

Littlemoor Urban Extension

Settlement	WEYMOUTH	
ID	EL/WEYM/001	

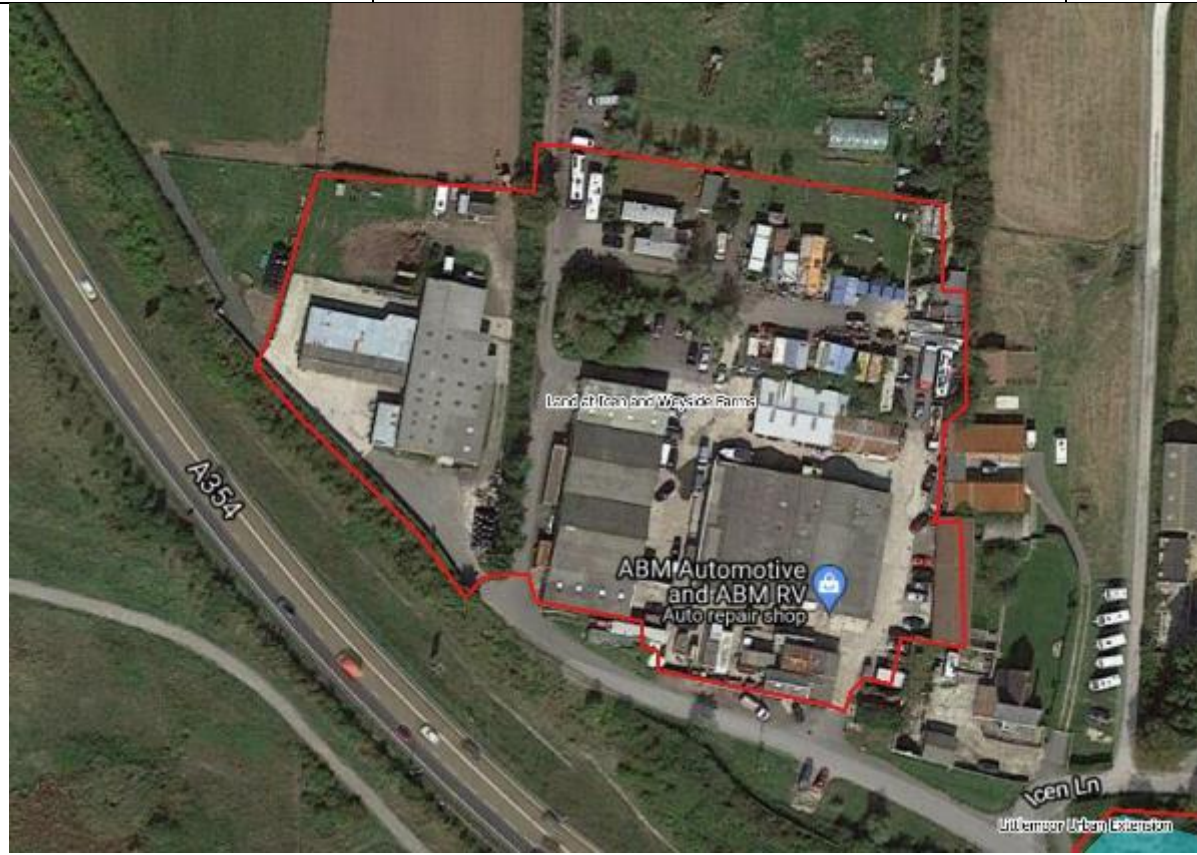


Gross site area (ha)	41.92	
Previous Authority	West Dorset District Council and small part of site also within Weymouth & Portland Borough Council	
Previous Policy Status	Yes, Mixed-use/Key employment, Policy - LITT1, ECON2	
Call for Sites submitted? Use?	Yes, Road side services	
Overview / existing development	Green field site currently benefits from planning permission for up to 8 ha of employment land - including a new hotel, residential care home, car show rooms and other employment land (WP/16/00253/OUT & WD/D/16/000739)	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	The site is positioned on the northern side of Littlemoor Road - there are a number of shops/services/facilities (including a primary school and recreational spaces) on the southern side of Littlemoor Road on the Littlemoor Estate. Officers presume that it would be possible to form a connection to existing unities serving the development to the south.	
Potentially limiting factors	AONB. Affected by flooding from other sources including surface water.	
Available land (ha)	8 ha in the North which has planning permission. Potential for a further 3.4 ha to come forwards fronting Littlemoor Road but in the longer term	
Accessibility	Existing access through sites southern western side from Littlemoor Road, and through its north western side from Icen Lane. A number of existing rights of way run through the site. Potential to create access to A353.	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	Reasonably well located and accessible site to edge of settlement, suitable for development	Medium
Suitability	Yes, subject to environmental constraints	
Availability	Officer identified, assumed available – recommend landowner engagement	
Deliverability / viability	Large site, split ownership. Employment likely viable as part of a mixed use development	
Development potential	Large portion of land, of which some could be used for employment. Most appropriate location would have access to A353. A smaller area to the south which fronts Littlemoor Road has potential in the longer term. Northern part of the site benefits from planning permission .	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Part of a larger allocated site for a mixed use development (including homes, employment land, facilities/services and supporting infrastructure). A suitable site.	

