

Luccombe Farm Business & Craft Centre

Settlement	MILTON ABBAS	
ID	EL/MILT/001	



Gross site area (ha)	0.4	
Previous Authority	North Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	No	
Overview / existing development	Attractive group of converted brick and flint barns. Some single storey some two storey. Well maintained. Good access, parking and circulation. does not appear to be any current vacancies or active marketing. Range of uses including after school club, jewellery workshop, Motorcycle repairs upholstery.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Existing infrastructure on site. Further out from any facilities or services.	
Potentially limiting factors	Within the AONB. Groundwater SPZ 2.	
Available land (ha)	0	
Accessibility	Existing access from adjacent road. Right of way along the access road.	Low
Age and quality of buildings	60/70'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. assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership. Rural location, redevelopment not viable	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Existing uses are suitable and fit in with the rural setting. Does not appear to be much scope for extending the boundary or intensification without impacting on the AONB.	

Delcombe Sawmill

Settlement	DELCOMBE WOOD	
ID	EL/MILT/002	



Gross site area (ha)	0.04	
Previous Authority	North Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Employment, saw mill	
Overview / existing development	Forest	
Clustering (activity / use class)	Greenfield	

Adjacencies / issues	Adjacent isolated residential development.	
Potentially limiting factors	Within the AONB. Poole Harbour Nutrient Catchment Area. Groundwater SPZ 2. Ancient woodland on site	
Available land (ha)	0	
Accessibility	Access from Bulbarrow Lane, no A road access.	Low
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Undeveloped site, no obvious highways access.	Low
Suitability	No: due to environmental and infrastructure constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, recently promoted. Rural location, redevelopment not viable	
Development potential	Not available	
Overall recommendation		
Recommendation	Not Suitable.	
Comments on recommendation	Unsuitable for development. An isolated rural location within the AONB and the site comprises ancient woodland.	

The Oldsawmills

Settlement	MIDDLEMARSH	
ID	EL/MINT/001	



Gross site area (ha)	0.98	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	No	
Overview / existing development	Situated on the eastern side of the A352 at Tiley Knapp. Historic employment site mainly the Cahill steel business with a cluster of smaller businesses. Large agricultural / industrial buildings. Well kept appearance. Access is good but there appears to be issues relating to parking. Active Marketing	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Existing infrastructure on site. Further out from many facilities and services within a relatively isolated location.	
Potentially limiting factors	Contaminated Land, AONB, TPO's on site	
Available land (ha)	0	
Accessibility	Indirect access to A352. Access is good but there appears to be issues relating to parking. Planning application approved WD/D/18/002979 Creation of car park & deliveries holding area & erection of boundary fence.	Medium
Age and quality of buildings	70/80's	Average
Vacancy rate	<10%	<10%
Quality of environment	Average	Average
Market attractiveness	Reasonably well connected to strategic road network but remote from settlements	Medium/Low
Suitability	Yes, existing employment area	
Availability	Existing employment site. Officer Identified. assumed available – recommend landowner engagement.	
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, retain.	

Shearstock Farm

Settlement	MOTCOMBE	
ID	EL/MOTC/001	



Gross site area (ha)	0.48	
Previous Authority	North Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	No	
Overview / existing development	Former agricultural barns. Appear to be in a good state of repair (although only the front is visible from the road). Some residential properties adjacent.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Utilities on site. The site is further out from many facilities and services.	
Potentially limiting factors	None	
Available land (ha)	0	
Accessibility	Driveway from B3081	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 small-scale business park good location between Gillingham and Shaftesbury. Appears to be in good condition.	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership, location between Gillingham and Shaftesbury, redevelopment may be viable.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Existing small business park however limited scope for expansion or intensification.	

Frog Lane Farm

Settlement	MOTCOMBE	
ID	EL/MOTC/002	



Gross site area (ha)	18.87	
Previous Authority	North Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Housing/mixed use	
Overview / existing development	Undeveloped greenfield land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Bordering residential. Isolated from many services and facilities.	
Potentially limiting factors	Policies in the neighbourhood plan protect the woodland within Gillingham Royal Forest and Land at Frog Lane as local green space.	
Available land (ha)	0	
Accessibility	A new access could be formed off Frog Lane however there are potential highways capacity issues on the wider road network. Frog Lane is a narrow country lane. Right of way through site. No A road access.	Low
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Rural site with poor road access	Low
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, located in small town, 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 in part	
Comments on recommendation	A substantial area with potential for landscape and visual impacts. Potential highways capacity issues on the wider road network. Could be developed in part as part of any enlargement of the village.	

Pineapple Business Park

Settlement	SALWAY ASH	
ID	EL/NETH/001	



Gross site area (ha)	0.9426	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	No	
Overview / existing development	A mixture of industrial units and small offices across the site.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Rural location, greenfield with some leisure uses adjacent to the east.	
Potentially limiting factors	AONB	
Available land (ha)	0	
Accessibility	Existing access off Pineapple Lane. No A road access.	Low
Age and quality of buildings	60/70's	Average
Vacancy rate	10-25%	10-25%
Quality of environment	Average	Average
Market attractiveness	Medium market attractiveness. This site is very active and would be appropriate to protect as is a key location for local companies. However the site is removed from main urban area and is difficult to access due to narrow roads in the area. A suitable site.	Medium/Low
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Main site in single ownership, however fragmented around boundary. Rural location, development likely not viable.	
Development potential	Small wooded site may be appropriate, however partially under separate ownership and size may not be viable.	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A suitable employment site that is very active and is home to a number of local businesses including Baboo Gelato.	

Poultry Houses

Settlement	OKEFORD FITZPAINE	
ID	EL/OKEF/001	



Gross site area (ha)	2.88	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes, New Employment Allocation, 3.2 (E/34/2), OF1	
Call for Sites submitted? Use?	No	
Overview / existing development	Formerly operated by Faccenda Food as a poultry farm (closed 2007). A large proportion of the site is covered with 6 large disused chicken sheds on the lower ground to the north east. An area of hardstanding, formerly used as car park, exists in the central part of the site. Site has planning permission for residential.	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Positioned to the east of the village (Okeford Fitzpaine). Potential to access village via existing public rights of way and along Shillingston Lane.	
Potentially limiting factors	Adj AONB. Part at risk from surface water flooding. Adj to conservation area and listed building.	
Available land (ha)	0	
Accessibility	Existing access through southern side of the site from Shillingstone Lane. Public rights of way extend around the edges of the site. Indirect access to A357	Medium
Age and quality of buildings	60/70's	Poor
Vacancy rate	1	1
Quality of environment	Poor	Poor
Market attractiveness	Medium market attractiveness. A developable site, subject to availability (the site has recently received planning permission for re-development with homes).	Medium
Suitability	Yes: Subject to environmental constraints	
Availability	Officer identified, assumed available – recommend landowner engagement	
Deliverability / viability	Site recently promoted for residential. Rural location, employment development not viable.	
Development potential	Potentially whole site however residential development has commenced.	
Overall recommendation		
Recommendation	Release	
Comments on recommendation	The site would be suitable for employment uses, however rural location and residential development underway makes employment development unlikely.	

Banbury Cross Farm

Settlement	OKEFORD FITZPAINE	
ID	EL/OKEF/002	



Gross site area (ha)	4.06	
Previous Authority	North Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Open market housing/affordable housing/employment uses	
Overview / existing development	The site comprises agricultural barn buildings, a number of large agricultural tunnel type structures used for agricultural purposes, undeveloped greenfield land, and two residential properties.	
Clustering (activity / use class)	Other	

Adjacencies / issues	Very rural. Agricultural land to all sides. On site residential but isolated from any settlement and associated facilities.	
Potentially limiting factors	Affected by flooding from other sources including surface water.	
Available land (ha)	0	
Accessibility	5 existing access points from Angers Lane serving the dwellings and the agricultural business. Indirect A road access via Angers Lane is a narrow country road with potential capacity issues for large scale employment or mixed use development.	Medium/Low
Age and quality of buildings	Post 2000	Average
Vacancy rate	<10%	<10%
Quality of environment	Average	Average
Market attractiveness	Rural site that although has indirect A road access this is not likely to be suitable for large scale movements. Remote from settlements.	Low
Suitability	Yes, existing employment area	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, recently promoted. Rural location, redevelopment for employment not expected to be viable	
Development potential	Part brownfield site however isolated location and poor access mean not suitable for employment	
Overall recommendation		
Recommendation	Not Suitable.	
Comments on recommendation	Development would potentially have adverse landscape impacts and sustainability issues due to isolated location. Poor access and limited market. Not suited for employment.	

