

### Military Vehicle Testing Ground

Settlement	ST LEONARDS & ST IVES	
ID	EL/SLSI/001	



Gross site area (ha)	1.136	
Previous Authority	East Dorset District Council	
Previous Policy Status	Yes, Employment land, Policy - SL1 (SP), PC2, KS5	
Call for Sites submitted? Use?	Yes, Commercial / leisure	
Overview / existing development	MoD testing area.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Remote from main built up area and existing facilities, however existing uses on site mean services are present.	
Potentially limiting factors	Potential contamination. Within 400m of the Dorset Heathlands. There are SAC, SPA, Site of Nature Conservation Interest (SNCI), and Site of Special Scientific Interest (SSSI) on the wider site. Within Green Belt.	
Available land (ha)	0	
Accessibility	Existing access off Plant Park Road.	High
Age and quality of buildings	80/90's	Average
Vacancy rate	<10%	<10%
Quality of environment	Average	Average
Market attractiveness	Medium/High market attractiveness. Well located close to BCP and with good accessibility.	Medium/High
Suitability	Yes, existing employment area	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, close to BCP, viable	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	An allocated site suitable for development subject to environmental considerations,.	

**Land west of the A338**

Settlement	ST LEONARDS & ST IVES	
ID	EL/SLSI/002	



Gross site area (ha)	103.9	
Previous Authority	East Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Commercial / leisure	
Overview / existing development	Multiple uses onsite including some basic roads and open areas of tarmac and some areas of vacant land.	
Clustering (activity / use class)	Other	

Adjacencies / issues	Remote from main built up area and existing facilities, however existing uses on site mean services are present.	
Potentially limiting factors	Potential contamination. Within the curtilage of the site there are a number of designated heathland areas and almost all the site is within the 400m heathland buffer zone. Part of the site is a SAC and SPA. Within the green belt. Affected by flooding from other sources.	
Available land (ha)	30	
Accessibility	Potential to create new access to A338	High
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Very large undeveloped site, good location close to BCP, well connected and accessible.	Medium/High
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, close to BCP, viable and large scale	
Development potential	Large portion of land, of which some could be used for employment. Various uses on site and partly brownfield, most appropriate location for employment land would be close to existing A road access.	
Overall recommendation		
Recommendation	Potential in part	
Comments on recommendation	Suitable for large scale employment development subject to environmental constraints. Site area potential indicative	

## Land at Brocks Pine

Settlement	ST LEONARDS & ST IVES	
ID	EL/SLSI/003	



Gross site area (ha)	67.64	
Previous Authority	East Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Mixed use scheme comprising residential, employment and leisure uses	
Overview / existing development	Undeveloped greenfield land, part of site has a pending planning application for 32.8 ha of employment. 27.8 ha of which is within the sites boundary and 5 ha which goes south beyond the boundary.	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Residential to north, greenfield to south	
Potentially limiting factors	Within 400m heathland buffer. Directly adjacent to SNCI, SSSI & SAC. Within the green belt. Affected by flooding from other sources including surface water.	
Available land (ha)	27.8	
Accessibility	Main access onto Brocks Pine off south of the A31.	High
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Very large undeveloped site, well connected and accessible.	Medium/High
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Split ownership, close to BCP, viable	
Development potential	Large portion of land, of which some could be used for employment as part of a wider mixed use scheme.	
Overall recommendation		
Recommendation	Potential in part	
Comments on recommendation	Subject to environmental constraints the site could be appropriate for employment development	

## Guppy's Yard

Settlement	ST LEONARDS & ST IVES	
ID	EL/SLSI/004	



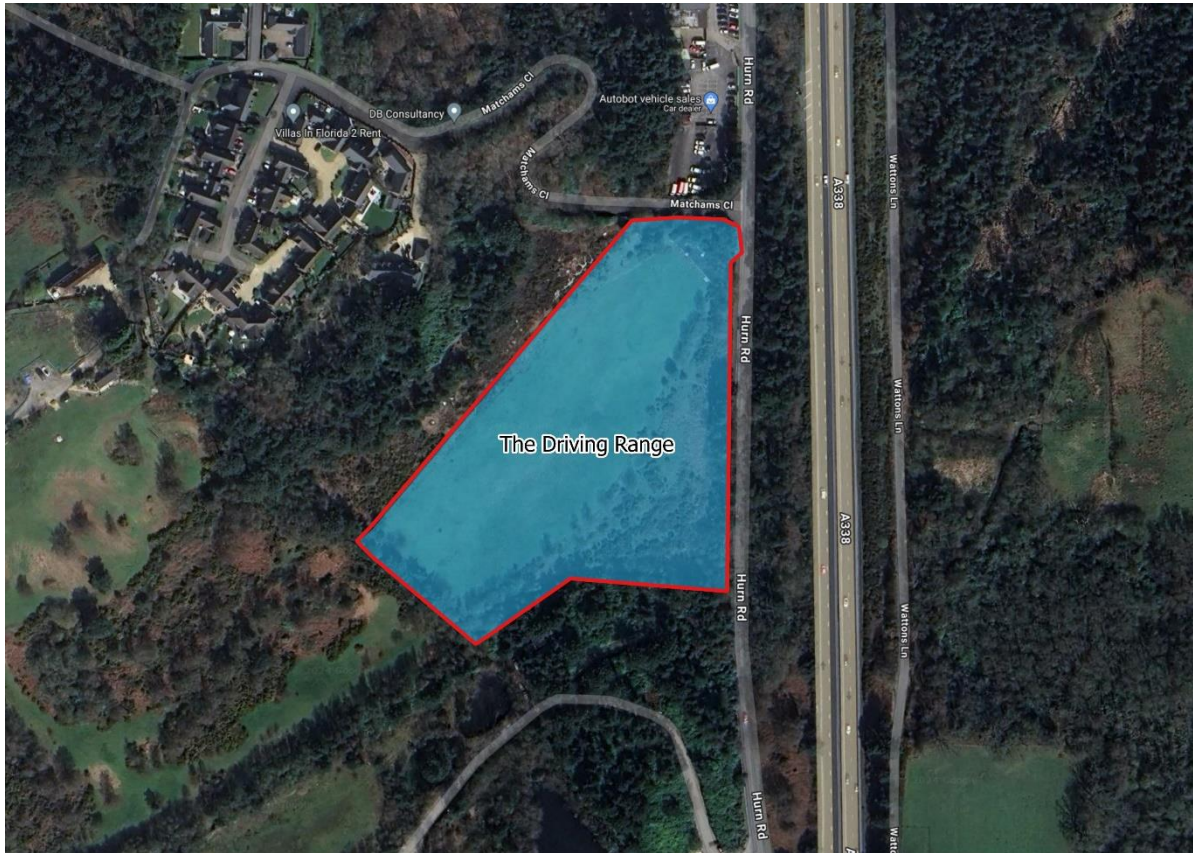
Gross site area (ha)	10	
Previous Authority	East Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Commercial / Housing & SANG	
Overview / existing development	Largely undeveloped with some open storage	
Clustering (activity / use class)	Other	

Adjacencies / issues	Adjacent to residential development. Located within walking distance of shops, community amenities and doctors surgery.	
Potentially limiting factors	Within 5k of the Dorset Heathlands The site is very close to the 400m heathland buffer to the north. A Site of Nature Conservation Interest (SNCI) in the South Western corner of the site. Potentially contaminated. Within Green Belt.	
Available land (ha)	5	
Accessibility	Existing access off unnamed road off A31. A new access could be formed off Fir tree close.	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	Large site, well located, accessible	Medium/High
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Split ownership, close to BCP, viable at this scale	
Development potential	Part of site could be suitable for employment development as part of a wider scheme and subject to environmental constraints	
Overall recommendation		
Recommendation	Potential in part	
Comments on recommendation	A potentially suitable site if designed sensitively and environmental constraints mitigated. Expected to be largely employment to make development viable.	