Land at Icen and Weyside Farms

Settlement	WEYMOUTH	
ID	EL/WEYM/002	



Gross site area (ha)	1.3	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes, Employment Site, Policy - LITT2	
Call for Sites submitted? Use?	No	
Overview / existing development	Use of site subdivided into distinct vehicle repair garages storage/distribution and a carpenters/joiners. Most units appear to be in active use of this purpose (with evidence of activity taking place on site).	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Adjacent residential - to the east of Broadway and the north west of Littlemoor estate (including local shops and Bincombe Valley Primary School on the estate). Officers presume that it would be possible to form connection to existing utilities.	
Potentially limiting factors	AONB, potential contamination	
Available land (ha)	0	
Accessibility	Existing access into the site through its south eastern corner.	Medium
Age and quality of buildings	60/70's	Poor
Vacancy rate	10-25%	10-25%
Quality of environment	Poor	Poor
Market attractiveness	Medium market attractiveness and a developable site, however the existing environment is quite poor.	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Split ownership, good accessibility. However, outside of main Weymouth employment sites therefore redevelopment may not be viable.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	An active employment site despite poor quality environment and units. Renewal of the site is likely needed however, given its location and generally poor environment, redevelopment for employment uses may be difficult to achieve.	

Land fronting Littlemoor Road

Settlement	WEYMOUTH	
ID	EL/WEYM/003	



Gross site area (ha)	1.44	
Previous Authority	Weymouth and Portland Borough Council	
Previous Policy Status	Yes - Part of wider site allocated for mixed-use (Policy LITT1)	
Call for Sites submitted? Use?	Yes, Roadside convenience units, food store, housing, employment	
Overview / existing development	Greenfield site	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Bordering residential - positioned to the north of the Littlemoor Housing estate (local shops to the west of the site and Bincombe Valley Primary School on the estate).	
Potentially limiting factors	AONB. Affected by flooding from other sources including surface water	
Available land (ha)	1.44 (only as part of the urban extension)	
Accessibility	Existing access through the southern side of the site onto Littlemoor Road.	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	Well located but small site	Medium/Low
Suitability	Yes, subject to environmental constraints	
Availability	Developer identified, assumed available	
Deliverability / viability	Single ownership, recently promoted. Good location however, outside of main Weymouth employment sites therefore redevelopment may not be viable particularly as site is small.	
Development potential	Site is developable as part of the wider Littlemoor Urban Extension	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Site is developable but likely only as part of the wider Littlemoor Urban Extension and not as an individual site.	

Mount Pleasant Business Park

Settlement	WEYMOUTH	
ID	EL/WEYM/004	



Gross site area (ha)	9.39	
Previous Authority	Weymouth and Portland Borough Council	
Previous Policy Status	Yes, Key employment site, Policy - ECON2	
Call for Sites submitted? Use?	No	
Overview / existing development	This large site includes a number of existing employment uses (including offices for 'New Look', storage and distribution 'Medisave' and a number of smaller units). All existing units are occupied at the time the site was visited..	
Clustering (activity / use class)	Employment	

Adjacencies / issues	The site is within the urban area (with residential to the south and west) and is well related to a cluster of existing employment uses.	
Potentially limiting factors	Proximity to SSSI. Part at risk from flooding.	
Available land (ha)	0.7	
Accessibility	Indirect access to A354. Existing businesses are accessed via Mercery Road and a series of estate roads.	Medium
Age and quality of buildings	Post 2000	Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Reasonably connected site with some high quality tenants (New Look). Good quality buildings within urban area.	Medium/High
Suitability	Yes, existing employment area	
Availability	Existing allocation. Officer Identified. Not a submitted site.	
Deliverability / viability	Split ownership. Good location key employment site redevelopment is likely viable.	
Development potential	Small area of land available, in southern section. Has been retained by retail planning application for undeveloped southern section.	
Overall recommendation		
Recommendation	Retain/ review boundary to remove retail elements	
Comments on recommendation	A suitable established site that is well related to other employment uses in an urban setting, retain.	