Stone Lane Industrial Estate

Settlement	WIMBORNE MINSTER	
ID	EL/PAMP/001	

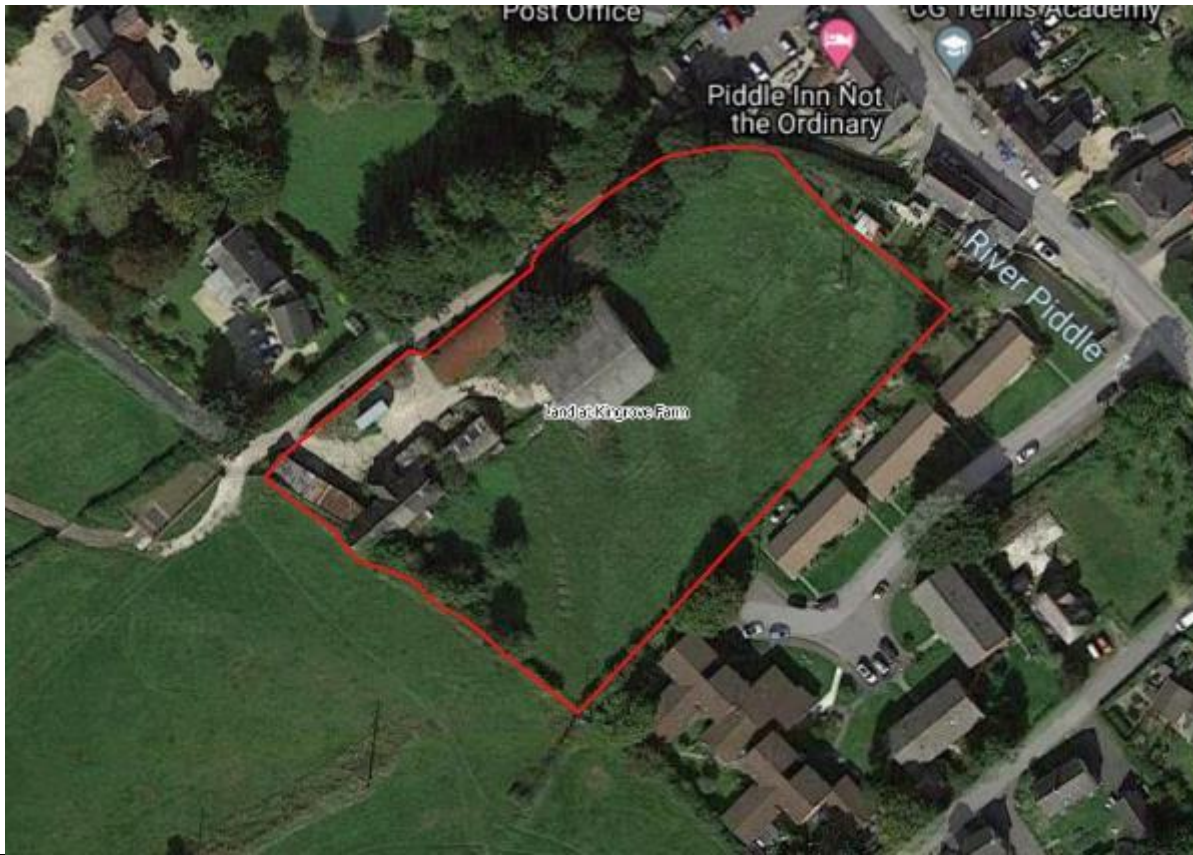


Gross site area (ha)	1.938	
Previous Authority	East Dorset District Council	
Previous Policy Status	Yes, Housing (redevelopment), Policy - WMC6.	
Call for Sites submitted? Use?	Identified Brownfield Site	
Overview / existing development	A mix of industrial buildings and retail units.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Located within walking distance of shops and schools. Residential to south and east, greenfield to north and west.	
Potentially limiting factors	Within 5k of the Dorset Heathlands. Groundwater SPZ 1. TPO's on site. Affected by flooding from other sources.	
Available land (ha)	0	
Accessibility	Existing access off Stone Lane between existing residential units. No A road access	Low
Age and quality of buildings	80/90's	Good
Vacancy rate	<10%	<10%
Quality of environment	Average	Average
Market attractiveness	Medium market attractiveness. Location close to BCP but A road accessibility is low.	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Fragmented ownership. Location close to BCP, redevelopment/intensification would be viable.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	There is already a substantial amount of employment units onsite but with some vacant space between the existing buildings available, however some units are poor quality and could be demolished and rebuilt to increase efficiency of the space onsite.	

Land at Kingrove Farm

Settlement	PIDDLETRENTHIDE	
ID	EL/PIDD/003	



Gross site area (ha)	0.69	
Previous Authority	West Dorset District Council	
Previous Policy Status	Allocated in the Piddle Valley Neighbourhood Plan for mixed use under Policy 9.	
Call for Sites submitted? Use?	No	
Overview / existing development	Mix of traditional and more modern farm buildings with Undeveloped greenfield land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Adjacent to residential properties within the village. A few local services within walking distance.	
Potentially limiting factors	Within the AONB. Groundwater SPZ 1. Poole Harbour nutrient catchment area. Floods risk. Within the conservation area.	
Available land (ha)	0	
Accessibility	Existing farm access. Public footpath to the north of the site. No A road access.	Low
Age and quality of buildings	Pre-war	Poor
Vacancy rate	<10%	<10%
Quality of environment	Poor	Poor
Market attractiveness	Low market attractiveness, given rural location and poor accessibility.	Low
Suitability	Yes, existing employment area	
Availability	Neighbourhood Plan Allocation. Officer Identified	
Deliverability / viability	Single ownership, allocated for mixed use. Rural location, redevelopment for solely employment unlikely to be viable.	
Development potential	Scale of site very small, unlikely to be viable / suitable	
Overall recommendation		
Recommendation	Not Suitable.	
Comments on recommendation	Scale of site small and various constraints, not suitable.	

Land south of Yarde Lane, Pimperne

Settlement	PIMPERNE	
ID	EL/PIMP/001	



Gross site area (ha)	3.74	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes, Existing Developed Employment Area, 3.2(E/35/2). Allocated for employment by the Pimperne Neighbourhood Plan under Policy MEN site EMP S.	
Call for Sites submitted? Use?	No	
Overview / existing development	Site comprises of two businesses, Damory Coaches who front Salisbury Road and K J Pike & Sons (manufacturers of shopping trolleys) who front Yarde Lane. Both consist of large warehouse type buildings and outdoor storage.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Existing utilities on site. Within walking distance of a few local facilities and services. Some residential to north and greenfield surrounds.	
Potentially limiting factors	Within Cranborne Chase AONB. Groundwater SPZ1. TPOs on site. Part flood zone.	
Available land (ha)	0	
Accessibility	From either A354 (Salisbury Road) or from Yarde Lane.	High
Age and quality of buildings	80/90's	Good
Vacancy rate	<10%	<10%
Quality of environment	Average	Average
Market attractiveness	Medium attractiveness given location close to Blandford Forum.	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Fragmented ownership, existing permission in east of site for warehousing, location close to Blandford Forum indicates good viability.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Site suitable for employment providing the development doesn't adversely impact on the AONB.	

Franwill Industrial Estate, Pimperne

Settlement	PIMPERNE	
ID	EL/PIMP/002	



Gross site area (ha)	0.34	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes, Existing Developed Employment Area, 3.2(E/35/1). Allocated for employment by the Pimperne Neighbourhood Plan Policy MEN site EMP S.	
Call for Sites submitted? Use?	No	
Overview / existing development	Several businesses in poor quality wooden/pre-fab huts.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Utilities on site. Within walking distance of a few facilities and services. Residential to south, greenfield to north.	
Potentially limiting factors	Within Cranborne Chase AONB. Groundwater SPZ2	
Available land (ha)	0	
Accessibility	Indirect access to A354	Medium
Age and quality of buildings	40/50's	Poor
Vacancy rate	<10%	<10%
Quality of environment	Poor	Poor
Market attractiveness	Medium/Low market attractiveness. Site appears to be in poor quality but is well occupied. Reasonable location close to Blandford Forum, would perhaps be better if redeveloped for residential if the existing businesses vacate the site.	Medium/Low
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership, pending planning application for residential. Fairly rural location, redevelopment likely somewhat viable but may not be deliverable.	
Development potential	No land available	
Overall recommendation		
Recommendation	Release	
Comments on recommendation	Site is currently on the edge of the village. May be better to redevelop for residential purposes.	

Land north of Yarde Lane

Settlement	PIMPERNE	
ID	EL/PIMP/003	



Gross site area (ha)	2	
Previous Authority	North Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Housing or employment	
Overview / existing development	Undeveloped greenfield land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Adjacent residential to the west.	
Potentially limiting factors	Within AONB. Groundwater SPZ2	
Available land (ha)	2	
Accessibility	Existing access off Yarde Lane. Right of way through site. Direct access to A354.	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 substantial area close to existing employment and with good access to road network.	Medium
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, recently promoted. Adjacent existing employment.	
Development potential	Greenfield site available	
Overall recommendation		
Recommendation	Development potential	
Comments on recommendation	Undeveloped site with potential for employment expansion subject to constraints.	

Bourne Park

Settlement	PIDDLEHINTON	
ID	EL/PIWL/001	



Gross site area (ha)	6.92	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	No	
Overview / existing development	Mid sized industrial estates, rural location. Complex of large industrial commercial buildings. Not particularly attractive but good access parking and circulation. Uses include vehicle recovery, mole valley agricultural feed manufacturing, eco energy. No apparent vacancies or active marketing. Possible noise/pollutants.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Existing facilities and infrastructure on site. agricultural fields on all sites with employment lying further to the south	
Potentially limiting factors	Contaminated land buffer, adj AONB, Mineral safeguarding, Poole Harbour catchment zone. Groundwater SPZ.	
Available land (ha)	0	
Accessibility	Existing access from London Row. Good access and circulation with the large HGVs being taken along the existing internal track and through the Enterprise Park thereby avoiding the village. Indirect access to A roads.	Medium
Age and quality of buildings	60/70's	Average
Vacancy rate	<10%	<10%
Quality of environment	Average	Average
Market attractiveness	Established site for employment use. However remote from large centres of population. Appears to serve local uses well with no vacancies.	Medium/Low
Suitability	Yes, existing employment area	
Availability	Officer identified. Existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership. Adjacent to established employment site, redevelopment may be 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, retain.	