## The Driving Range

Settlement	ST LEONARDS & ST IVES	
ID	EL/SLSI/005	



Gross site area (ha)	2.332	
Previous Authority	East Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Care homes / employment	
Overview / existing development	Previously a golf driving range but now vacant.	
Clustering (activity / use class)	Other	

Adjacencies / issues	Adjacent to Matchams Park a racing track which has existing facilities onsite.	
Potentially limiting factors	Site falls within the 400m of the Dorset Heathlands. The site is within close proximity to SPA, SAC and Ramsar sites. Within Green Belt.	
Available land (ha)	2.33	
Accessibility	Existing access off A338	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	Small site with good A road access and good location close to BCP area.	Medium
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, close to BCP / other population centres, likely viable although small	
Development potential	Part of site with access via Matchams Close may be suitable and available for development if required	
Overall recommendation		
Recommendation	Development potential	
Comments on recommendation	Sites location close to BCP allows for a reasonable level of viability, subject to environmental constraints the site may be suitable for employment development albeit small scale	

## Holygrove Paddocks

Settlement	ST LEONARDS & ST IVES	
ID	EL/SLSI/006	



Gross site area (ha)	10.94	
Previous Authority	East Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Residential or other development benefitting from strategic access	
Overview / existing development	Undeveloped greenfield land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Remote from main built up area and existing facilities. Some residential to the south	
Potentially limiting factors	Within 5km of the Dorset Heathlands. Within the green belt. Part flood zone. Affected by flooding from other sources including surface water.	
Available land (ha)	10.94	
Accessibility	Existing access off Verwood Road. Potential highways capacity issue on the wider road network. Direct access to A31	High
Age and quality of buildings	NA	NA
Vacancy rate	NA	NA
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped )
Market attractiveness	Site is well connected to strategic road network and near centres of population and BCP.	Medium
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, close to BCP, viable	
Development potential	Potentially whole site available for development if required	
Overall recommendation		
Recommendation	Development potential	
Comments on recommendation	A potentially suitable site for employment uses subject to constraints.	

### Baillie Gate Industrial Estate

Settlement	STURMINSTER MARSHALL	
ID	EL/SMAR/001	



Gross site area (ha)	7.72	
Previous Authority	East Dorset District Council	
Previous Policy Status	Yes, Employment Infilling, Policy PC1,PC2	
Call for Sites submitted? Use?	No	
Overview / existing development	This is an existing industrial estate occupied by engineering, car, building supply companies. The units are generally in good to very good condition. Nearly all units are occupied. Some construction. There is significant scope for any further expansion to the east or intensification on underused plots.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Within settlement form. Located within walking distance of shops, a school and employment. Residential to west, greenspace (agricultural, golf course) to north, east and south	
Potentially limiting factors	Within 5k of the Dorset Heathlands. Affected by flooding from other sources including surface water.	
Available land (ha)	1.6	
Accessibility	Existing access off Bridge Street. Potential highways capacity issue on the wider road network. Indirect access to A350	Medium
Age and quality of buildings	80/90's	Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	An existing and successful key employment site, good road accessibility, good proximity to BCP urban area.	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Split ownership, established employment site, viable.	
Development potential	Large undeveloped area to east of site, greenfield	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A well established employment site, suitable for continued use as such, retain.	

## Bailie Gate Employment Allocation

Settlement	STURMINSTER MARSHALL	
ID	EL/SMAR/002	



Gross site area (ha)	3.25	
Previous Authority	East Dorset District Council	
Previous Policy Status	Yes, New Employment Area, Policy RA1, KS5	
Call for Sites submitted? Use?	No	
Overview / existing development	Agricultural land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Located within walking distance of shops, a school and employment.	
Potentially limiting factors	Within 5k of the Dorset Heathlands. Affected by flooding from other sources including surface water.	
Available land (ha)	3.2	
Accessibility	A new access could be formed off Bridge Street. Potential highways capacity issue on the wider road network. Indirect access to A350 which is a short distance away	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. Proximity to existing Bailie Gate which performs well. Reasonable connections to A road and BCP area.	Medium
Suitability	Yes, subject to environmental constraints	
Availability	Officer identified, assumed available – recommend landowner engagement	
Deliverability / viability	Site under single ownership, adjacent to existing industrial estate and proximity to BCP, likely viable for development.	
Development potential	Whole site available if required	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A suitable site, likely to be delivered in due course.	



**Land at Sturminster Marshall (site 1)**

Settlement	STURMINSTER MARSHALL	
ID	EL/SMAR/003	



Gross site area (ha)	19.149	
Previous Authority	East Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Housing / Mixed use	
Overview / existing development	The north east corner of the wider site is home to Bailie House Warehouse a salvage and trade service / discount store occupying a courtyard development. The warehouse buildings around the courtyard are generally of low quality but suitable for conversion.	
Clustering (activity / use class)	Other	

Adjacencies / issues	Located within walking distance of shops, a school and employment.	
Potentially limiting factors	Within 5k of the Dorset Heathlands. Within the green belt. Affected by flooding from other sources including surface water.	
Available land (ha)	0	
Accessibility	A new access could be formed off A31 or A350. Potential highways capacity issue on the wider road network.	Medium/High
Age and quality of buildings	40/50's	Poor
Vacancy rate	<10%	<10%
Quality of environment	Average/Poor	Average/Poor
Market attractiveness	Reasonably located site with potential to directly access A350, some existing employment uses on site	Medium
Suitability	Yes, subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, recently promoted. Some employment on site, suitable for expansion, location close to BCP suggests viable potentially as part of mixed use larger development if permitted	
Development potential	The north east corner of the wider site is located within the development boundary. Baile House Warehouse is salvage and trade service / discount store occupying a courtyard development and suitable for conversion. Wider site only suitable as part of larger development	
Overall recommendation		
Recommendation	Potential in part	
Comments on recommendation	Reasonable site with development potential if part of wider development strategy and subject to constraints.	

**Land at Sturminster Marshall (site 2)**

Settlement	STURMINSTER MARSHALL	
ID	EL/SMAR/004	



Gross site area (ha)	27.58	
Previous Authority	East 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	Outside of main settlement. Located within walking distance of shops, a school and employment.	
Potentially limiting factors	Within 5k of the Dorset Heathlands . Within the green belt.	
Available land (ha)	0	
Accessibility	A new access could be formed off Duller Lane. Potential highways capacity issue on the wider road network. Potential to create access to A31	Medium/High
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A	N/A
Market attractiveness	Very large undeveloped site, reasonably connected and accessible.	Medium
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, recently promoted. Location close to BCP suggests viable.	
Development potential	Potential development in part for employment as part of mixed use or in isolation	
Overall recommendation		
Recommendation	Potential in part	
Comments on recommendation	A substantial area with potential for landscape and visual impacts upon the wider landscape. Potential for employment development in part subject to constraints.	

**Land at Sturminster Marshall (site 3)**

Settlement	STURMINSTER MARSHALL	
ID	EL/SMAR/005	



Gross site area (ha)	12.876	
Previous Authority	East 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	Outside of main settlement. Located within walking distance of shops, a school and employment.	
Potentially limiting factors	Within 5k of the Dorset Heathlands. Within the green belt. Affected by flooding from other sources including surface water.	
Available land (ha)	0	
Accessibility	A new access could be formed off the A350 or A31. Potential highways capacity issue on the wider road network.	Medium/High
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	Average	Average
Market attractiveness	Rural site outside settlement boundary, however well connected to strategic road network.	Medium
Suitability	Yes: Subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, recently promoted. Location close to BCP suggests viable.	
Development potential	Potential development in part for employment as part of mixed use or in isolation	
Overall recommendation		
Recommendation	Potential in part	
Comments on recommendation	A substantial area with potential for landscape and visual impacts upon the wider landscape. Potential for employment development in part subject to constraints.	

## North Dorset Business Park

Settlement	STURMINSTER NEWTON	
ID	EL/SNEW/001	



Gross site area (ha)	8.24	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes, Employment Land, Policy 11, Policy 19, 3.2(E/47/2), SN6. Sturminster Newton Neighbourhood Plan - Policy 38.	
Call for Sites submitted? Use?	No	
Overview / existing development	A partially developed employment site, with a number of established employment uses including: food wholesale/retail (Olives Et Al), engineering businesses (including automotive engineering), offices (including designers), retail/trade building supplies, scaffolders, storage and sale of metal shipping containers, operating yard for Wessex Water and retail of equestrian related products.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Greenfield to all sides, some residential to SE. On the western edge of Newton (served by a public house and garage/petrol filling station) and detached from the southern boundary of Sturminster Newton to the south of the River Stour.	
Potentially limiting factors	Potential contamination. Also adj conservation area. At risk of flooding from other sources.	
Available land (ha)	2.2	
Accessibility	Existing access through the southern side of the site onto the A357.	High
Age and quality of buildings	Post 2000	Very Good
Vacancy rate	10-25%	10-25%
Quality of environment	Very Good	Very Good
Market attractiveness	Reasonably located site with generally good units and environment, further occupiers likely to be attracted.	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Fragmented ownership. Established employment site, good accessibility, likely viable.	
Development potential	Large portion of site developed/under development, existing portion still available for development	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A suitable site for employment uses.	



