Potentially limiting factors	AONB	
Available land (ha)	3.75	
Accessibility	Existing access onto site off A3052 associated with park and ride, potential to create new access however potential road safety issues.	Medium/high
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Medium attractiveness and potential for development, subject to landscape and biodiversity considerations.	Medium
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, recently promoted, location in west Dorset will impact viability	
Development potential	Greenfield site available	
Overall recommendation		
Recommendation	Development potential	
Comments on recommendation	A very exposed site with wide landscape implications which would need to be considered and mitigated. Potential for employment but viability likely to be marginal.	

Station Road Industrial Estate

Settlement	MAIDEN NEWTON	
ID	EL/MAID/001	



Gross site area (ha)	0.64	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	No	
Overview / existing development	Multiple blocks of small modern industrial buildings. Brick with steel profile sheeting. Well maintained. Good parking and circulation with identified parking areas. Good access. No vacancies. No active marketing	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Existing infrastructure and utilities connection on site. Within walking distance of some facilities and services.	
Potentially limiting factors	Within the AONB and Poole Harbour Nutrient Catchment Area.	
Available land (ha)	0	
Accessibility	Good access from Station Road.	Low
Age and quality of buildings	80/90's	Good
Vacancy rate	<10%	<10%
Quality of environment	Average	Average
Market attractiveness	Medium/Low market attractiveness. Rural location, serves local need well.	Medium/Low
Suitability	Yes, existing employment area	
Availability	Existing employment site. Officer identified, assume available	
Deliverability / viability	Single ownership, located in small town, redevelopment not viable	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	The site has limited capacity to provide additional development but is suitable for continued use and provides valuable local employment opportunities.	

Land adjacent to Sewage Works

Settlement	MAIDEN NEWTON	
ID	EL/MAID/002	



Gross site area (ha)	1.19	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Housing	
Overview / existing development	Agricultural land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Adjacent residential. Sewage works to the east.	
Potentially limiting factors	Within the AONB and Poole Harbour Nutrient Catchment Area.	
Available land (ha)	0.8	
Accessibility	Access from Neils View Potential access from A356	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 market attractiveness. Rural location, could serve local need well. Currently undeveloped.	Medium/Low
Suitability	Yes: Subject to environmental constraints	
Availability	Officer identified– recommend landowner engagement	
Deliverability / viability	Single ownership, located in small town. Viability for development of units will be challenging.	
Development potential	Most of the site is available, aside from some development to the south	
Overall recommendation		
Recommendation	Potential in part	
Comments on recommendation	Site may have potential providing landscape issues can be adequately mitigated. May be viability issues.	

Land off Church Hill

Settlement	MARNHULL	
ID	EL/MARN/002	



Gross site area (ha)	17.88	
Previous Authority	North 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	Centrally positioned relative to existing services and facilities (including school/public house/shops/hall/doctors surgery/garage/post office).	
Potentially limiting factors	Affected by flooding from other sources including surface water	
Available land (ha)	0	
Accessibility	Existing access through the sites eastern boundary off Church Hill. Rights of way cross the site (linking the northern and southern parts of the village). Potential highways capacity issue on the wider road network. No access to strategic network	Low
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Rural site with poor road connections	Low
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, located in large village development unlikely to be viable	
Development potential	Large site however outside settlement boundary. Potential for limited mixed use / employment as part of any residential development.	
Overall recommendation		
Recommendation	Potential as part of wider mixed use development	
Comments on recommendation	The site is outside the defined development boundary. Could be developed in part as part of any enlargement of the village.	

Milborne Business Centre

Settlement	MILBORNE ST ANDREW	
ID	EL/MILB/001	



Gross site area (ha)	1.88	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes, Existing Developed Employment Area, 3.2(E/30/1) Allocated in the Milborne St Andrew Neighbourhood Plan for employment - policy MSA3.	
Call for Sites submitted? Use?	No	
Overview / existing development	Modern brick built industrial buildings. Well maintained. Good access and circulation but a lack of parking. No active marketing. Mainly B1 uses presence of a hot food takeaway and garden centre	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Existing infrastructure and facilities	
Potentially limiting factors	Within Poole Harbour nutrient catchment area and within 5km of Dorset Heaths. Groundwater SPZ 1. Surrounded on three sides by TPO.	
Available land (ha)	0	
Accessibility	Good access from A354	High
Age and quality of buildings	80/90's	Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Medium/Low market attractiveness. Rural location, serves local need well.	Medium/Low
Suitability	Yes, existing employment area	
Availability	Existing employment site. Officer identified, assume available	
Deliverability / viability	Single ownership. Rural location, redevelopment not viable	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Suitable for continued use as employment site. The site has limited capacity for expansion due to TPO woodland to the north, east and west.	