Land adjacent Enterprise Park (Site 1)

Settlement	PIDDLEHINTON	
ID	EL/PIWL/002	



Gross site area (ha)	5.76	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Employment	
Overview / existing development	Vacant site adjacent Piddlehinton enterprise park.	
Clustering (activity / use class)	Greenfield	

Adjacencies / issues	Existing infrastructure and facilities on the adjacent Enterprise Park	
Potentially limiting factors	Poole Harbour Catchment area. Wildlife designation. Groundwater SPZ 1. Close to AONB.	
Available land (ha)	5.76	
Accessibility	Existing access from Enterprise Park on to B3143. Right of Way to the North. Indirect A road access	Medium
Age and quality of buildings	NA	NA
Vacancy rate	NA	NA
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Site close to existing employment use, but overall rural location	Medium/Low
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, recently promoted. Adjacent to established employment site, development may be viable.	
Development potential	Adjacent to existing employment use, whole site potentially suitable.	
Overall recommendation		
Recommendation	Development potential	
Comments on recommendation	Potentially suitable site for additional employment and expansion of existing business park subject to constraints.	

Enterprise Park, Piddlehinton

Settlement	PIDDLEHINTON	
ID	EL/PIWL/003	



Gross site area (ha)	10.84	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes, Key employment site, Policy - ECON2. Employment policy in the Piddle Valley Neighbourhood Plan under Policy 10.	
Call for Sites submitted? Use?	No	
Overview / existing development	Key employment site. Some ongoing construction. Mainly small industrial type buildings for start ups and small businesses. Site could do with some updating and improving. Some vacant units and active marketing at the entrance to the site. Mix of uses including some nonB1, B2 and B8 uses.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Existing infrastructure and facilities on site.	
Potentially limiting factors	Poole Harbour Catchment area.. Groundwater SPZ 1.Close to AONB.	
Available land (ha)	0.3	
Accessibility	Indirect access to A35 (8 min drive), Access from the B3143 is good but issues relating to parking. Access and circulation for the units to the north is more problematic as the site is steeper and the tracks less well formed.	Medium
Age and quality of buildings	60/70's	Good
Vacancy rate	10-25%	10-25%
Quality of environment	Average	Average
Market attractiveness	Considered an important employment site for the local area, has capacity to expand if required. Accessibility is reasonable considering rural location.	Medium
Suitability	Yes, existing employment area	
Availability	Existing employment site. Officer identified, assumed available – recommend landowner engagement	
Deliverability / viability	Established employment site, redevelopment may be viable.	
Development potential	Small site available, some under construction	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Considered a key employment site, retain.	

Land east of Enterprise Park

Settlement	PIDDLEHINTON	
ID	EL/PIWL/004	



Gross site area (ha)	10.73	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Photovoltaic solar farm or employment	
Overview / existing development	Agricultural land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Infrastructure adjacent site but remote from community facilities.	
Potentially limiting factors	Poole Harbour Catchment area. Groundwater SPZ 1.	
Available land (ha)	10.73	
Accessibility	Potential access from B3143 subject to Highway approval. Right of Way to the south east. Indirect A road access via B3143.	Medium
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Site has indirect A road access and adjacent an existing industrial estate, but is some distance from existing settlement	Medium/Low
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, recently promoted. Adjacent to established employment site, potential West Dorset viability issues.	
Development potential	Outside development boundary. Development would result in a significant extension to Enterprise park. Development potential.	
Overall recommendation		
Recommendation	Development potential	
Comments on recommendation	Outside development boundary. Development would result in a significant extension to Enterprise park. Potential site subject to constraints - possible viability issues	

Bourne Farm

Settlement	PIDDLEHINTON	
ID	EL/PIWL/005	



Gross site area (ha)	39.43	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Renewable Energy	
Overview / existing development	Undeveloped greenfield land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Infrastructure adjacent site but remote from community facilities.	
Potentially limiting factors	Adjoining the AONB and Poole Harbour Catchment area. Scheduled Ancient Monuments. Groundwater SPZ 1.	
Available land (ha)	0	
Accessibility	Existing access to Bourne Park, no possibility to create access to existing A roads.	Medium
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Site has indirect A road access and adjacent an existing industrial estate, but is some distance from existing settlement	Medium/Low
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, recently promoted. Adjacent to established employment site, potential West Dorset viability issues.	
Development potential	Outside development boundary. Development would result in a significant extension to Enterprise park. Development potential although whole site would not be required.	
Overall recommendation		
Recommendation	Potential in part	
Comments on recommendation	Outside development boundary. Development would result in a significant extension to Enterprise park. Potential site in part subject to constraints - possible viability issues	

Windmills stables

Settlement	PORTLAND	
ID	EL/PORT/001	



Gross site area (ha)	0.18	
Previous Authority	Weymouth and Portland Borough Council	
Previous Policy Status	Safeguarded mineral site – BDP Minerals Sites Plan 2019	
Call for Sites submitted? Use?	Yes, Commercial use/ employment	
Overview / existing development	Stables with equestrian grazing	
Clustering (activity / use class)	Other	

Adjacencies / issues	Adjacent to quarry and campsite. Close proximity to neighbouring properties so uses would have to be restricted to light industrial/offices/storage and distribution uses.	
Potentially limiting factors	Minerals safeguarding area. Perryfield Mine adjacent (WP/15/00366/DCC). A local geological site. Possible contaminated land.. Potential contaminated land site. Important open gap between Perryfields and Weston.	
Available land (ha)	0	
Accessibility	Existing access from Weston a public right of way. No A road access. Access to the site would need to be upgraded and along a public right of way	Low
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Low market attractiveness in poor quality location.	Low
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, recently promoted. Adjacent to some employment uses (quarry) but small size may not allow for viable redevelopment.	
Development potential	None	
Overall recommendation		
Recommendation	Not Suitable.	
Comments on recommendation	Not suitable for commercial development, poor access and unlikely to be viable, site too small	

Portland Port, Portland

Settlement	PORTLAND	
ID	EL/PORT/002	



Gross site area (ha)	30.91	
Previous Authority	Weymouth and Portland Borough Council	
Previous Policy Status	Yes, Key employment site, Policy – ECON2. Identified by Portland Neighbourhood Plan as an existing employment site (Policy BE2) and part of the Northern Arc area (Policy BE6).	
Call for Sites submitted? Use?	No	
Overview / existing development	Operational Sea Port	
Clustering (activity / use class)	Employment	

Adjacencies / issues	An existing employment site with access to services.	
Potentially limiting factors	Isle of Portland SSSI and Isle of Portland to Studland Cliffs SAC lie adjacent and partly within the site. World Heritage Site in close proximity. Portland Coastline and Local Geological Site. Ancient monument and listed buildings on site. Conservation area adj to the west. Part Flood zone.	
Available land (ha)	12.8	
Accessibility	Indirect access to A354. Vehicular access via Castletown, with good access to the wider road network across the Chesil Beach Causeway. No vehicular through route. The site is well accessed through marine routes. Southern parts of the site adjoin the South West Coast Path, however there is not public route through the Castletown. Right of way through site. The port is a secure facility and not largely accessible to the public.	High
Age and quality of buildings	80/90's	Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Large and prominent site suitable for marine and aquaculture business and activities. Access routes within it require improvement, however well connected to wider road network and residential centres.	High
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership, desirable port location, development viable.	
Development potential	Sites in southern end are vacant, site south of Inner Breakwater Rd, likely to be environmental factors to consider within development.	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Large prominent site with opportunities to redevelop and expand. A wide range of heritage assets and environmental designations affect the site. Offers important employment within area. Retain and seek to protect to ensure continued employment use.	