Qinetiq Bingleaves

Settlement	WEYMOUTH	
ID	EL/WEYM/005	



Gross site area (ha)	4.78	
Previous Authority	Weymouth and Portland Borough Council	
Previous Policy Status	Yes, Mixed-use, Policy - WEY9	
Call for Sites submitted? Use?	Yes, Housing	
Overview / existing development	<p>The previous use of land use has ceased and existing buildings have been demolished. At the time of visiting the site it was cleared of buildings.</p> <p>Planning application currently under consideration (P/OUT/2022/00852) for mixed use development comprising up to 141 dwellings (Use Class C3) and 60 bed care home (Use Class C2), with up to 340 sqm associated leisure floorspace comprising gym, swimming pool / spa (Sui Generis); up to 1,186 sqm</p>	

	office /light industrial floorspace (Use Class E(g)); up to 328 sqm restaurant floorspace (Class E(b)); with associated car parking, public open space, public realm, cliff stabilisation & sea defence works, with vehicular and pedestrian access from Newton's Road & associated infrastructure - some matters reserved (appearance & landscaping)	
Clustering (activity / use class)	Vacant	
Adjacencies / issues	Within built up area - the site is well related to shops and services in Weymouth town centre (to the north).	
Potentially limiting factors	Potential contamination, part of world heritage site. Potential risk from coastal erosion. SSSI. Affected by flooding from other sources. TPOs on site.	
Available land (ha)	1	
Accessibility	Existing access through the northern side of the site from Newtons Road. Indirect access to A354.	Medium
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Reasonable well connected, likely most attractive to occupiers that need waterfront location.	Medium
Suitability	Yes, subject to environmental constraints	
Availability	Officer identified, assumed available – recommend landowner engagement	
Deliverability / viability	Split ownership, reasonable location, brownfield.	
Development potential	All demolished, land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	The site is located in a defined development boundary. A suitable site for employment land.	

Gasholder Site		
Settlement	WEYMOUTH	
ID	EL/WEYM/006	
Gross site area (ha)	1.46	
Previous Authority	Weymouth and Portland Borough Council	
Previous Policy Status	Yes - Adopted Plan Allocation. Part of Weymouth Town Centre Strategy Area Policy WEY1 Also WEY7 allocates a wider site for redevelopment for mixed uses (may include residential, hotel, commercial and small scale retail).	
Call for Sites submitted? Use?	, Identified Brownfield Site	
Overview / existing development	An existing tyre bar and council depot are both in active use.	
Clustering (activity / use class)	Other	

Adjacencies / issues	Within built up area - the site is well related to shops and services in Weymouth town centre.	
Potentially limiting factors	Potential contamination. Parts of site at risk from flooding. Adj to conservation area.	
Available land (ha)	0.6	
Accessibility	Existing points of vehicular access through the eastern and southern sides of the site. Direct access to A354	Medium/high
Age and quality of buildings	60/70's	Poor
Vacancy rate	25-50%	25-50%
Quality of environment	Poor	Poor
Market attractiveness	Well located with good access, town centre location, partly undeveloped. Potentially attractive to specialist marine use.	Medium/High
Suitability	Yes, subject to environmental constraints	
Availability	Existing allocation. Officer identified. Not a submitted site.	
Deliverability / viability	Split ownership, good location however, outside of main Weymouth employment sites therefore redevelopment likely to be specific to specialist marine uses.	
Development potential	Potentially the gasholder area and other elements subject to commercial agreements	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Subject management/mitigation of flood risk, suitable for mixed use development (including employment uses) as part Weymouth's regeneration.	

Westwey House/Law Courts

Settlement	WEYMOUTH	
ID	EL/WEYM/007	



Gross site area (ha)	1.11	
Previous Authority	Weymouth and Portland Borough Council	
Previous Policy Status	Yes - Adopted Plan Allocation. Part of Weymouth Town Centre Strategy Area Policy WEY1 Also WEY7 allocates a wider site for redevelopment for mixed uses (may include residential, hotel, commercial and small scale retail).	
Call for Sites submitted? Use?	Identified Brownfield Site	
Overview / existing development	Both law courts and government offices appeared to be in active use on the date of site visit.	
Clustering (activity / use class)	Other	

Adjacencies / issues	Within built up area - the site is well related to shops and services in Weymouth town centre.	
Potentially limiting factors	Parts of site in flood zone 2 and at risk from surface water flooding. Adjacent to conservation area.	
Available land (ha)	0	
Accessibility	Existing access into the site from Newstead Road.	Medium
Age and quality of buildings	80/90's	Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Reasonable quality office units, town centre location, waterfront location, good parking.	Medium/High
Suitability	Yes, existing employment area	
Availability	Existing allocation. Officer identified – recommend landowner engagement	
Deliverability / viability	Split ownership, good location however, outside of main Weymouth employment sites. Redevelopment may be viable for specialist uses.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Subject management/mitigation of flood risk, suitable for mixed use development (including employment uses) as part Weymouth's regeneration.	