### Butts Pond Industrial Estate

Settlement	STURMINSTER NEWTON	
ID	EL/SNEW/002	



Gross site area (ha)	5.78	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes, Existing Developed Employment Area, Policy 19, 3.2(E/47/1)	
Call for Sites submitted? Use?	No	
Overview / existing development	A large range of active employment and commercial uses on the date of site visit, including: builders, manufacturing (office equipment, pharmaceuticals, industrial machinery etc.), community uses (North Dorset Community Access Transport), computer software developers, plant hire/lease and fuel/oil distributors. The site appears to be largely developed with limited opportunity for further development.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Within built up area of Sturminster Newton - access to shops, services and facilities.	
Potentially limiting factors	Butts Pond Meadows LNR is located to the north. Potential contamination. Parts of the site at risk from surface water flooding. Neighbourhood Plan identifies some local green space and an important community building on site.	
Available land (ha)	0	
Accessibility	Existing access through the southern side of the site from the B3091. Indirect access to A357	Medium
Age and quality of buildings	60/70's	Average
Vacancy rate	10-25%	10-25%
Quality of environment	Good	Good
Market attractiveness	Reasonably located site with generally good units and environment, further occupiers likely to be attracted.	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Fragmented ownership. Established employment site, good accessibility, likely viable.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A suitable site for employment uses, but with limited potential for further development.	

## Barnhaven Farm

Settlement	STURMINSTER NEWTON	
ID	EL/SNEW/004	



Gross site area (ha)	1.2	
Previous Authority	North Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	No	
Overview / existing development	There are a number of employment units on site in active use for a range of different uses including: joinery workshop, storage, vehicle valeting, storage and repair of cars, vehicle modification, agriculture and an antiques shop.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	On the southern edge of Newton (served by a public house and garage/petrol filling station) and detached from Sturminster Newton.	
Potentially limiting factors	Potential contamination	
Available land (ha)	0	
Accessibility	Two points of vehicular access into the site from the road running next to the sites south eastern boundary.	Low
Age and quality of buildings	60/70's	Poor
Vacancy rate	10-25%	10-25%
Quality of environment	Good	Good
Market attractiveness	Established site in rural location, likely serves rural uses but less attractive to wider market.	Medium/Low
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Fragmented ownership. Established employment site, low accessibility, likely not viable	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	The site is built out. A suitable site for employment uses.	

**Manston Road**

Settlement	STURMINSTER NEWTON	
ID	EL/SNEW/006	



Gross site area (ha)	0.55	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes, Existing Developed Employment Area, 3.2(E/47/4)	
Call for Sites submitted? Use?	No	
Overview / existing development	On the date of the site visit the site was in active use for 'commercial self storage'. There appear to be limited scope to enlarge the existing site or significantly intensify the use.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Within built up area of Sturminster Newton - access to shops, services and facilities.	
Potentially limiting factors	Potential contamination	
Available land (ha)	0	
Accessibility	Existing access through western side of site from Manston Road. Indirect access to A357	Medium
Age and quality of buildings	60/70's	Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Established site in rural location, likely serves rural uses but less attractive to wider market.	Medium/Low
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Fragmented ownership. Established employment site, low accessibility, likely not viable	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A suitable site, but with limited or no potential to expand or intensify the current use.	

**Land off Manston Road**

Settlement	STURMINSTER NEWTON	
ID	EL/SNEW/007	



Gross site area (ha)	3.67	
Previous Authority	North Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Housing / Affordable housing / self build / employment / Elderly care.	
Overview / existing development	Undeveloped greenfield land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	On the north eastern edge of the defined development boundary for Sturminster Newton – relatively detached from the part of the town where services/facilities are concentrated.	
Potentially limiting factors	Small part affected by flooding from other sources including surface water. Very small area of flood zone.	
Available land (ha)	3.67	
Accessibility	Existing access through western side of site from Manston Road. Indirect access to A357	Medium
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Site is indirectly connected to an A road however is fairly rural in its setting	Medium/Low
Suitability	Yes, subject to environmental constraints	
Availability	Developer identified, assumed available	
Deliverability / viability	Single ownership, reasonable accessibility, rural location makes site less viable.	
Development potential	Most of site available	
Overall recommendation		
Recommendation	Development potential	
Comments on recommendation	Rural site on the edge of development boundary, available for development should environmental issues be overcome. Viability anticipated to be an issue	



### Land adjoining A350

Settlement	SPETISBURY	
ID	EL/SPET/001	



Gross site area (ha)	6.16	
Previous Authority	North Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Housing or mixed use	
Overview / existing development	Undeveloped greenfield land, rural location.	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Bordering some residential, generally agricultural surrounds	
Potentially limiting factors	Groundwater Source Protection Zone. Also affected by flooding from other sources including surface water.	
Available land (ha)	0	
Accessibility	Adj to A350 but no obvious access, potential to create access if required	Medium
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped )
Market attractiveness	Site is well connected to an A road however is fairly rural in its setting	Medium/Low
Suitability	Yes, subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, reasonable accessibility, rural location makes site less viable.	
Development potential	No obvious access to the site, and is poorly related to the rest of the village – development would extend the village considerably further southwards into open countryside. Elongated site in rural area unlikely to be suitable / meet market needs.	
Overall recommendation		
Recommendation	Not Suitable.	
Comments on recommendation	Site is not suitable for development due to its location in a countryside environment, not considered well placed for employment market	

### Station Road Business Park/Stalbridge Trading Estate

Settlement	STALBRIDGE	
ID	EL/STAL/001	



Gross site area (ha)	7.8	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes, Existing Developed Employment Area, 3.2(E/40/1)(E/40/2)	
Call for Sites submitted? Use?	No	
Overview / existing development	An active and well used employment site with various uses including: saw mill, builders depot, dry cleaners, industrial bakery (Fudges) and cold food storage.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Greenfield to north and east, residential to west and south. The site is positioned on the north eastern edge of Stalbridge some distance from the centre of the village where services and facilities are concentrated.	
Potentially limiting factors	Potential contamination. Affected by flooding from other sources.	
Available land (ha)	0	
Accessibility	Indirect access to A357. Both the northern and southern parts of the site are accessed from Station Road. There is a public right of way running through part of the site and adjacent to its eastern boundary.	Medium
Age and quality of buildings	80/90's	Average
Vacancy rate	<10%	<10%
Quality of environment	Average	Average
Market attractiveness	Generally attractive site, good location and accessibility.	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Split ownership, existing site. General north Dorset location makes development unviable.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Established employment site required for Stalbridge village, retain.	

**South of Station Road (southern part), Stalbridge**

Settlement	STALBRIDGE	
ID	EL/STAL/002	



Gross site area (ha)	0.7	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes, Existing Developed Employment Area, 3.2(E/40/1)(E/40/2)	
Call for Sites submitted? Use?	No	
Overview / existing development	Site extends partially into field NW of North Street, currently greenfield (eastern marked area).	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Employment directly to west, greenfield north, east and south. The site is positioned on the north eastern edge of Stalbridge some distance from the centre of the village where services and facilities are concentrated.	
Potentially limiting factors	Potential contamination	
Available land (ha)	0.7	
Accessibility	Indirect access to A357 - potential access through the sites western boundary from Station Business Park or through its northern boundary from The Sidings (provision has been made to form a junction into the site The Sidings).	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 with development potential, adjacent to established employment site with reasonable connectivity.	Medium/Low
Suitability	Yes, site within existing employment area	
Availability	Officer identified, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership, existing site. General north Dorset location makes development unviable.	
Development potential	Whole site available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A suitable employment site with potential for development.	