Adjacencies / issues	Quarry uses surrounding, residential to SE. Existing utilities on site.	
Potentially limiting factors	Adjacent to SSSI + SAC. Adjacent world heritage site.	
Available land (ha)	0	
Accessibility	Indirect access to A354. Good access from Wide street	Medium
Age and quality of buildings	80/90's	Average
Vacancy rate	10-25%	10-25%
Quality of environment	Average/Poor	Average/Poor
Market attractiveness	Quarry nature of site means market attractiveness is broadly limited to business that requires proximity to quarries or the Port.	Medium/Low
Suitability	Yes, existing employment area	
Availability	Existing employment site. Officer Identified. assumed available – recommend landowner engagement	
Deliverability / viability	Fragmented ownership, close to port, likely viable for uses that require location close to quarry or port	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Established site required for quarry activity, retain. There are also other employment occupiers and the site provides valuable local employment opportunities	

Southwell Business Park

Settlement	PORTLAND	
ID	EL/PORT/004	



Gross site area (ha)	5.23	
Previous Authority	Weymouth and Portland Borough Council	
Previous Policy Status	Yes, Key employment site, Policy – ECON2. Identified as an existing employment area in the Portland Neighbourhood Plan Policy BE2.	
Call for Sites submitted? Use?	No	
Overview / existing development	Large commercial site including lots of other uses. Multiple blocks of large buildings mainly Portland stone. Good mix of large units and smaller units. Good circulation and parking. Well maintained. Some vacancies active marketing on site. Part of site is a school building.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Existing utilities on site. Relatively isolated site situated to the west of the island. Some residential to the NE, generally greenfield/cliff edge surrounds	
Potentially limiting factors	Adjacent to SSSI + SAC. Local geological site. The school? This is a large school – main one on the island.	
Available land (ha)	0	
Accessibility	Good access from Sweethill, indirect A road access	Medium
Age and quality of buildings	60/70's	Average/Good
Vacancy rate	<10%	<10%
Quality of environment	Average/Good	Average/Good
Market attractiveness	Generally attractive site considering the age of some stock, however very remote from strategic road network, appears to serve local uses fairly well	Medium/Low
Suitability	Yes, existing employment area	
Availability	Existing employment site. Officer identified. assumed available – recommend landowner engagement	
Deliverability / viability	Fragmented ownership, likely viable for uses that require location close to quarry or port	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain/ review boundary	
Comments on recommendation	Suitable for continued employment use and provides valuable local employment opportunities. Review boundary to remove school buildings and other non employment uses.	

Inmosthay Industrial Estate

Settlement	PORTLAND	
ID	EL/PORT/005	



Gross site area (ha)	2.22	
Previous Authority	Weymouth and Portland Borough Council	
Previous Policy Status	Yes, Key employment site, Policy – ECON2 Safeguarded mineral site – BDP Mineral Sites Plan 2019. Identified as an existing employment area in the Portland Neighbourhood Plan (Policy BE2)	
Call for Sites submitted? Use?	No	
Overview / existing development	Small site with a few irregularly sized/shaped units. Both public realm and units in need of updating. Poor parking access and circulation. No active marketing	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Existing utilities on site. Within walking distance of a few facilities and services.	
Potentially limiting factors	Mineral safeguarding area. Adjacent to SSSI. Local geological site. Possible radon contamination. Part common land.	
Available land (ha)	0	
Accessibility	Existing access right of way running through the site. Poor parking and circulation. Indirect access to A354	Medium
Age and quality of buildings	40/50's	Average
Vacancy rate	<10%	<10%
Quality of environment	Poor	Poor
Market attractiveness	Medium / low market attractiveness. Generally attracts lower value land hungry uses or quarry associated. However, these provide important functions.	Medium/Low
Suitability	Yes, existing employment area	
Availability	Existing employment site. Officer identified. assumed available – recommend landowner engagement	
Deliverability / viability	Fragmented ownership, close to port, likely viable for uses that require location close to quarry or port	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	The site has limited capacity to provide additional development as the site is constrained by the adjacent SSSI. There may be some opportunity for redevelopment or intensification especially to the north. Suitable for continued use and provides valuable local employment opportunities.	

Castletown Pier

Settlement	PORTLAND	
ID	EL/PORT/006	



Gross site area (ha)	1.15	
Previous Authority	Weymouth and Portland Borough Council	
Previous Policy Status	Identified in the Portland Neighbourhood Plan as part of the 'Northern Arc' area - Policy BE6	
Call for Sites submitted? Use?	No	
Overview / existing development	Mixture of uses mainly marine based. Small sheds and lock ups as well as larger buildings. Hotels, pubs, cafes, shops, leisure centre and tourism facilities along side dive centres. Some areas in need of updating boarded up shops with some active marketing. Good parking and circulation with identified parking areas. Good access.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Existing utilities on site.	
Potentially limiting factors	Local geological site. Radon potential. Within flood zone and conservation area.	
Available land (ha)	0	
Accessibility	Good existing access	High
Age and quality of buildings	80/90's	Average
Vacancy rate	<10%	<10%
Quality of environment	Very good	Very good
Market attractiveness	Medium market attractiveness as the area has limited capacity to provide additional development. However there are some areas in need of redevelopment (dependant on listed buildings and conservation area). The area is suitable for continued use and provides valuable local employment.	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified. Existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Fragmented ownership, desirable location close to port, development viable.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	The area has limited capacity to provide additional development. However there are some areas in need of redevelopment (dependant on listed buildings and conservation area). The area is suitable for continued use and provides valuable local employment opportunities.	

Osprey Quay

Settlement	PORTLAND	
ID	EL/PORT/007	



Gross site area (ha)	35.85	
Previous Authority	Weymouth and Portland Borough Council	
Previous Policy Status	Yes, Mixed-use, Policy - PORT1. Identified in the Portland Neighbourhood Plan as part of the 'Northern Arc' area - Policy BE6	
Call for Sites submitted? Use?	No	
Overview / existing development	Multiple blocks of modern well designed industrial buildings. Mainly steel profile sheeting. Well maintained. Good range of size building small units to much larger detached buildings. Good parking and circulation with identified parking areas. Good access. Very few vacancies. Some active marketing.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Port site, some neighbouring employment/industrial, proximity to environmental designations. Existing utilities on site. Within walking distance of some facilities and services.	
Potentially limiting factors	Located to the north east of adjacent heritage coast and World Heritage Site. Beyond that is SSSI and SAC/SNCI Chesil and Fleet. Possible radon. Flood zone.	
Available land (ha)	4	
Accessibility	Direct access to A354. Access from Portland Beach Road. Good public transport links. Good circulation and parking with most units having designated parking areas. Right of way through site.	High
Age and quality of buildings	Post 2000	Very Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Good quality units and tenants, some outside storage areas impact environment attractiveness. Well connected to road network. Port operator reports strong enquiry levels and prospects.	Medium/High
Suitability	Yes, existing employment area	
Availability	Existing employment site. Officer Identified. assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership, desirable port location, development viable.	
Development potential	Three sites across area, all vacant or appear to be used as open storage, well connected to road network, good potential for redevelopment	
Overall recommendation		
Recommendation	Retain/Review Boundary	
Comments on recommendation	Amend boundary to remove residential units to south east. Good quality employment site and should remain as such, retain and seek to protect to ensure minimal residential development in allocation	

Independent Offices (Albion Stone)

Settlement	PORTLAND	
ID	EL/PORT/008	



Gross site area (ha)	5.96	
Previous Authority	Weymouth and Portland Borough Council	
Previous Policy Status	Safeguarded Mineral Site – BDP Mineral Sites Plan 2019 Safeguarded Waste Site – BDP Waste Plan 2019 Identified in Portland Neighbourhood Plan as an Employment Site - Policy BE2	
Call for Sites submitted? Use?	Yes, Employment	
Overview / existing development	A large existing employment site comprising a quarrying and masonry works, a public recycling centre, car sales garage and petrol station, and other employment uses. The site also includes a hotel. The built form comprises a number of large industrial buildings and smaller units and land used stone works and storage. The site has two accesses from the A354 and a number of parking areas throughout.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Semi-rural area, industrial to west, quarries to north and east, residential to south. Existing industrial units on the site, with access to services. The site is well located to nearby facilities of Easton.	
Potentially limiting factors	Adjacent Isle of Portland SSSI and the Isle of Portland to Studland Cliffs SAC. World Heritage site approx. 700m to the East and West. Local geological sites. Potential contamination	
Available land (ha)	0	
Accessibility	Access to A354, and to the main road network via the Chesil Beach Road. Good bus links to and from Weymouth. Right of way through site.	High
Age and quality of buildings	60/70's	Poor
Vacancy rate	<10%	<10%
Quality of environment	Poor	Poor
Market attractiveness	Working quarry and recycling centre does not make an attractive environment, likely attractive to businesses that require good connectivity to the quarry. Generally well connected.	Medium/Low
Suitability	Yes, existing employment area	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, desirable location close to port, development viable.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Working employment site mainly used for masonry works with some other ancillary uses, therefore should be retained. Potential to redevelop low due to specific use of site and environmental impact this has.	

Stone firms

Settlement	PORTLAND	
ID	EL/PORT/009	



Gross site area (ha)	0.58	
Previous Authority	Weymouth and Portland Borough Council	
Previous Policy Status	Identified in Portland Neighbourhood Plan as Employment Site - Policy BE2.	
Call for Sites submitted? Use?	No	
Overview / existing development	Operational land associated with the stone works enterprise to the north. The land is used for storage of quarried stone.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Adjacent existing industrial buildings, nearby to existing facilities of Easton.	
Potentially limiting factors	Adjacent to the Isle of Portland SSSI to the east. Local geological site.	
Available land (ha)	0	
Accessibility	Access from Easton Lane (A354), on a bus route serving Portland and Weymouth.	Medium
Age and quality of buildings	60/70's	Average
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Medium market attractiveness. A smaller piece of operational land associated with existing stone works to the north. Potentially suitable for development subject to mitigation of impacts on adjacent SSSI and conservation area, and potential amenity impacts on neighbouring residential property.	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership, desirable location close to port, development viable.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A smaller piece of operational land associated with existing stone works to the north. Potentially suitable for development subject to mitigation of impacts on adjacent SSSI and conservation area, and potential amenity impacts on neighbouring residential property.	