Jubilee Business Centre

Settlement	WEYMOUTH	
ID	EL/WEYM/008	



Gross site area (ha)	0.8	
Previous Authority	Weymouth and Portland Borough Council	
Previous Policy Status	Yes - Adopted Plan Allocation. Part of Weymouth Town Centre Strategy Area Policy WEY1.	
Call for Sites submitted? Use?	No	
Overview / existing development	The buildings on Jubilee Business Centre were all occupied and in active use (primarily as offices for a number of different businesses including: plumbers, cleaners and carpet fitters) on the date of the site visit.	
Clustering (activity / use class)	Other	

Adjacencies / issues	Within built up area - the site is well related to shops and services in Weymouth town centre.	
Potentially limiting factors	Adj, conservation area. Part at risk for surface water flooding.	
Available land (ha)	0	
Accessibility	Existing access into site from Jubilee Close. Indirect access to A354.	Medium
Age and quality of buildings	80/90's	Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Well located and established site with reasonable access to Weymouth and the road/rail network	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, assumed available – recommend landowner engagement	
Deliverability / viability	Split ownership, good location however, outside of main Weymouth employment sites therefore redevelopment may not be viable.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A suitable site within the existing development boundary, but with limited potential for further development.	

Buldrite Dorchester Road

Settlement	WEYMOUTH	
ID	EL/WEYM/009	



Gross site area (ha)	0.67	
Previous Authority	Weymouth and Portland Borough Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	No	
Overview / existing development	The site was in active use as a builders yard and for the retail sale of building materials/equipment.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Within built up area - the site is well related to shops and services in Weymouth town centre.	
Potentially limiting factors	Potential contamination and flood risk. Adj conservation area and AONB.	
Available land (ha)	0	
Accessibility	There is an existing point of access into the site through its eastern boundary from Dorchester Road.	Low
Age and quality of buildings	60/70's	Very poor
Vacancy rate	<10%	<10%
Quality of environment	Poor	Poor
Market attractiveness	Reasonable location however very close to residential which may impact attractiveness.	Low/Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, assumed available – recommend landowner engagement	
Deliverability / viability	Split ownership, established site. Good location however, outside of main Weymouth employment sites therefore redevelopment may not be viable.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A suitable site but with limited potential to intensify or for further growth.	

Council Offices, North Quay

Settlement	WEYMOUTH	
ID	EL/WEYM/010	



Gross site area (ha)	0.58	
Previous Authority	West Dorset District Council	
Previous Policy Status	Yes - Adopted Plan Allocation. Part of Weymouth Town Centre Strategy Area Policy WEY1 Also WEY7 allocates a wider site for redevelopment for mixed uses (may include residential, hotel, commercial and small scale retail).	
Call for Sites submitted? Use?	Identified Brownfield Site	
Overview / existing development	The site does not appear to be currently used. It was formerly used as offices by the local council. The office building is surrounded by car parking.	
Clustering (activity / use class)	Other	

Adjacencies / issues	Within built up area - the site is well related to shops and services in Weymouth town centre.	
Potentially limiting factors	Part of site in flood zone 2. Within the conservation area, adj listed buildings.	
Available land (ha)	0	
Accessibility	Existing access into the site through its northern boundary from North Quay.	High
Age and quality of buildings	60/70's	Good
Vacancy rate	<10%	<10%
Quality of environment	Very good	Very good
Market attractiveness	Medium market attractiveness and a developable site, however there is currently no land available.	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, assumed available – recommend landowner engagement	
Deliverability / viability	Split ownership, good location however, outside of main Weymouth employment sites therefore redevelopment may not be viable.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	The site is located in a defined development boundary. A suitable site for mixed use development as part Weymouth's regeneration..	

Land at Weymouth Golf Course

Settlement	WEYMOUTH	
ID	EL/WEYM/011	



Gross site area (ha)	7.53	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	No	
Overview / existing development	The site comprises 3 holes of an 18 hole golf course, the remainder of which lies across Radipole Lane to the east.	
Clustering (activity / use class)	Part of Weymouth Golf Course	

Adjacencies / issues	The site lies adjacent to Granby Industrial Estate, and within walking distance/short drive of nearby school and shops	
Potentially limiting factors	The Radipole Lake SSSI lies nearby to the north east. Affected by flood risk from other sources. Land of Local Landscape Importance and an Important Open Gap	
Available land (ha)	7.5	
Accessibility	Existing access from Radipole Lane, potential access from Hampshire Road. Indirect access to A354.	Medium
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	The site is adjacent to Granby Industrial Estate, reasonably well connected to A roads and centres of population.	Medium/High
Suitability	Yes, subject to environmental constraints	
Availability	Officer identified – recommend landowner engagement Current use means site is unlikely to be available	
Deliverability / viability	Single ownership. Proximity to Granby Industrial estate, likely makes development viable.	
Development potential	Uncertain if site available	
Overall recommendation		
Recommendation	Development potential - if available	
Comments on recommendation	The site is well related to existing development, amenities, and services however is an existing recreation facility. Suitable for expansion of Granby Industrial Estate, subject to availability and environmental constraints.	