### Spire Hill Farm Business Park

Settlement	STALBRIDGE	
ID	EL/STAL/003	



Gross site area (ha)	0.35	
Previous Authority	North Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	No	
Overview / existing development	The site comprises a number of small distinct units organised around courtyards. The units all appeared to be in use on the date of the site visit. The site includes a mix of employment and retail uses.	
Clustering (activity / use class)	Other	

Adjacencies / issues	A remote location surrounded by undeveloped countryside (the closest settlement, Stalbridge, is approximately 2 kilometres away to the north east). Officers presume that the existing units are connected to utilities.	
Potentially limiting factors	Potential contamination	
Available land (ha)	0	
Accessibility	There is an existing access through the sites north western boundary onto Cooks Lane (A357)	High
Age and quality of buildings	60/70's	Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Low market attractiveness. Limited potential for further growth given the sites remote location.	Medium/Low
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership, existing site. General north Dorset location makes development unviable.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A remote location, but potentially suitable for employment to meet local needs.	



### Gibbs Marsh Trading Estate

Settlement	MARNULL	
ID	EL/STAL/004	

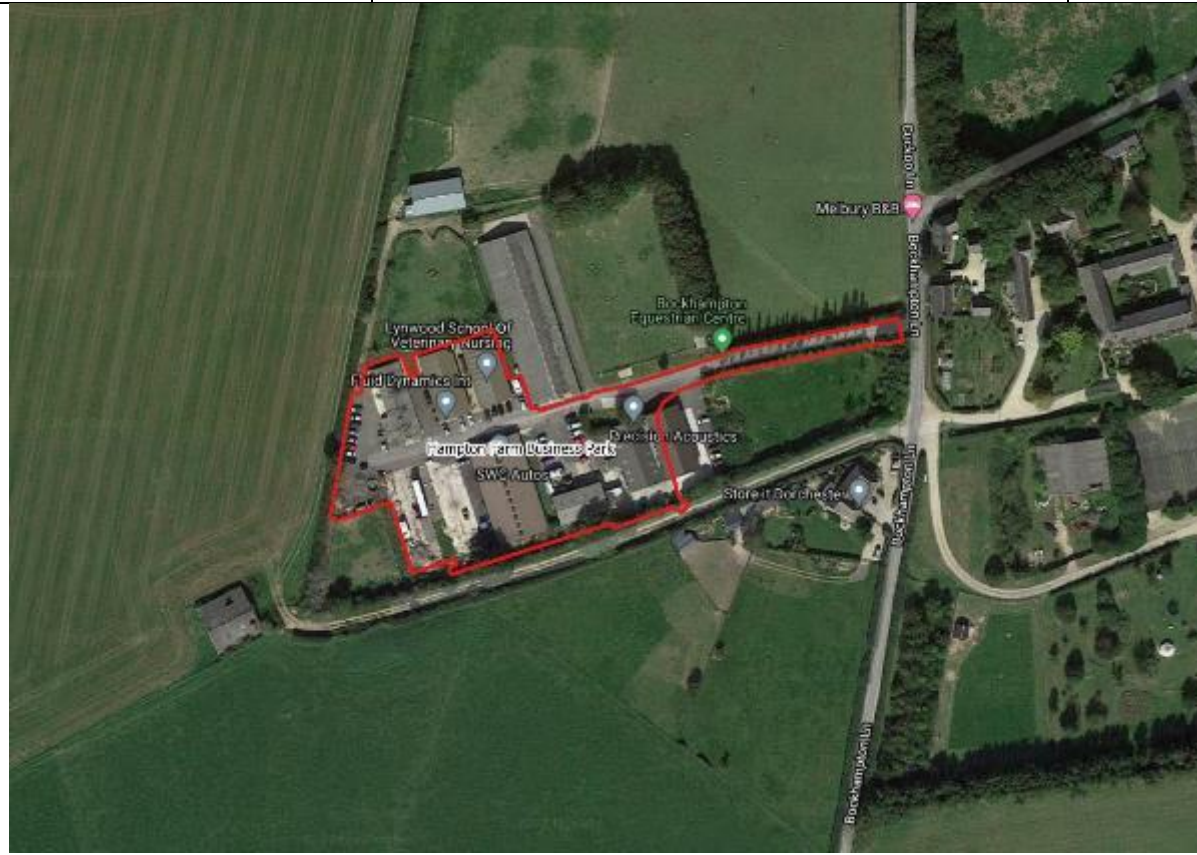


Gross site area (ha)	7.56	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes, Existing Developed Employment Area, 3.2(E/41/1)	
Call for Sites submitted? Use?	No	
Overview / existing development	What appears to be a well used employment site with a range of different uses including: fuel storage and distribution depot, engineering businesses, a coach depot, vehicle repairs and a council depot.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Rural location , greenfield east, south and west, Airport to north. The closest nearby settlements are Marnhull [approximately 1.7 km to the east], Henstridge [approximately 2.5 km to the west] and Stalbridge [approximately 2 km to the south west].	
Potentially limiting factors	Part of the site at risk from surface water flooding. TPOs on site	
Available land (ha)	1.1	
Accessibility	Indirect access to A357 and A30, Henstridge Airport to north. Existing access through the northern side of the site from Landshire Lane . A public right of way runs around the southern side of the site.	Medium
Age and quality of buildings	60/70's	Poor
Vacancy rate	<10%	<10%
Quality of environment	Poor	Poor
Market attractiveness	Reasonable accessibility in regards to road access, very rural location not close to residential areas	Medium/Low
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Fragmented ownership, existing site. General North Dorset location may make development unviable.	
Development potential	3 individual sites across designated area with potential for redevelopment/intensification, all sites currently vacant or appear to be used as open storage	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Retain, site is of generally poor quality albeit has low vacancy so appears to suit local uses. Potential to intensify if desired.	

## Hampton Farm Business Park

Settlement	HIGHER BOCKHAMPTON (Stinsford)	
ID	EL/STLB/001	



Gross site area (ha)	0.78	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes, Identified in the Stinsford Neighbourhood Plan (Policy SNP10) Business Park.	
Call for Sites submitted? Use?	No	
Overview / existing development	This is an existing industrial estate occupied by rural businesses. The units are generally in good condition with the exception of the back two units which are in poor condition. Units are all occupied. There is scope for intensification in the north and south east corner.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Remote from existing infrastructure and facilities.	
Potentially limiting factors	Poole Harbour Catchment area	
Available land (ha)	0	
Accessibility	Existing access off Cuckoo Lane. Indirect access to A35	Medium
Age and quality of buildings	60/70's	Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Medium market attractiveness. Close to Dorchester, reasonable accessibility.	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership, existing site, close to Dorchester, likely viable	
Development potential	No land available within site boundary	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A suitable site. There is scope for further expansion to the north and south east corner.	

**Mellstock Farm**

Settlement	HIGHER BOCKHAMPTON (Stinsford)	
ID	EL/STLB/002	



Gross site area (ha)	0.64	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes, identified in the Stinsford Neighbourhood Plan (Policy SNP10) Business Park.	
Call for Sites submitted? Use?	No	
Overview / existing development	This is an existing industrial estate occupied by rural businesses. The units are generally in good condition. Nearly all units are occupied. There is limited scope for any further expansion or intensification.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Remote from existing infrastructure and facilities.	
Potentially limiting factors	Poole Harbour Catchment area	
Available land (ha)	0	
Accessibility	Isolated rural location. Existing access off Cuckoo Lane.	Low
Age and quality of buildings	Pre-war	Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Medium market attractiveness. An existing employment site. A suitable site.	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Split ownership, existing site, close to Dorchester, likely viable	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A suitable site	

**Prospect Business Park, Swanage**

Settlement	SWANAGE	
ID	EL/SWAN/001	



Gross site area (ha)	2.2	
Previous Authority	Purbeck District Council	
Previous Policy Status	Yes, Existing Employment Site, emerging Purbeck Local Plan Policy - EE1(ES9), EE2 and adopted Local Plan Policies E, ELS, SE. The Swanage Local Plan (Policy ES) safeguards the site for employment.	
Call for Sites submitted? Use?	No	
Overview / existing development	The western half of the site is home to Swanage Household Recycling Centre and is a safeguarded waste site under the BDP Waste Plan 2019 (Policy 24). The Prospect Business Park is located on the eastern half of the site and contains a number of new industrial units. A well used and high quality business park.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Some residential to the East of the site, industrial units to the south	
Potentially limiting factors	AONB. Very small amount at risk from surface water flooding,	
Available land (ha)	0	
Accessibility	Suitable access exists onto main road network. Direct access to A351	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, high quality new site serves location and wider market well	High/Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership, good market attractiveness, likely viable.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Employment development is suitable in this location. This is a new business park with limited opportunities for infill development.	