Manor Farm		
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Settlement	POYNTINGTON	
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ID	EL/POYN/001	
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Gross site area (ha)	1.12	
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Previous Authority	West Dorset District Council	
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Previous Policy Status	None	
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Call for Sites submitted? Use?	No	
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Overview / existing development	A fairly small site with a selection of more modern units and some existing agricultural barns.	
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Clustering (activity / use class)	Employment	
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Adjacencies / issues	Existing infrastructure and facilities present on employment site.	
Potentially limiting factors	Within the Somerset Levels and Moors Ramsar Site Catchment Area.	
Available land (ha)	0	
Accessibility	Existing access off B3145.	Low
Age and quality of buildings	80/90's	Average
Vacancy rate	<10%	<10%
Quality of environment	Average	Average
Market attractiveness	Medium market attractiveness. A good existing small employment site likely serves local uses	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership, rural location, development not viable.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A good existing small employment site, serves local uses well	

Land at Three Lanes Way

Settlement	PUDDLETOWN	
ID	EL/PUDD/001	

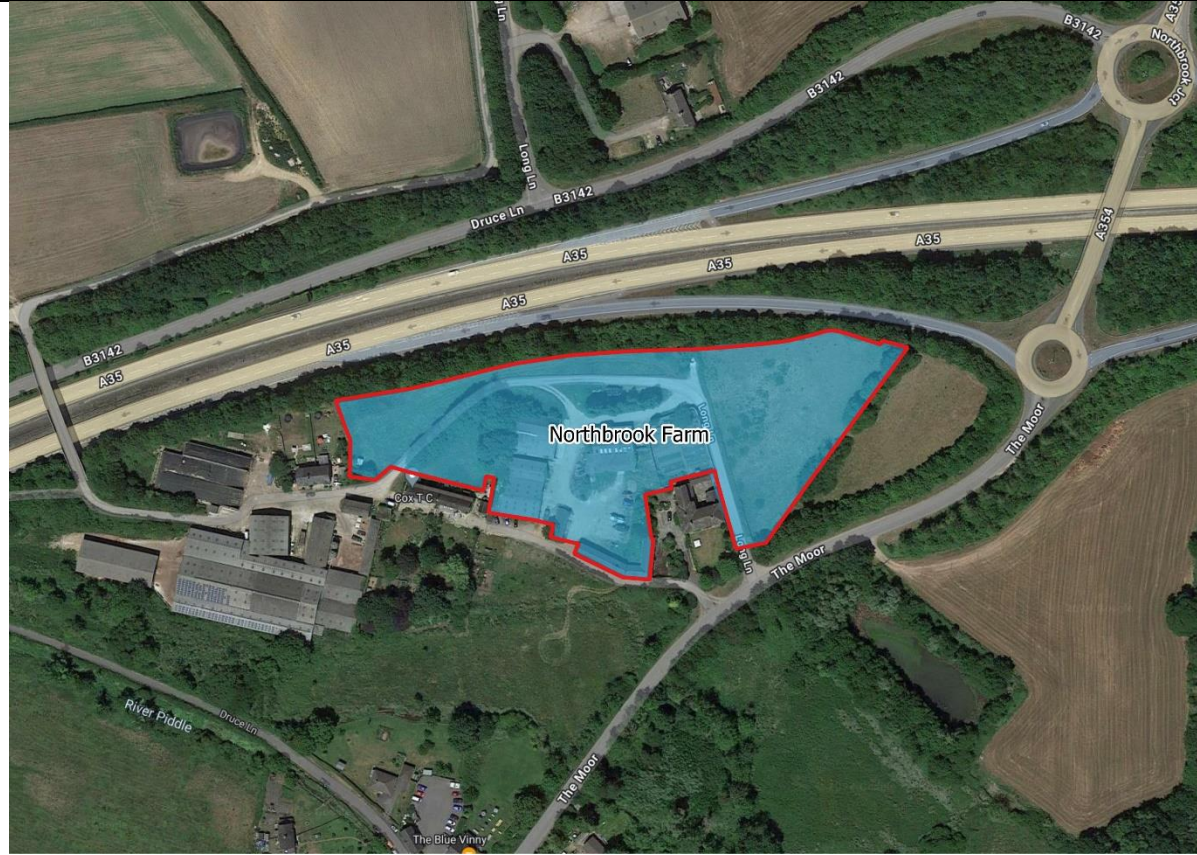


Gross site area (ha)	2.01	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	No	
Overview / existing development	Agricultural land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Adjacent residential. Within walking distance of a few local facilities and services.	
Potentially limiting factors	Poole Harbour Nutrient Catchment Area. Groundwater SPZ 1.	
Available land (ha)	0	
Accessibility	Existing access. Access to the A35 could be achieved without having to pass through the village.	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 attractiveness. Reasonable location close to Dorchester	Medium
Suitability	Yes: Subject to environmental constraints	
Availability	Not promoted - to check availability / land owner engagement	
Deliverability / viability	Single ownership, rural location, development may not be viable.	
Development potential	Not available – under construction for 41 dwellings.	
Overall recommendation		
Recommendation	Release	
Comments on recommendation	The site is under development for 41 dwellings.	

Northbrook Farm

Settlement	PUDDLETOWN	
ID	EL/PUDD/002	



Gross site area (ha)	1.71	
Previous Authority	West Dorset District Council	
Previous Policy Status	Allocating for housing in the Puddletown Neighbourhood Plan - Policy 13.	
Call for Sites submitted? Use?	Yes, Housing	
Overview / existing development	Currently a private working farm with hard standing and various related outbuildings, good access but no internal circulation to the east of the site	
Clustering (activity / use class)	Other	

Adjacencies / issues	Existing utilities on site. Within walking distance of a few local facilities and services.	
Potentially limiting factors	Poole Harbour nutrient catchment area. Groundwater SPZ 2. Contaminated Land buffer	
Available land (ha)	1.71	
Accessibility	Has excellent access to the main road network as the site is located on a junction with the A35.	High
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A	N/A
Market attractiveness	Medium attractiveness. Reasonable location close to Dorchester	Medium
Suitability	Yes: Subject to environmental constraints	
Availability	Allocated for housing – not available	
Deliverability / viability	Single ownership, rural location, development may not be viable although it does have prime access to A35 and near Dorchester.	
Development potential	Potential for whole site, small employment	
Overall recommendation		
Recommendation	Development potential	
Comments on recommendation	Site has potential for future employment uses or services. A suitable site subject to constraints if not developed for housing.	

Pulham Business Park

Settlement	PULHAM	
ID	EL/PULH/001	



Gross site area (ha)	2.91	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes, Existing Developed Employment Area, 3.2(E/36/2)	
Call for Sites submitted? Use?	No	
Overview / existing development	Large industrial buildings. Good parking and circulation spaces. Well maintained with good areas of planting and public realm. some vacancies with active marketing. Steel works could be a noisy use.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Existing utilities on site. Within walking distance of a few local facilities and services.	
Potentially limiting factors	Possible contamination. Enclosed by planting including TPOs.	
Available land (ha)	0	
Accessibility	Existing access from B3143. Rights of way to the north east and south west. No direct A road access	Low
Age and quality of buildings	60/70's	Average
Vacancy rate	<10%	<10%
Quality of environment	Average	Average
Market attractiveness	Medium/Low market attractiveness. Rural location but appears to serve local needs well.	Medium
Suitability	Yes, existing employment area	
Availability	Existing employment site. Officer identified. assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership, rural location, development may not be 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 north of BV Dairy

Settlement	SHAFTESBURY	
ID	EL/SHAF/001	



Gross site area (ha)	1.71	
Previous Authority	North Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Employment	
Overview / existing development	Agricultural land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Employment to the south, residential west, generally greenfield surrounds.	
Potentially limiting factors	Approx. 100m from AONB. Groundwater Source Protection Area.	
Available land (ha)	1.71	
Accessibility	From Wincombe Lane - this is fairly narrow in parts so could be a constraint for a large increase in traffic Public footpath running east-west across southern part of site. Indirect access to A350	Medium
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Medium market attractiveness - support employment at Shaftesbury	Medium
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, location close to Shaftesbury and adjacent existing employment site, development could be viable	
Development potential	Potentially whole site subject to environmental constraints	
Overall recommendation		
Recommendation	Development potential	
Comments on recommendation	Adjacent to BV Dairy, has various constraints. Could form a small employment area subject to constraints.	