8 Acre Field Icen Lane

Settlement	WEYMOUTH (BINCOMBE)	
ID	EL/WEYM/012	



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

Adjacencies / issues	Adjacent residential - to the east of Broadway and the north west of Littlemoor estate (including local shops and Bincombe Valley Primary School on the estate).	
Potentially limiting factors	AONB Affected by flooding from other sources.	
Available land (ha)	0	
Accessibility	Existing vehicular access through southern side of the site from Icen Lane. Public right of way to the north of the site. Indirect access to A354/A353.	Medium
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Undeveloped site not adjacent to main road, outside existing industrial sites which will impact attractiveness.	Medium
Suitability	Yes, subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Split ownership, good location however, outside of main Weymouth employment sites therefore redevelopment may not be viable.	
Development potential	Greenfield site available however location outside of established employment sites and settlement makes location unsuitable	
Overall recommendation		
Recommendation	Not Suitable.	
Comments on recommendation	Would require development as part of wider strategy of release in the area	

Tides Centre

Settlement	WEYMOUTH	
ID	EL/WEYM/013	



Gross site area (ha)	0.12	
Previous Authority	Weymouth and Portland Borough Council	
Previous Policy Status	Yes - Adopted Plan Allocation. Part of Weymouth Town Centre Strategy Area Policy WEY1 Also WEY7 allocates a wider site for redevelopment for mixed uses (may include residential, hotel, commercial and small scale retail).	
Call for Sites submitted? Use?	DC Owned	
Overview / existing development	A single storey community building with a garage and service area to the rear. There is a small play area and car park at the front of the site. The site serves well as a community use but could be an important plot as part of a wider redevelopment of the area.	
Clustering (activity / use class)	Community	

Adjacencies / issues	Within town centre, some offices, retail and residential nearby.	
Potentially limiting factors	Affected by flooding from other sources including surface water.	
Available land (ha)	0	
Accessibility	Existing access off Newstead Road. Indirect access to A354	Medium
Age and quality of buildings	80/90's	Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Reasonable quality site in town centre location but very small and currently within community use which may impact redevelopment potential	Medium
Suitability	Yes, existing employment area	
Availability	Owner identified, assume available, existing community use	
Deliverability / viability	Single ownership, good location however, outside of main Weymouth employment sites area and very small therefore redevelopment may not be viable.	
Development potential	Not considered to have potential given existing use as a community asset and small overall size, development as an individual site is unlikely. Recommend landowner engagement to understand intentions.	
Overall recommendation		
Recommendation	Not Suitable for employment redevelopment in isolation	
Comments on recommendation	The site is located in a defined development boundary and in an area identified for mixed use re-development. Not considered to have employment potential as an individual site but may come forwards as part of a wider regeneration scheme. Recommend landowner engagement.	

Land South of Wessex Roundabout

Settlement	WEYMOUTH	
ID	EL/WEYM/014	



Gross site area (ha)	0.98	
Previous Authority	Weymouth and Portland Borough Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	DC Owned	
Overview / existing development	Greenfield site alongside a round-about	
Clustering (activity / use class)	Greenfield	

Adjacencies / issues	Located within walking distance/a short drive of shops, a school and employment.	
Potentially limiting factors	The Radipole Lake SSSI lies nearby to the north east. Western part of site contaminated land. Affected by flooding from other sources. Important Open Gap/ Land of Local Landscape Importance. Identified as a wildlife corridor in the Chickerell Neighbourhood Plan.	
Available land (ha)	0.98	
Accessibility	A new access could be formed off Hampshire Road or Radipole Lane. Indirect access to A354	Medium
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	The site is adjacent to Granby Industrial Estate, reasonably well connected to A roads and centres of population.	Medium/High
Suitability	Yes, subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership. Proximity to Granby Industrial estate, likely makes development viable however in isolation site likely to be too small	
Development potential	Greenfield site available but needs to be brought forward with other site(s)	
Overall recommendation		
Recommendation	Development potential, as part of a wider scheme	
Comments on recommendation	Outside the development boundary and partly within a Important Open Gap / Land of local landscape importance. The site is a suitable location for the expansion of the Granby Industrial Estate, subject to assessment/mitigation of ecological impacts and in conjunction with other sites.	