## Victoria Avenue, Swanage

Settlement	SWANAGE	
ID	EL/SWAN/002	



Gross site area (ha)	2.49	
Previous Authority	Purbeck District Council	
Previous Policy Status	Yes, Existing Employment Site, emerging Purbeck Local Plan Policy - EE1(ES10), EE2 and Adopted Plan Policy E, ELS, SE. The Swanage Local Plan (Policy ES) safeguards the site for employment.	
Call for Sites submitted? Use?	No	
Overview / existing development	Victoria Avenue is an industrial estate with approximately 10 large industrial buildings fanned around an access road. There is a high variety of buildings styles and quality. The site is generally very low density with large areas of storage / hard standing that could be intensified. The Purbeck Business Centre is higher quality.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Edge of settlement (Swanage) Residential to the south and north east. Employment/industrial to north Greenfield directly to east and west.	
Potentially limiting factors	AONB. At risk of flooding from other sources including surface water and fluvial risks.	
Available land (ha)	2.49	
Accessibility	Access exists directly onto A351	High
Age and quality of buildings	60/70's	Poor
Vacancy rate	<10%	<10%
Quality of environment	Poor	Poor
Market attractiveness	Good road connectivity, poor quality site but benefits from apparent low vacancy, likely serves local market.	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Fragmented ownership, in need of total redevelopment, given location close to EL/SWAN/001 which has good market attractiveness redevelopment may be viable.	
Development potential	Low density and generally poor quality site with significant scope for renewal/ intensification of the entire site	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Although site is of poor quality it appears popular and is established as an employment site and likely desirable within the local Swanage market.	

### Kings Court Business Centre, Swanage

Settlement	SWANAGE	
ID	EL/SWAN/003	



Gross site area (ha)	0.38	
Previous Authority	Purbeck District Council	
Previous Policy Status	Yes, Redevelopment (employment/housing/retail), - Policy KCD of the Swanage Local Plan	
Call for Sites submitted? Use?	No	
Overview / existing development	Kings Court Business Centre is located on the eastern half of the site and contains approximately 10 industrial units of poor quality around a hard standing turning area. The western half of the site is a Council Yard of low quality storage and industrial buildings.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Adjacent residential. Urban location close to facilities.	
Potentially limiting factors	AONB. Also affected by flooding from other sources including surface water	
Available land (ha)	0	
Accessibility	Indirect A road access	Medium
Age and quality of buildings	60/70's	Poor
Vacancy rate	10-25%	10-25%
Quality of environment	Poor	Poor
Market attractiveness	Small site, likely mainly serves local need.	Medium/Low
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership, slightly less accessible than other Swanage locations, redevelopment may not be viable.	
Development potential	No land available	
Overall recommendation		
Recommendation	Review Boundary	
Comments on recommendation	Kings Court Business centre is suitable site for continued use, remainder of site of poor quality. Review boundary to remove poorer quality areas.	

## Land adjacent to Victoria Avenue, Swanage

Settlement	SWANAGE	
ID	EL/SWAN/004	



Gross site area (ha)	0.99	
Previous Authority	Purbeck District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	No	
Overview / existing development	Greenfield site	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	The site is adjacent to existing facilities.	
Potentially limiting factors	AONB. Approximately 77% of the site in Flood Zone 2 and 62% within flood zone 3. Affected by flooding from other sources including surface water.	
Available land (ha)	0.99	
Accessibility	Access to the site may be hindered by the water courses running along it's northern and eastern borders. Indirect access to A351	Medium
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped )
Market attractiveness	Acts as an expansion area to EL/SWAN/002. Location desirable, potentially medium attractiveness.	Medium
Suitability	Yes, subject to environmental constraints	
Availability	Officer identified, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership, proximity to established sites and Swanage town, may be viability issues given site scale	
Development potential	Greenfield site available	
Overall recommendation		
Recommendation	Development potential, subject to environmental constraints	
Comments on recommendation	Appropriate flood mitigation required - suitable as an extension to existing estate if viable.	

## Long Meadow

Settlement	VERWOOD	
ID	EL/VERW/001	



Gross site area (ha)	1.63	
Previous Authority	East Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	No	
Overview / existing development	Semi-rural site which offers existing employment at a range of businesses including a car sales showroom, storage (B8) and light industrial (B2) uses. Some existing signage indicating there are units available, and some on site marketing/signage. Many of the buildings are older and are mostly single storey. Ample parking and circulation space.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Adjacent to residential development and employment uses on site. Site is serviceable. Many of the businesses on site are situated in single storey buildings and there is the opportunity to intensify the site through redevelopment in the coming years.	
Potentially limiting factors	Within 400m of the Dorset Heathlands. Potential contamination. Partially within Green Belt.	
Available land (ha)	0	
Accessibility	Existing access off the South of Ringwood Road and good access to the strategic road network as site lies near the A31 and many other main roads.	Medium
Age and quality of buildings	60/70's	Poor
Vacancy rate	10-25%	10-25%
Quality of environment	Poor	Poor
Market attractiveness	A reasonably located and well connected site, poor stock and environment quality impact market attractiveness. But very good location close to BCP area.	Medium/Low
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Split ownership, good location close to BCP, viable	
Development potential	No land available potential for ad-hoc redevelopment	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Potential for ad-hoc redevelopment if required, established employment site, retain and seek to redevelop	



## Ashley Heath Industrial Estate

Settlement	VERWOOD	
ID	EL/VERW/002	



Gross site area (ha)	0.65	
Previous Authority	East Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	No	
Overview / existing development	Some light industrial (B2) uses surrounded by trees in a rather isolated location. Ample parking and circulation space.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Site lies to the north of Ringwood Road near to some sporadic development. The site itself is somewhat isolated in its location away from more dense development in the area, not connected to the main Woolsbridge Industrial Estate which lies to the south of Ringwood Road.	
Potentially limiting factors	Within 5k of the Dorset Heathlands. The Moors River System SSSI is located a short distance to the east. Potential contamination. Within Green Belt.	
Available land (ha)	0	
Accessibility	Existing access off the South of Ringwood Road and good access to the strategic road network as site lies near the A31 and many other main roads.	Medium
Age and quality of buildings	80/90's	Average
Vacancy rate	10-25%	10-25%
Quality of environment	Average	Average
Market attractiveness	Established site in good location, reasonable access.	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership, established site, good proximity to BCP, viable.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Established employment site in good location but with limited potential for additional development.	

### Ebble Industrial Estate 1

Settlement	VERWOOD	
ID	EL/VERW/003	



Gross site area (ha)	14.78	
Previous Authority	East Dorset District Council	
Previous Policy Status	Yes, Employment Infilling, Policy PC1,PC2.	
Call for Sites submitted? Use?	No	
Overview / existing development	Large varied site edge of town location. Blocks of a mixture of styles of more modern and older employment buildings, good access and circulation. Sufficient parking space at time of visit. Uses predominantly comprising light industrial and storage. At the time of visit there were no obvious vacancies but some existing employment permissions for enhancement and intensification of the site which were yet to be carried out.	

Clustering (activity / use class)	Employment	
Adjacencies / issues	Residential to north, west and SW, Moors Valley country park to east and SE	
Potentially limiting factors	Site falls within the 400m heathland buffer. Potential contamination. Affected by flooding from other sources.	
Available land (ha)	0	
Accessibility	Indirect access to A31 (7 min drive), good access to town.	Medium
Age and quality of buildings	80/90's	Average
Vacancy rate	10-25%	10-25%
Quality of environment	Average	Average
Market attractiveness	Well established industrial estate. Reasonable road network connections, well located on edge of town. Evident local industrial sector.	Medium/High
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Fragmented ownership, good location and established employment site. Redevelopment likely viable.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Site is an existing employment site in a suitable location with good transport links. Minimal scope to redevelop within boundary, retain.	