Wincombe Business Park

Settlement	SHAFTESBURY	
ID	EL/SHAF/002	



Gross site area (ha)	7.24	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes, Existing Developed Employment Area, Policy 18, 3.2(E/37/2). Identified in Shaftesbury Neighbourhood Plan as an employment area - policy SFHE3.	
Call for Sites submitted? Use?	No	
Overview / existing development	Buildings all look modern & good condition. One or two opportunities for infill/redevelopment. No obvious vacancies. Lots of parked cars but circulation okay. Mostly B class or equivalent.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Buildings all look modern & good condition. One or two opportunities for infill/redevelopment. No obvious vacancies. Lots of parked cars but circulation reasonable. Mostly B class or equivalent. Range of local businesses.	
Potentially limiting factors	Less than 100m from AONB to the west. Groundwater SPZ 3. Possible contamination	
Available land (ha)	0.3	
Accessibility	Access road from A350. Right of way through site.	High
Age and quality of buildings	80/90's	Good
Vacancy rate	10-25%	10-25%
Quality of environment	Good	Good
Market attractiveness	Existing employment site with good road connections, proximity to Shaftesbury works in favour and supports local economy.	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Fragmented ownership. Existing industrial site in Shaftesbury, redevelopment likely viable.	
Development potential	Small site currently used for open storage	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Existing employment site on the edge of a town. A suitable site for retention however limited scope for intensification or expansion.	

Little Down Business Park

Settlement	SHAFTESBURY	
ID	EL/SHAF/003	



Gross site area (ha)	2.43	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes, Existing Developed Employment Area, Policy 18, 3.2(E/37/3). Identified as an employment site in the Motcombe Neighbourhood Plan - policy MOT15.	
Call for Sites submitted? Use?	No	
Overview / existing development	Modern industrial units, look to be in very good condition.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Utilities on site. Within walking distance of the town centre.	
Potentially limiting factors	Within the AONB. Ancient woodland / SNCI directly to the west. Possible contamination	
Available land (ha)	0	
Accessibility	From the A350	High
Age and quality of buildings	Post 2000	Very good
Vacancy rate	<10%	<10%
Quality of environment	Very good	Very good
Market attractiveness	High market attractiveness as it is an existing employment site in a sustainable location. Suitable for retention however limited scope for expansion or intensification.	High
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership. Existing industrial site in Shaftesbury, redevelopment likely viable.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Existing employment site in a sustainable location. Suitable for retention however limited scope for expansion or intensification.	

BV Dairy

Settlement	SHAFTESBURY	
ID	EL/SHAF/004	



Gross site area (ha)	0.96	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes, Existing Developed Employment Area, Policy 18, 3.2(E/37/5). Identified as an employment area in the Shaftesbury Neighbourhood Plan - Policy SFHE3	
Call for Sites submitted? Use?	No	
Overview / existing development	Existing collection of industrial type buildings, all in a good state of repair	
Clustering (activity / use class)	Employment	

Adjacencies / issues	On site utilities. Within walking distance of town centre.	
Potentially limiting factors	Groundwater source protection area 3. 170m south of AONB. Possible contamination. TPO tree plantation on south west corner.	
Available land (ha)	0	
Accessibility	From Wincombe Lane - constrained in places	Low
Age and quality of buildings	80/90's	Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	High market attractiveness and a suitable site for retention with employment uses. Successful local business operating from this site - they have expanded a number of times in recent years. Limited potential for intensification.	High
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership. Existing industrial site in Shaftesbury, redevelopment likely viable.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain/amend boundary to encompass new units to south of site	
Comments on recommendation	Existing employment site of a successful local business. A suitable site for retention with employment uses. It has expanded over time southwards. Limited potential for intensification. The main limitation is the constraint caused by Wincombe Lane which is narrow in places.	

Land south of A30

Settlement	SHAFTESBURY	
ID	EL/SHAF/005	

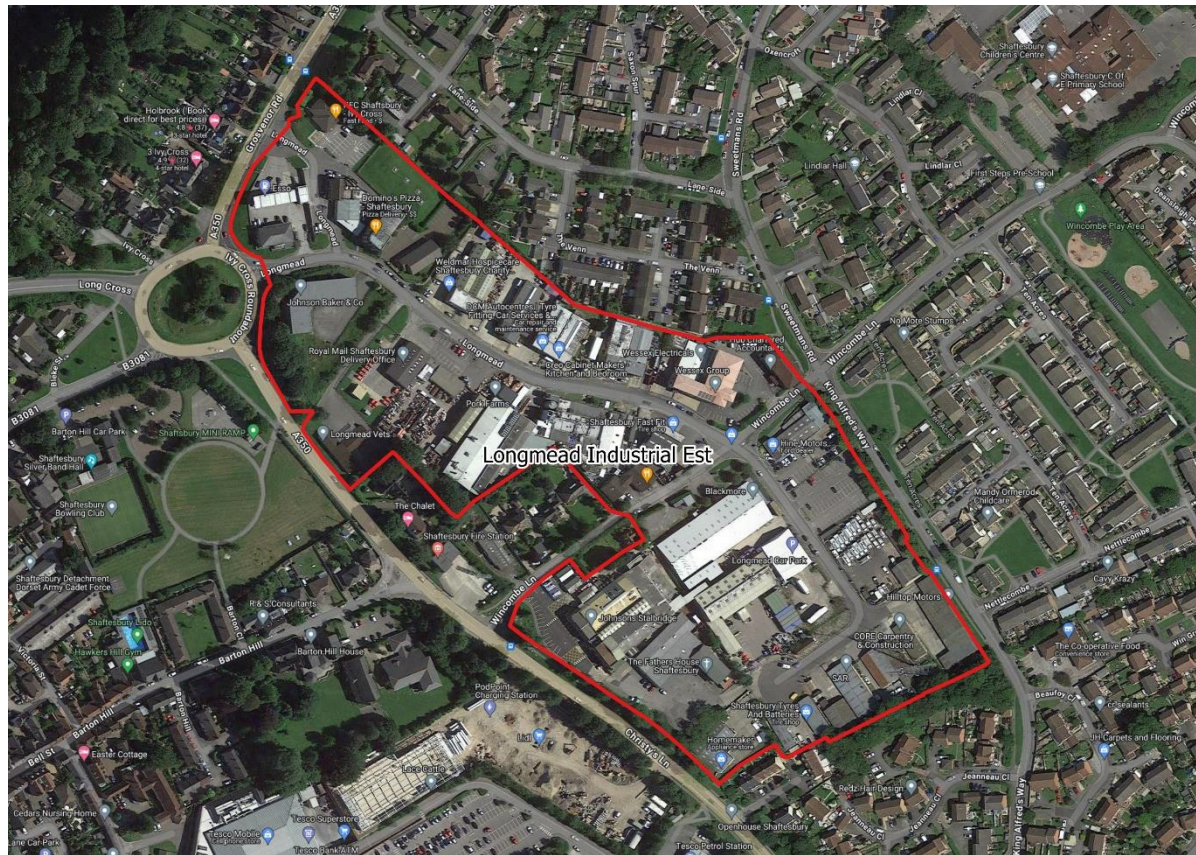


Gross site area (ha)	8.68	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes, Employment Land, Policy 11, Policy 18, 3.2(E/37/4), SB12, SB9. Employment site in Shaftesbury neighbourhood plan - Policy SFHE3.	
Call for Sites submitted? Use?	Yes, Housing or mixed use including school	
Overview / existing development	Agricultural land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Could be created from the A30 or the Higher Blandford Road. Overhead powerlines. Within walking distance of the town centre.	
Potentially limiting factors	Groundwater SPZ 2. Possible contamination	
Available land (ha)	6.6	
Accessibility	Access from A30 (Orchid View).	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 a potentially suitable for employment. Large site, would require infrastructure installing first before it becomes attractive to most businesses. A developable site. Scale may be ambitious in relation to size of town, consider reducing.	Medium
Suitability	Yes: Subject to environmental constraints	
Availability	Officer identified, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership, location close to Shaftesbury, development could be viable	
Development potential	Greenfield - development needs to be mindful of residential development granted permission to the west	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Potentially suitable for employment. Large site, would require infrastructure installing first before it becomes attractive to most businesses. Scale may be ambitious.	

Longmead Industrial Estate

Settlement	SHAFTESBURY	
ID	EL/SHAF/006	



Gross site area (ha)	8.36	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes, Existing Developed Employment Area, Policy 18, 3.2(E/37/1) Identified in Shaftesbury Neighbourhood Plan as an employment area - policy SFHE3	
Call for Sites submitted? Use?	No	
Overview / existing development	Urban location. Mixed age of buildings. Generally looking a bit older and in poorer condition than Wincombe B.P. Not much opportunity for infill - maybe redevelopment opportunities. No obvious vacancies. Parking / circulation okay. Mostly b-class uses, other uses on the fringes, including Christian Centre.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Residential to North, east and mixed residential/retail to south, some greenfield to west. On site utilities connection. Within walking distance of facilities and services.	
Potentially limiting factors	Groundwater SPZ 3. Possible contamination. TPOs on site.	
Available land (ha)	0	
Accessibility	Access road from A350. Right of way through site.	High
Age and quality of buildings	60/70's	Poor
Vacancy rate	10-25%	10-25%
Quality of environment	Poor	Poor
Market attractiveness	Well established industrial estate in town, good road connections. Supports local business and employment.	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Fragmented ownership. Existing industrial site in Shaftesbury, redevelopment likely viable.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Well established industrial estate in town which should be retained as an employment site.	