Midway Down Business Park

Settlement	WINTERBOURNE ABBAS	
ID	EL/WIAB/001	

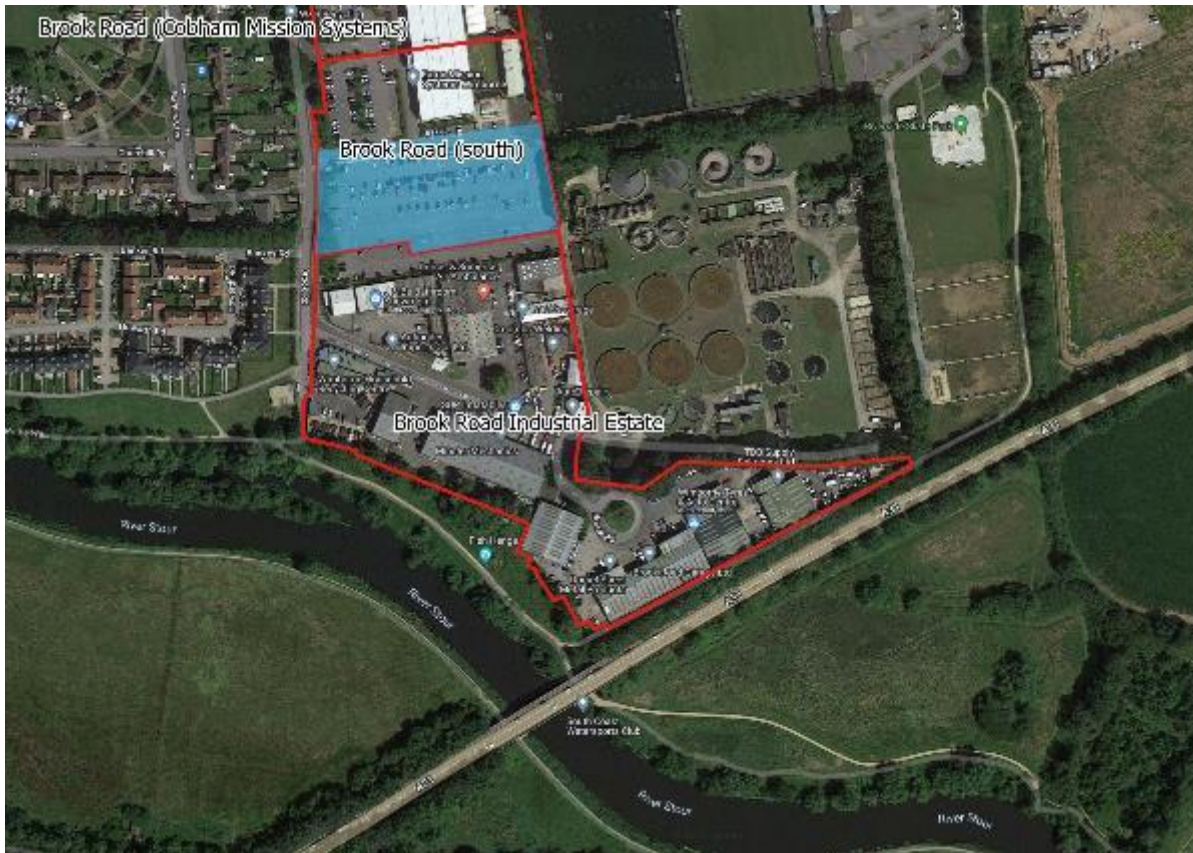


Gross site area (ha)	1.11	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Housing	
Overview / existing development	Single storey timber commercial buildings and shipping containers. Less well maintained than some other sites. Access along Copyhold Lane is tricky. Good parking and turning space. Some B1 uses and car recovery and repairs. No active marketing.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Existing infrastructure and facilities on site	
Potentially limiting factors	Within AONB, contaminated land buffer and Poole Harbour Catchment area. Adj to conservation area.	
Available land (ha)	0	
Accessibility	Access along Copyhold Lane is challenging. Steep and narrow access.. Access on to A35 from Copyhold Lane good.	Medium
Age and quality of buildings	60/70's	Poor
Vacancy rate	10-25%	10-25%
Quality of environment	Poor	Poor
Market attractiveness	Rural site, likely serves local need well may not be attractive to wider market.	Low/Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site assume available. Owner submitted site for non-employment use – recommend landowner engagement	
Deliverability / viability	Single ownership, recently promoted for non-employment. Rural location, likely not viable.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	The site has limited capacity to provide additional development but is suitable for continued use and provides valuable local employment opportunities.	

Brook Road Industrial Estate

Settlement	WIMBORNE MINSTER	
ID	EL/WIMI/001	



Gross site area (ha)	2.88	
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 employment site. It is a medium sized industrial estate comprising of circa between 20-30 business. All of the employment units are between 1- 2 stories in height. Some units are really modern, whereas some looked old and need refurbishment. Most of the employment units have car parking to the front. Cars park on the main road, so the type of vehicles that can access this site would be quite limited.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Residential to the east and west, employment to north. Cars park on the road in the industrial estate.	
Potentially limiting factors	Within 5km of protected heathlands and Groundwater SPZ 3. This site is located within Flood zone 2, and parts are located within Flood zone 3. The site is adjacent to a SANG.	
Available land (ha)	0	
Accessibility	Existing access off Brook Road. It is worth noting that the back gardens of properties facing Barnes Crescent are currently being subdivided to develop new residential houses facing Brook Road. However, properties to the west of Brook Road are still industrial use. For this reason, this road is now being accessed by those gaining access to their properties. The site has indirect access to A31	Medium
Age and quality of buildings	80/90's	Good
Vacancy rate	<10%	<10%
Quality of environment	Average	Average
Market attractiveness	Medium market attractiveness. A suitable site for retention as an employment site, lack of opportunity for extension or intensification however some potential for redevelopment of older buildings.	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 boundary. This site is located within Flood zone 2, and parts are located within Flood zone 3. The site is adjacent to a SANG. Redevelopment/intensification would be viable.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A suitable site for retention as an employment site, lack of opportunity for extension or intensification however some potential for redevelopment of older buildings.	