## Ebbleke Industrial Estate 2

Settlement	VERWOOD	
ID	EL/VERW/004	



Gross site area (ha)	0.79	
Previous Authority	East Dorset District Council	
Previous Policy Status	Yes, Employment Land, Policy - PC1, PC2, KS5	
Call for Sites submitted? Use?	No	
Overview / existing development	Vacant site adjacent to Ebbleke Industrial Estate	
Clustering (activity / use class)	Vacant	

Adjacencies / issues	Adjacent to the serviced site of Ebblake Industrial Estate to NE, residential to NW and south.	
Potentially limiting factors	Site falls within the 400m heathland buffer. Potential contamination, TPO zone. Subject to flood risks from other sources.	
Available land (ha)	0.79	
Accessibility	Indirect access to A31. Potential for creation of access off Brunel Close or Taunus Way to connect site to the wider transport network. No existing accesses at present. Would have to be mindful of TPO trees on creation of access.	Medium
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Site lies adjacent to existing industrial estate, reasonable connections.	Medium
Suitability	Yes, subject to environmental constraints	
Availability	Officer identified, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership, good location, adjacent established employment site. Redevelopment likely viable.	
Development potential	Expansion land to south of existing industrial estate. Whole site available.	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Allocated site adjacent to existing employment site with potential for further employment development, reasonably well connected retain.	

### Land east of Woolsbridge Industrial Estate

Settlement	VERWOOD	
ID	EL/VERW/005	



Gross site area (ha)	7.4	
Previous Authority	East Dorset District Council	
Previous Policy Status	Yes, New Employment Area, Policy VTSW6, KS5	
Call for Sites submitted? Use?	Yes, Mixed use	
Overview / existing development	Largely vacant site directly to the east of the Woolsbridge Industrial Estate. Some new units to the eastern end.	
Clustering (activity / use class)	Vacant	

Adjacencies / issues	Site lies adjacent to existing employment site to the west, and some sporadic development to the east and therefore would be serviceable. A suitable location for expansion of existing employment site.	
Potentially limiting factors	Within 400m of the Dorset Heathlands. No environmental constraints on site but Moors River System SSSI lies directly to the south of the site. Affected by flooding from other sources.	
Available land (ha)	5.1	
Accessibility	Access existing off of Old Barn Farm Road from the existing industrial estate, and new access has been created off Ringwood Road. Lack of residential development within immediate vicinity so sustainable transport investment to the site is required.	Medium
Age and quality of buildings	Post 2000	Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Medium attractiveness as an extension to the existing industrial estate and proximity to BCP.	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, assumed available – recommend landowner engagement. Part of site identified by owner.	
Deliverability / viability	Fragmented ownership, good location and established employment site. Redevelopment viable.	
Development potential	Much of the site has not yet been built out	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A well located site with few environmental constraints which is suitable for development.	



### Land south of Woolsbridge Industrial Estate

Settlement	VERWOOD	
ID	EL/VERW/006	



Gross site area (ha)	5.53	
Previous Authority	East Dorset District Council	
Previous Policy Status	Yes, New Employment Area, Policy VTSW6,KS5.	
Call for Sites submitted? Use?	No	
Overview / existing development	Vacant land directly to the east of the Woolsbridge Industrial Estate. Some development in NW corner	
Clustering (activity / use class)	Vacant	

Adjacencies / issues	Woolsbridge IE to north, greenfield east, south and west.	
Potentially limiting factors	Within 400m of the Dorset Heathlands. The Moors River System SSSI lies to the east of the site and the Holt and West Moors Heaths SSSI to the west. Affected by flooding from other sources. Very small part in flood zone.	
Available land (ha)	4.9	
Accessibility	Indirect access to A31, Existing access off south of Old Barn Farm Road and potential for creation of a second access. Not much residential development in vicinity.	Medium
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped )
Market attractiveness	Well located next to existing industrial estate, reasonable road access. Reasonable prospect of development in due course.	Medium
Suitability	Yes, subject to environmental constraints	
Availability	Officer identified, assumed available – recommend landowner engagement	
Deliverability / viability	Fragmented ownership, good location and adjacent established employment site. Redevelopment viable.	
Development potential	Land to south of Woolsbridge IE, majority vacant and available for development	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A well located site subject to some environmental constraints but otherwise suitable for the expansion of the Woolsbridge Industrial Estate, retain.	

## Woolsbridge Industrial Estate

Settlement	VERWOOD	
ID	EL/VERW/007	



Gross site area (ha)	15.27	
Previous Authority	East Dorset District Council	
Previous Policy Status	Yes, Employment Infilling, Policy PC1,PC2	
Call for Sites submitted? Use?	No	
Overview / existing development	Large busy existing industrial estate with a range of units and some high bay warehousing in semi-rural location	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Semi-rural location, close to some residential settlements, not adjacent. Proximity to SSSI's.	
Potentially limiting factors	Within 400m of the Dorset Heathlands. The Moors River System SSSI lies to the east of the site and the Holt and West Moors Heaths SSSI to the west. Potential contamination, Part within flood zone 2. Affected by flooding from other sources.	
Available land (ha)	0	
Accessibility	Indirect access to A31, Existing access off Ringwood Road- Old Barn Farm Road.	Medium
Age and quality of buildings	80/90's	Average
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Successful existing employment site, with reasonable connections road links and centres of population. New units nearby.	Medium/Low
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Fragmented ownership, good location and established employment site. Redevelopment viable.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A successful busy existing employment site suitable for retention and intensification where possible.	

### Cottage Farm Verwood Road

Settlement	VERWOOD	
ID	EL/VERW/008	



Gross site area (ha)	3.5	
Previous Authority	East Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Mixed Use	
Overview / existing development	Undeveloped greenfield land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Farm and dwelling to east part of site. Long walk (30 mins) into local centre- quite remote from facilities.	
Potentially limiting factors	Within 400m of the Dorset Heathlands. Holt and West Moors Heaths SSSI is located to the east. Potential contamination. Also within the green belt. Affected by flooding from other sources including surface water	
Available land (ha)	0	
Accessibility	Existing access to farm from Verwood Road. Right of way Bridleway forms north boundary of site- this is an unpaved track. 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 proximity to BCP, poor accessibility with residential nearby	Low
Suitability	No: due to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, good location close to BCP area. Development potentially viable.	
Development potential	Location not suited for meeting market needs	
Overall recommendation		
Recommendation	Not Suitable.	
Comments on recommendation	Site lies isolated from facilities within the greenbelt and does not relate to settlement boundary development would be car reliant. An unsuitable site.	

**Land adjacent to 24 Newtown Road**

Settlement	VERWOOD	
ID	EL/VERW/009	



Gross site area (ha)	1.21	
Previous Authority	East Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Mixed Use	
Overview / existing development	The site has several structures and sheds associated with the onsite fence making business.	
Clustering (activity / use class)	Other	

Adjacencies / issues	Dwellings to south, west and north. Within built up area, walkable from local centres and residential development within Verwood	
Potentially limiting factors	Within 400m of the Dorset Heathlands . Part of site is woodland. Potential contamination TPO's at edge of site	
Available land (ha)	0	
Accessibility	Access from SE off of road to group of dwellings, potential new access required. No A road access	Low
Age and quality of buildings	60/70's	Average
Vacancy rate	<10%	<10%
Quality of environment	Average	Average
Market attractiveness	Partly greenfield site with proximity to BCP, poor accessibility to road network, residential uses nearby	Low
Suitability	Yes, existing employment area albeit adjacent residential	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, good location close to BCP area. Redevelopment potentially viable but scale of site and adjacency likely to be a deterrent for market interest.	
Development potential	Greenfield and potential brownfield elements with development potential	
Overall recommendation		
Recommendation	Not Suitable for employment uses	
Comments on recommendation	Small infill site with environmental constraints - access and location not optimal for employment.	