Land to the east of the A350

Settlement	SHAFTESBURY	
ID	EL/SHAF/007	



Gross site area (ha)	0.74	
Previous Authority	North Dorset District Council	
Previous Policy Status	In the 2003 Local Plan was an Important Open or Wooded Area. In the made Shaftesbury Neighbourhood Plan northern part is Important Treed Area (Policy SFG1). Melbury Abbas & Cann NP (Reg 14) proposes that the southern part should be Local Green Space.	
Call for Sites submitted? Use?	Yes, Housing or employment	
Overview / existing development	Undeveloped greenfield land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Adjacent residential	
Potentially limiting factors	Groundwater SPZ 2.	
Available land (ha)	0.74	
Accessibility	From Lower Blandford Road (A350) Footpath across 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	Medium attractive, small site with good access and close to Shaftesbury.	Medium
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, location close to Shaftesbury. Potential viability issues given North Dorset location and smaller site	
Development potential	Greenfield site available	
Overall recommendation		
Recommendation	Development potential	
Comments on recommendation	Small scale site could provide a limited employment offer but may not be viable	

Land / buildings (incl. Coles Tractors) south of Salisbury Road

Settlement	SHAFTESBURY	
ID	EL/SHAF/008	



Gross site area (ha)	0.984	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes, Employment Land, Policy 11, Policy 18, 3.2(E/37/4), SB12, SB9. Employment site in Shaftesbury neighbourhood plan - Policy SFHE3	
Call for Sites submitted? Use?	Yes, Mixed use	
Overview / existing development	Agricultural site on the edge of a town	
Clustering (activity / use class)	Employment	

Adjacencies / issues	On site utilities connections. Within walking distance of town centre.	
Potentially limiting factors	Groundwater SPZ 3. Possible contamination	
Available land (ha)	0.5	
Accessibility	Existing access from A30.	High
Age and quality of buildings	Pre-war	Poor
Vacancy rate	<10%	<10%
Quality of environment	Average	Average
Market attractiveness	Medium, small site with good access and close to Shaftesbury.	Medium
Suitability	Yes, existing employment area	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, location close to Shaftesbury, development could be viable	
Development potential	Potentially part of site to south	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Existing employment site and the site is allocated for employment. Potential for intensification or expansion. A suitable site.	

Land at Enmore Green

Settlement	SHAFTESBURY (MOTCOMBE)	
ID	EL/SHAF/009	



Gross site area (ha)	14.3	
Previous Authority	North Dorset District Council	
Previous Policy Status	Policy SB 17 and Policy 18 of the North Dorset Local Plan refers to a link road between the A30 and B3081 at Enmore Green, the identified route passes through the site	
Call for Sites submitted? Use?	DC Owned	
Overview / existing development	Undeveloped greenfield land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Adjacent residential. Remote from existing infrastructure and facilities.	
Potentially limiting factors	Affected by flooding from other sources including surface water.	
Available land (ha)	0	
Accessibility	No existing RoW. No obvious existing access points, however this site would depend on the Enmore Green link road being constructed, which would potentially create opportunities for new access points. Potential to access A30	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	Site reasonably located and connected via road to Shaftesbury town	Medium
Suitability	Yes: Subject to environmental constraints	
Availability	Officer identified, assume available	
Deliverability / viability	Split ownership, location close to Shaftesbury, development may have viability issues (North Dorset)	
Development potential	Site has various constraints but could be suitable in part for employment.	
Overall recommendation		
Recommendation	Potential in part	
Comments on recommendation	The site is allocated for the Enmore Green Link Road. A substantial area with potential for landscape and visual impacts. Could provide some employment as part of a wider development subject to constraints	

Land north of West Street

Settlement	SHAPWICK	
ID	EL/SHAP/001	



Gross site area (ha)	0.361	
Previous Authority	East Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Housing or employment	
Overview / existing development	Agricultural buildings and land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Adjacent residential. Remote from existing infrastructure and facilities.	
Potentially limiting factors	Groundwater SPZ 1. Area of Great Landscape Value. Within Green Belt (outside Village Infilling Boundary) and in a Conservation Area	
Available land (ha)	0	
Accessibility	Existing access/access easily created. Public footpath runs through site. No easy A road access	Low
Age and quality of buildings	40/50's	Poor
Vacancy rate	<10%	<10%
Quality of environment	Poor	Poor
Market attractiveness	Small rural site, poor connectivity, low attractiveness.	Low
Suitability	Yes, existing employment area in part	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, rural location, development potentially not viable	
Development potential	Would make a small contribution to employment need but unlikely to be viable	
Overall recommendation		
Recommendation	Not Suitable.	
Comments on recommendation	Part brownfield site, could provide small employment offer if viable but unlikely to be the case in rural location.	

Sherborne Business Centre

Settlement	SHERBORNE	
ID	EL/SHER/001	



Gross site area (ha)	0.85	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	No	
Overview / existing development	The site is taken up by one larger building with a good level of car parking. It is rented in sections to different businesses and appears to have few vacancies.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Existing employment uses onsite and adjacent to the train station.	
Potentially limiting factors	Within the Somerset Levels and Moors Ramsar Site Catchment Area. Contaminated Land. Adjacent to conservation area.	
Available land (ha)	0	
Accessibility	Existing access off East Mill Lane and within walking distance of the train station.	Medium
Age and quality of buildings	80/90's	Good
Vacancy rate	<10%	<10%
Quality of environment	Average	Average
Market attractiveness	Medium market attractiveness. An existing employment site within close proximity of existing facilities. The site is built out.	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership, edge of town location, development likely viable	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A suitable site for employment uses.	

Land at Barton Farm

Settlement	SHERBORNE	
ID	EL/SHER/002	



Gross site area (ha)	14.15	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes, Mixed-use/Key employment, Policy – SHER1, ECON2	
Call for Sites submitted? Use?	No	
Overview / existing development	Predominantly residential site, partial build out of employment area	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Adjacent residential to east and south, potential to expand into greenfield land to east.	
Potentially limiting factors	Within the Somerset Levels and Moors Ramsar Site Catchment Area. Proximity to conservation area	
Available land (ha)	0.6	
Accessibility	Access to A30. New access point constructed off Sheeplands Lane.	High
Age and quality of buildings	Post 2000	Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Well connected site with proximity to Sherbourne and Yeovil, good quality units and environment. Further demand reasonable to support the town.	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, assumed available – recommend landowner engagement	
Deliverability / viability	Split ownership, edge of town location, development likely viable	
Development potential	Undeveloped site between Sheeplands Lane and Barton View	
Overall recommendation		
Recommendation	Review Boundary/ Retain	
Comments on recommendation	Amend Boundary to remove residential uses, retain and support further employment development.	

South Western Business Park, Sherborne

Settlement	SHERBORNE	
ID	EL/SHER/003	



Gross site area (ha)	4.54	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes, Key employment site, Policy - ECON2	
Call for Sites submitted? Use?	No	
Overview / existing development	The South Western Business Park is home to a large variety of different sized business units. The north eastern end includes warehouses for Bill Butters Windows, RE Pearce Properties, Self Storage, Car Wash and KITZ UK. The south western end contains Valmiera Glass UK. The Business Park is built out with limited opportunity for infilling or intensification.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Existing employment uses already onsite	
Potentially limiting factors	Within the Somerset Levels and Moors Ramsar Site Catchment Area. Contaminated land. Part of site in flood zone. Affected by flooding from other sources including surface water. Adj to conservation area.	
Available land (ha)	0	
Accessibility	Existing access off A352	High
Age and quality of buildings	80/90's	Good
Vacancy rate	<10%	<10%
Quality of environment	Average	Average
Market attractiveness	Existing employment site with good accessibility. Although relatively rural location it is in proximity of the railway station and town centre. Appears well used and serves local businesses well	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Split ownership, although edge of town location area is largely rural. Redevelopment likely to face viability issues.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	The site is already built out and there is limited space for additional units. A suitable site for employment.	

Coldharbour Business Park, Sherborne

Settlement	SHERBORNE	
ID	EL/SHER/004	



Gross site area (ha)	3.76	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes, Key employment site, Policy - ECON2	
Call for Sites submitted? Use?	No	
Overview / existing development	Good quality large buildings of a specialist nature and good quality smaller office buildings. The Business Park contains Tetra Pak, an Ambulance Station and Aviation Training International. One of the office blocks has been converted to residential.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Towards the edge of Sherborne, residential to south, west and NW, greenspace/agricultural to north and east.	
Potentially limiting factors	Within the Somerset Levels and Moors Ramsar Site Catchment Area.	
Available land (ha)	0	
Accessibility	Existing access off Coldharbour, direct access to the A30 and Yeovil	High
Age and quality of buildings	Post 2000	Very good
Vacancy rate	<10%	<10%
Quality of environment	Very Good	Very Good
Market attractiveness	Site is well connected to strategic road network and Sherborne town, units high quality with attractive environment	Medium/High
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Split ownership, although edge of town location area is largely rural. Redevelopment likely to face viability issues.	
Development potential	Site is entirely built out, may be potential for intensification by developing on existing car parks etc. but this may impact the overall attractiveness of the environment.	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A good quality employment site which has had some employment units converted to residential under permitted development, retain in order to ensure continued employment use.	