Brook Road (north)

Settlement	WIMBORNE MINSTER	
ID	EL/WIMI/002	



Gross site area (ha)	1.976	
Previous Authority	East Dorset District Council	
Previous Policy Status	Yes, Employment Land, Policy - WIMCO4 (SP), PC2, KS5	
Call for Sites submitted? Use?	Identified Brownfield Site	
Overview / existing development	The site is a mainly open area with some grass and some open concreted areas for car parking. There are also some buildings including a temporary building located to the south of the site. It appears that the previous units on site may have been demolished. The site is directly north of employment uses.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Residential to north, east and west, employment to south.	
Potentially limiting factors	Potential site contamination, within 5km heathland buffer, it is located within a groundwater source protection zones, Flood zone 2 Affected by flooding from other sources including surface water.	
Available land (ha)	2	
Accessibility	Existing access off Brook Road. It is worth noting that the back gardens of properties facing Barnes Crescent are currently being subdivided to develop new residential houses facing Brook Road. However, properties to the west of Brook Road are still industrial use. For this reason, this road is now being accessed by those gaining access to their properties. indirect access to A31	Medium
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Largely undeveloped site in reasonable location. Residential adjacency may be disincentive to development / occupation.	Medium
Suitability	Yes, subject to environmental constraints	
Availability	Officer identified, assume available – recommend landowner engagement. . Existing allocation.	
Deliverability / viability	Single ownership,. Good location close to BCP would make development viable.	
Development potential	Whole site available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A suitable site for retention as an employment site, An infill employment site.	

Brook Road		
Settlement	WIMBORNE MINSTER	
ID	EL/WIMI/003	
Gross site area (ha)	1.689	
Previous Authority	East Dorset District Council	
Previous Policy Status	Yes, Employment Land, Policy - WIMCO4 (SP), PC1, PC2, KS5.	
Call for Sites submitted? Use?	No	
Overview / existing development	The site is currently occupied by large buildings for the company flight refuelling ltd with a small amount of space between the buildings. The buildings appear of good quality.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Residential to north, east and west, employment to south	
Potentially limiting factors	Potential site contamination, within 5km heathland buffer, it is located within a groundwater source protection zones, Flood zone 2. Affected by flooding from other sources including surface water	
Available land (ha)	0	
Accessibility	Existing access off Brook Road. It is worth noting that the back gardens of properties facing Barnes Crescent are currently being subdivided to develop new residential houses facing Brook Road. However, properties to the west of Brook Road are still industrial use. For this reason, this road is now being accessed by those gaining access to their properties. indirect access to A31	Medium
Age and quality of buildings	80/90's	Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Medium market attractiveness. Good accessibility and location close to BCP	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership. Good location close to BCP would make development viable.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A suitable site for continued employment use	

Brook Road (south)