## Sandford Lane, Wareham

Settlement	WAREHAM	
ID	EL/WARE/001	



Gross site area (ha)	8.61	
Previous Authority	Purbeck District Council	
Previous Policy Status	Yes, Existing Employment Site, Policy – in the emerging local plan EE1(ES11), EE2. The adopted Local Plan, proposal needs to meet Policies E, ELS, CEN. Wareham Neighbourhood Plan Policy H11 safeguards for employment.	
Call for Sites submitted? Use?	No	
Overview / existing development	Existing employment site with mix of uses, some trade counter and some office provision in addition to light industrial, heavy industrial and storage. The site comprises of between 20 – 50 employment units. It has a mixture of offices; The buildings vary in size and scale but are well maintained. Most of the buildings provide car park to the front or to the rear. There is evidence of cars being park on Sandford Lane.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Edge of settlement (Wareham) Residential to the north and west. Greenfield to east and south.	
Potentially limiting factors	Approximately 3/4 of the site falls within the 400m heathland buffer zone. Poole Harbour Catchment area. Adjacent to a Site of Special Scientific Interest (SSSI), Ramsar and SAC. Some parts of the site are identified as being contaminated land. A ROW traverses the site. The site is adjacent to the Greenbelt and Purbeck Heritage Coast to its North, east and south. Affected by flooding from other sources including surface water. TPOs on site	
Available land (ha)	0	
Accessibility	Indirect access to A351. Access exists and connects to the main road network.	Medium
Age and quality of buildings	60/70's	Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Well located site with reasonable road access, generally good quality buildings and environment considering the age.	Medium/High
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Split ownership, established site reasonably located close to BCP area.	
Development potential	No land available, potential for ad-hoc redevelopment if required.	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Site is suitable for employment uses, well located and appears popular, retain.	

### Land at Sandford Lane, Wareham

Settlement	WAREHAM	
ID	EL/WARE/002	



Gross site area (ha)	1.23	
Previous Authority	Purbeck District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Employment	
Overview / existing development	Undeveloped site adjacent to Sandford Lane estate – an existing large employment site. There appears to be lots of thick vegetation on site, with trees. It has direct access to the road on Sandford Lane.	
Clustering (activity / use class)	Vacant	

Adjacencies / issues	The site is adjacent to an existing employment site and as such should have facilities, power, water etc. close by.	
Potentially limiting factors	Within 400m of the Dorset Heathlands, Poole Harbour Catchment area and SSSI Risk Impact Zone. The site is identified as being contaminated land. Adjacent to a Site of Special Scientific Interest (SSSI), Ramsar and SAC. Parts of the eastern parts of the site are located within Flood zone 2 and 3. The site just falls outside of the settlement boundaries for the Purbeck area. Also, within the green belt. TPOs on site. Affected by flooding from other sources.	
Available land (ha)	1.23	
Accessibility	The site could access onto Sandford Lane Industrial estate if the road is not privately owned. Indirect access to A351.	Medium
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Well located site with reasonable road access and good location.	Medium
Suitability	Yes, subject to environmental constraints including the Greenbelt.	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, adjacent established site reasonably located close to BCP area. Likely to be viable as part of an extension to the exiting employment site.	
Development potential	Whole site has potential	
Overall recommendation		
Recommendation	Development potential	
Comments on recommendation	Adjacent to the well-established Sandford Lane Industrial Estate this site would be a logical extension subject to constraints such as being located within the Greenbelt. As such it would contribute to local employment provision and should remain attractive to the market.	

### Johns Road, Wareham

Settlement	WAREHAM	
ID	EL/WARE/003	



Gross site area (ha)	0.66	
Previous Authority	Purbeck District Council	
Previous Policy Status	Yes, Existing Employment Site, Policy – EE1(ES14), EE2 of the emerging Local Plan and Policies E, ELS and CEN of the adopted Local Plan. Policy H6 of the Wareham Neighbourhood Plan allocates part of the site for housing.	
Call for Sites submitted? Use?	Yes, Housing	
Overview / existing development	The land north of Johns Road is an industrial site established in the 1960s although it has previously been used as a yard since the 1920s. It is currently given over primarily to the motor trade. The former engineering works on the north side is underused and suitable for redevelopment. The land south of Johns Road has four smaller industrial buildings which host an auto repair company, plumbing and heating supplier, VW Camper Van and van hire company. Northern half of site allocated to residential in	

	neighbourhood plan. The buildings vary in size but are predominantly 1 storey. Car Parking is provided to the front of each employment unit.	
Clustering (activity / use class)	Employment	
Adjacencies / issues	Within residential area	
Potentially limiting factors	Within 5k of the Dorset Heathlands and Poole Harbour Catchment area. Part of the site is allocated in the Neighbourhood Plan for housing. The site is adjacent to The Existing Ecological Network, TPOs on site. Affected by flooding from other sources including surface water	
Available land (ha)	0	
Accessibility	Existing access to Carey Road, access to A351, proximity to Wareham train station	High
Age and quality of buildings	60/70's	Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Medium market attractiveness. Good location and accessibility, part of site allocated in neighbourhood plan for residential.	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Split ownership, established site reasonably located close to BCP area, viable.	
Development potential	No land available	
Overall recommendation		
Recommendation	Review Boundary	
Comments on recommendation	Suitable for employment uses however the Wareham Neighbourhood Plan has recently allocated the north half of the site for residential development. The southern half of the site remains suitable for employment uses.	

## Westminster Road, Wareham

Settlement	WAREHAM	
ID	EL/WARE/004	



Gross site area (ha)	4.59	
Previous Authority	Purbeck District Council	
Previous Policy Status	Yes, Existing Employment Site, emerging Purbeck Local Plan Policy - EE1(ES13), EE2 and adopted Plan policies E, ELS, CEN. Policy HS5 of the Wareham Neighbourhood Plan allocates the southern part of the site for housing.	
Call for Sites submitted? Use?	No	
Overview / existing development	The Westminster Road Industrial Estate, was built in the 1960s and early 1970s and is considered under used as some of the units no longer meets modern business needs. There are circa 20 employment units on-site, with car parking to the front or rear of the businesses. There are a wide range of employment uses on-site. The majority of the units comprise of brick and cladding and range from 1 to 2 stories in height. The employment area is not as well maintained as other employment	

	sites. Car's Park on the main entry road to the units.	
Clustering (activity / use class)	Employment	
Adjacencies / issues	Residential to north east and south, greenfield (in green belt) to west	
Potentially limiting factors	Within 5k of the Dorset Heathlands and Poole Harbour Catchment area. TPOs on site,	
Available land (ha)	0	
Accessibility	Indirect access to A351, Existing access onto Bere Road and Carey Road	Medium
Age and quality of buildings	60/70's	Average/Poor
Vacancy rate	25-50%	25-50%
Quality of environment	Poor	Poor
Market attractiveness	Some units are no longer considered suitable for modern business use, hence high vacancy, reasonable road accessibility. Site would may be more attractive if redeveloped	Low/Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Split ownership, established site reasonably located close to BCP area.	
Development potential	Two large vacant units to west of Westminster Rd. No longer considered suitable for modern business need, potential to redevelop. Allocated in neighbourhood plan for housing, likely not available.	
Overall recommendation		
Recommendation	Retain/Amend boundary	
Comments on recommendation	Site is suitable for employment however requires redevelopment/renewal. Amend boundary to remove southern section of the site which is allocated for housing in the NP.	



### Holton Heath Industrial Estate, Wareham St Martin

Settlement	HOLTON HEATH	
ID	EL/WASM/001	



Gross site area (ha)	34.4	
Previous Authority	Purbeck District Council	
Previous Policy Status	Yes, Existing Employment Site, emerging Purbeck Plan Policy - EE1(ES1), EE2 and adopted Plan policy E, ELS, CEN.	
Call for Sites submitted? Use?	No	
Overview / existing development	Large site with varied unit size and uses, generally good quality	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Rural site. Employment to west, Holton Gate lies to the north which is a greenfield site	
Potentially limiting factors	Site falls within the 400m heathland buffer. The southern boundary adjoins an SAC, SPA, SSSI and Ramsar site. Poole Harbour Catchment area. Site adjoins AONB and greenbelt. TPOs on site. Some surface water flooding. Adj scheduled monument	
Available land (ha)	0	
Accessibility	Current access onto the A351.	High
Age and quality of buildings	80/90's	Average
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Well connected site despite rural location, generally reasonable to good quality	Medium/High
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Split ownership, established site reasonably located close to BCP area.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Generally reasonable/good quality site, established employment use, retain.	