Hunts, Sherborne

Settlement	SHERBORNE	
ID	EL/SHER/006	



Gross site area (ha)	1.8	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes, Key employment site, Policy - ECON2	
Call for Sites submitted? Use?	No	
Overview / existing development	A large building with specialist aspects catering for a large local business, Hunts Food service. Access to the site for delivery lorries is a known issue. The site is also very constrained with no room for expansion.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Within built up area	
Potentially limiting factors	Within the Somerset Levels and Moors Ramsar Site Catchment Area. Potential contamination, adj conservation area.	
Available land (ha)	0	
Accessibility	Existing access off East Mill Lane and Ludbourne Road. Within close proximity of the train station. The access is narrow and unsuitable for large delivery vehicles. Indirect access to A30/A352	Medium
Age and quality of buildings	60/70's	Average
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Medium market attractiveness. The site is well used by the existing owners, however it is very constrained by surrounding uses and the access roads to the site are very narrow.	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership, edge of town location, development likely viable	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A well used employment site, however is very constrained by the surrounding land uses.	

The Former Gasworks Site, Gas House Hill

Settlement	SHERBORNE	
ID	EL/SHER/007	



Gross site area (ha)	0.77	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes, Mixed-use, Policy - SHER4	
Call for Sites submitted? Use?	Yes, Housing	
Overview / existing development	The existing units are in a poor state of repair with a large amount of vacant space on the site.	
Clustering (activity / use class)	Other	

Adjacencies / issues	Site is adjacent to the railway station and the existing uses on site mean facilities are available.	
Potentially limiting factors	Within the Somerset Levels and Moors Ramsar Site Catchment Area. Contaminated land, adj conservation area. Affected by flooding from other sources including surface water.	
Available land (ha)	0	
Accessibility	Existing access off the B3145	Low
Age and quality of buildings	60/70's	Poor
Vacancy rate	<10%	<10%
Quality of environment	Average	Average
Market attractiveness	Medium market attractiveness. Small site but well located close to train station	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement. Submitted to call for sites for housing.	
Deliverability / viability	Single ownership, edge of town location, development likely unviable	
Development potential	Site is small but has some areas that may be available although small size may make development unviable. Promoted for housing may not be available.	
Overall recommendation		
Recommendation	Release	
Comments on recommendation	An existing employment site which is unlikely to be viable for new development, promoted for housing which may be more appropriate, release	

The Old Yarn Mills

Settlement	SHERBORNE	
ID	EL/SHER/008	



Gross site area (ha)	0.4	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	No	
Overview / existing development	The site is made up of more traditional brick buildings and some more modern buildings located around a central car park. All the buildings look in a fair state of condition and appear well used.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Within built up area	
Potentially limiting factors	Within the Somerset Levels and Moors Ramsar Site Catchment Area. Contaminated land, within conservation area. Part flood risk zone. Affected by flooding from other sources	
Available land (ha)	0	
Accessibility	existing access off A352 and within walking distance of the train station.	High
Age and quality of buildings	80/90's	Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	High market attractiveness and the site very accessible by car, is within walking distance of the train station and is in close proximity to the town centre. A good employment site which appears to be well used with few vacant units.	High
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership, edge of town location, development likely viable	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A suitable site to remain as an employment site.	

Land adjacent Coldharbour

Settlement	SHERBORNE	
ID	EL/SHER/009	



Gross site area (ha)	7.14	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	No	
Overview / existing development	Agricultural land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Adjacent to existing employment site.	
Potentially limiting factors	Within the Somerset Levels and Moors Ramsar Site Catchment Area.	
Available land (ha)	7.14	
Accessibility	Direct access to A30. Access through existing Cold Harbour Business Park or off Castle Town Way.	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 as the site is close to existing employment site and has relatively easy access	Medium
Suitability	Yes: Subject to environmental constraints	
Availability	Officer identified, to check availability – recommend landowner engagement	
Deliverability / viability	Single ownership, edge of town location, development potentially viable at this scale	
Development potential	Greenfield	
Overall recommendation		
Recommendation	Development potential	
Comments on recommendation	A potentially suitable site – land owner engagement required.	

Land South of Bradford Road

Settlement	SHERBORNE	
ID	EL/SHER/010	



Gross site area (ha)	24.16	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Residential mixed-use, employment, community and open space uses	
Overview / existing development	Undeveloped greenfield land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Located in close proximity to a primary school and community allotments. Located within walking distance of the town centre.	
Potentially limiting factors	Within the Somerset Levels and Moors Ramsar Site Catchment Area.	
Available land (ha)	5	
Accessibility	A new access could be formed off Bradford Road. Existing pedestrian access off Lenthay Road. Indirect access to A30	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 attractiveness given size of settlement, A30 connection and proximity to Yeovil. Part of the site is potentially developable given its location reasonably close to the strategic network and centres of population.	Medium
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Split ownership, although edge of town location area is largely rural. Non mixed-use development likely to face viability issues.	
Development potential	Large vacant site that has mixed use development potential, most appropriate location for employment development would be close to the strategic road network	
Overall recommendation		
Recommendation	Potential in part	
Comments on recommendation	A potentially developable employment site as part of mixed use development subject to constraints, accessible.	

Barton Farm Extension

Settlement	SHERBORNE	
ID	EL/SHER/011	



Gross site area (ha)	30.72	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Residential mixed-use, employment, community and open space uses	
Overview / existing development	Undeveloped greenfield land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Semi-rural site adjacent to residential development to the south	
Potentially limiting factors	Within the Somerset Levels and Moors Ramsar Site Catchment Area. Proximity to conservation area. Would require appropriate mitigation to ensure unnecessary pressure is not put on existing infrastructure and services.	
Available land (ha)	0	
Accessibility	Existing access off Sheeplands Lane and Marston Road. Direct access to the A30.	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 suitable site for mixed use given the sites proximity to the centre of Sherborne and the good road links to Yeovil.	Medium
Suitability	Yes: Subject to environmental constraints	
Availability	Developer identified, assumed available	
Deliverability / viability	Split ownership, edge of town location, development potentially viable as part of mixed use	
Development potential	Large site of which some can be appropriate to designate for employment use	
Overall recommendation		
Recommendation	Potential in part	
Comments on recommendation	Medium attractiveness and a suitable employment site (as part of mixed use) given its proximity to Sherborne and its numerous facilities. Subject to constraints	

Land North of Bradford Road

Settlement	SHERBORNE	
ID	EL/SHER/012	



Gross site area (ha)	13.3	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Residential mixed-use, employment, community and open space uses.	
Overview / existing development	Undeveloped greenfield land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Adjacent residential to the south	
Potentially limiting factors	Within the Somerset Levels and Moors Ramsar Site Catchment Area.	
Available land (ha)	0	
Accessibility	Existing access off Bradford Road, however this is not suitable for the size of site. Potential to access A30.	High
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Site reasonably located and connected via road to Sherborne	Medium
Suitability	Yes: Subject to environmental and amenity constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Split ownership, edge of town location, development could be viable at scale	
Development potential	Potential for employment in part - potentially as part of mixed use development	
Overall recommendation		
Recommendation	Potential in part	
Comments on recommendation	Medium attractiveness and a suitable employment site (as part of mixed use) given its proximity to Sherborne and its numerous facilities. Subject to constraints	

Land South of Lenthay Road

Settlement	SHERBORNE	
ID	EL/SHER/013	



Gross site area (ha)	0.96	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Residential mixed-use, employment, community and open space uses.	
Overview / existing development	Undeveloped greenfield land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Located adjacent to primary school and in close proximity of community allotments. Located within walking distance of the town centre.	
Potentially limiting factors	Within the Somerset Levels and Moors Ramsar Site Catchment Area. Contaminated land. Part flood zone. Affected by flooding from other sources including surface water	
Available land (ha)	0	
Accessibility	Would require new access Lenthay Road. Indirect access to A352	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	Proximity to primary school may impact uses, slightly out of town, requires access road	Medium/Low
Suitability	No, given environmental and amenity constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, edge of town location, employment development not anticipated to be viable	
Development potential	Site not suitable for employment development.	
Overall recommendation		
Recommendation	Not Suitable	
Comments on recommendation	Issues with access and amenity due to proximity of school. Likely an unsuitable site for employment development.	

St Patricks Industrial Estate

Settlement	SHILLINGSTONE	
ID	EL/SHIL/001	



Gross site area (ha)	2.02	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes, Existing Developed Employment Area, 3.2(E38/1)	
Call for Sites submitted? Use?	Yes, Housing	
Overview / existing development	On the date of visit the site was in active use with employment uses (including: printers, a company involved in theatrical special effects/ illusions/animatronics, a company involved in chemical treatments for boats/yachts, craft/gift wholesaler and vehicle repairs). The industrial units are of modern construction and fully built out.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Located on the north western edge of Shillingstone - well positioned relative to school/local shop (other facilities/services concentrated to the east).	
Potentially limiting factors	Potential contamination. Adjoining conservation area. Affected by flooding from other sources including surface water	
Available land (ha)	0	
Accessibility	Existing access from Station Road through the sites north western side. Direct access to A357	High
Age and quality of buildings	80/90's	Average
Vacancy rate	<10%	<10%
Quality of environment	Average	Average
Market attractiveness	Medium market attractiveness as the industrial units are of modern construction and reasonably well located.	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement. Site submitted to call for sites for housing.	
Deliverability / viability	Single ownership, semi rural location, redevelopment likely not viable	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A suitable site for employment uses. The industrial units are of modern construction and fully built out.	