### Admiralty Park, Wareham St Martin

Settlement	HOLTON HEATH	
ID	EL/WASM/002	



Gross site area (ha)	17.4	
Previous Authority	Purbeck District Council	
Previous Policy Status	Yes, Existing Employment Site in emerging Purbeck Plan Policy - EE1(ES12), EE2. Adopted plan policy E, ELS, CEN.	
Call for Sites submitted? Use?	No	
Overview / existing development	General industrial with some offices providing professional services	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Greenspace to south and west, industrial to east, some residential to the north	
Potentially limiting factors	Site falls within the 400m heathland buffer. Poole Harbour Catchment area. Pockets of surface water flood risk. Adjoins Scheduled Monument. Close to SAC and SSI. TPOs on site. Adjoins green belt	
Available land (ha)	7.1	
Accessibility	Existing access joins the A351, Holton Heath train station to south	High
Age and quality of buildings	Mixed	Average
Vacancy rate	25-50%	25-50%
Quality of environment	Good	Good
Market attractiveness	Given the sites proximity to Holton Heath (an established employment site), and very good road connections, the site is potentially attractive.	Medium/High
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership, established site reasonably located close to BCP area.	
Development potential	Vacant areas across site considered appropriate for development, TPO's on site environmental constraints.	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Site is suitable for existing employment use, appears popular with potential for some further development subject to constraints, retain.	

### Holton Gate, Wareham St Martin

Settlement	HOLTON HEATH	
ID	EL/WASM/003	



Gross site area (ha)	8.68	
Previous Authority	Purbeck District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Part, Employment	
Overview / existing development	Greenfield site	
Clustering (activity / use class)	Greenfield	

Adjacencies / issues	Generally greenfield surrounding, some residential to north and NW, Employment to South. Very close to Holton Heath industrial estate so facilities are close by.	
Potentially limiting factors	Site falls within the 400m heathland buffer. Poole Harbour Catchment area. It's eastern edge adjoins SAC's, SPA's, SSSI's. Scheduled ancient monument. Pockets of surface water flood risk	
Available land (ha)	Up to 8.68	
Accessibility	Site could directly access the A351 from Blackhill Road.	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	Given the sites proximity to Holton Heath (an established employment site), and very good road connections, the site is potentially attractive.	Medium
Suitability	Yes, subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, recently promoted, adjacent to established site reasonably located close to BCP area.	
Development potential	Site to north of Holton Heath IE, appropriate for development subject to planning constraints	
Overall recommendation		
Recommendation	Potential in part	
Comments on recommendation	Suitable for employment use if required subject to environmental/ planning constraints	

## Romany Works, Wareham St Martin

Settlement	HOLTON HEATH	
ID	EL/WASM/004	



Gross site area (ha)	2.34	
Previous Authority	Purbeck District Council	
Previous Policy Status	Yes, Existing Employment Site, emerging Purbeck Plan Policy - EE1(ES8), EE2. Adopted plan policy E, ELS, CEN.	
Call for Sites submitted? Use?	No	
Overview / existing development	Existing commercial buildings in a very rural area bordered by a forest	
Clustering (activity / use class)	Employment	

Adjacencies / issues	An already established employment site.	
Potentially limiting factors	Site falls within the 400m heathland buffer. Poole Harbour Catchment area. TPOs on site. Close to Ancient Woodland. Adjoins SAC, SPA and SSSI. Surrounded by green belt.	
Available land (ha)	0.6	
Accessibility	The site currently accesses the A351	High
Age and quality of buildings	80/90's	Good
Vacancy rate	<10%	<10%
Quality of environment	Average	Average
Market attractiveness	Given the sites proximity to Holton Heath (an established employment site), and very good road connections, the site is likely attractive.	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership, established site reasonably located close to BCP area. Viable.	
Development potential	Some undeveloped land available.	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Site is suitable for continued employment purposes.	



**Land at Holton Gate, Wareham St Martin**

Settlement	HOLTON HEATH	
ID	EL/WASM/005	



Gross site area (ha)	1.49	
Previous Authority	Purbeck District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Employment	
Overview / existing development	Greenfield site	
Clustering (activity / use class)	Greenfield	

Adjacencies / issues	Very close to Holton Heath industrial estate so facilities are close by.	
Potentially limiting factors	Site falls within the 400m heathland buffer. Poole Harbour Catchment area. Scheduled monument. Some surface water flooding. Close to SAC, SPA, SSSI and green belt	
Available land (ha)	1.49	
Accessibility	The site could access the A351 via Blackhill Road.	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	Given the sites proximity to Holton Heath (an established employment site), and very good road connections, the site is potentially attractive.	Medium
Suitability	Yes, subject to environmental constraints	
Availability	Developer identified, assumed available	
Deliverability / viability	Single ownership, recently promoted, adjacent to established site reasonably located close to BCP area.	
Development potential	Greenfield site available subject to environmental	
Overall recommendation		
Recommendation	Development potential	
Comments on recommendation	The site is suitable for employment uses provided various environmental constraints can be overcome including surface water flooding / and the design has regard to the Scheduled Monument and incorporates suitable screening or appropriate frontages.	

**Camp Farm, Sandford, Wareham St Martin**

Settlement	SANDFORD	
ID	EL/WASM/006	



Gross site area (ha)	4.48	
Previous Authority	Purbeck District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Employment	
Overview / existing development	Greenfield site opposite residential development	
Clustering (activity / use class)	Greenfield	

Adjacencies / issues	Bordering residential to NE and SW	
Potentially limiting factors	Site falls within the 400m heathland buffer. Poole Harbour Catchment area. Within green belt. TPO on site. Affected by flooding from other sources including surface water. Adj listed building	
Available land (ha)	4.48	
Accessibility	Access could be created onto A351	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 is close to Sandford village and benefits from proximity to Key employment site at Holton Heath	Medium
Suitability	Yes, subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, recently promoted, proximity to BCP, good accessibility. Viable but adjacent to residential and shape is compromised	
Development potential	Potential for development if suitable considering adjacencies	
Overall recommendation		
Recommendation	Development potential	
Comments on recommendation	Planning and environmental factors to consider, potential for reasonable market attractiveness although shape suggests not all will come forward and smaller parcels may not be viable	

## Herringston Barn

Settlement	WINTERBORNE HERRINGSTON	
ID	EL/WBHE/001	



Gross site area (ha)	0.57	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	No	
Overview / existing development	Group of attractive single storey and two storey converted barns. Good access, parking and circulation space. Well maintained buildings with excellent public realm. Does not appear to be any vacancies and no active marketing. Range of uses include 1 offices, possible community use	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Existing infrastructure and facilities on site.	
Potentially limiting factors	Contaminated Land, AONB and Poole Harbour Catchment area.	
Available land (ha)	0	
Accessibility	Access From Came Down Road	Low
Age and quality of buildings	Pre-war	Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Low, likely serves local need but not attractive to wider market	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site,. assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership, , close to Dorchester but rural location would make development unviable	
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.	

## Southmead

Settlement	WINTERBORNE MONKTON	
ID	EL/WBMO/001	



Gross site area (ha)	1.48	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Mixed use	
Overview / existing development	The site comprises a residential property, ancillary buildings, an agricultural structure, and areas of woodland and undeveloped greenfield land	
Clustering (activity / use class)	Other	

Adjacencies / issues	The site lies isolated from nearby Dorchester, approximately 1km away by road, cycle or footway. Residential on site.	
Potentially limiting factors	AONB, Bincombe Tunnel SNCI lies nearby to the south-east, and the site is within the Poole Harbour Catchment area. Groundwater SPZ 1.	
Available land (ha)	0	
Accessibility	Existing access from the unclassified road, would require improvement to serve largescale development. A footpath/cycle path runs adjacent to the site to the west, running along the A354 north into Dorchester.	Medium
Age and quality of buildings	60/70's	Good
Vacancy rate	N/A	N/A
Quality of environment	Good	Good
Market attractiveness	Close to Dorchester and with reasonable accessibility. Small size of site and generally rural location impacts attractiveness.	Medium/Low
Suitability	Yes, subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, recently promoted, close to Dorchester but small site and rural location would make development unviable	
Development potential	Most of the land seems available, but unlikely to be suitable for employment development	
Overall recommendation		
Recommendation	Not Suitable.	
Comments on recommendation	The site has good access to the main road network but is remote from facilities and services. Location and scale make site unsuitable.	