Settlement	WIMBORNE MINSTER	
ID	EL/WIMI/004	

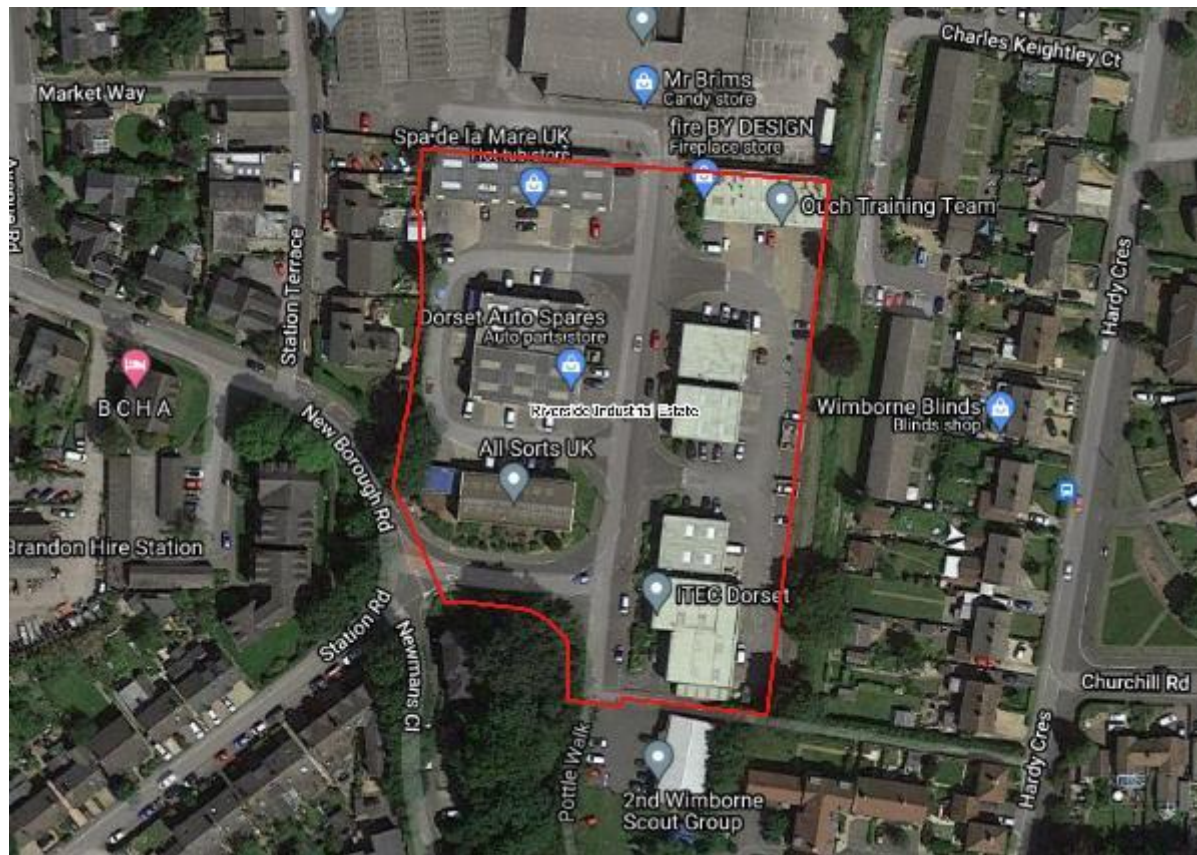


Gross site area (ha)	1.322	
Previous Authority	East Dorset District Council	
Previous Policy Status	Yes, Employment Land, Policy - WIMCO4 (SP), PC1, PC2, KS5..	
Call for Sites submitted? Use?	No	
Overview / existing development	Car parking for employees and large buildings currently occupied by Cobham Mission Systems	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Residential to north, east and west, employment to south	
Potentially limiting factors	Potential site contamination, within 5km heathland buffer, it is located within a groundwater source protection zone, Flood zone 2. Affected by flooding from other sources including surface water	
Available land (ha)	0.8	
Accessibility	Existing access off Brook Road. It is worth noting that the back gardens of properties facing Barnes Crescent are currently being subdivided to develop new residential houses facing Brook Road. However, properties to the west of Brook Road are still industrial use. For this reason, this road is now being accessed by those gaining access to their properties. indirect access to A31	Medium
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Medium market attractiveness. Good accessibility and location close to BCP	Medium
Suitability	Yes, subject to environmental constraints	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership. Good location close to BCP would make development viable.	
Development potential	Carpark would be suitable for small scale development if the loss of car parking could be mitigated.	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A suitable site for continued use with potential for investigation for development of units for employment use.	

Riverside Industrial Estate

Settlement	WIMBORNE MINSTER	
ID	EL/WIMI/005	



Gross site area (ha)	1.15	
Previous Authority	East Dorset District Council	
Previous Policy Status	Employment Land, Policy - WIMCO4 (SP), PC1, PC2, KS5.	
Call for Sites submitted? Use?	No	
Overview / existing development	A number of smaller but well built and maintained buildings are located across the site. These buildings are not more than 2 storeys in height. Most of the buildings have either car parking to the front or to the rear of the buildings. There is no car parking on the roads therefore this industrial estate can be accessed by larger vehicles that are not necessarily HGVs..	
Clustering (activity / use class)	Employment	

Adjacencies / issues	It is a designated employment area within residential area	
Potentially limiting factors	Site is within 5km heathland buffer. Minor Parts of the site are Affected by flooding from other sources including surface water.	
Available land (ha)	0	
Accessibility	Existing access off New Borough Road but road is a residential road and would be unsuitable for large numbers of traffic or very large HGV's	Medium
Age and quality of buildings	80/90's	Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Medium market attractiveness. Good accessibility and location close to BCP	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Fragmented ownership. Good location close to BCP would make development viable.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A suitable site for continued employment use	

Old Road		
Settlement	WIMBORNE MINSTER	
ID	EL/WIMI/006	
Gross site area (ha)	0.12	
Previous Authority	East Dorset District Council	
Previous Policy Status	Yes, Mixed Use, Policy - WIMCO1 (SP)	
Call for Sites submitted? Use?	Identified Brownfield Site	
Overview / existing development	Existing car park located within Wimborne Town Centre Boundary. The Car Park is surrounded by the backs of residential housing to the west and north, and an office building to the east. Access to the site is direct from Old Road. Cars are parked on this road.	
Clustering (activity / use class)	Surface Car Park	

Adjacencies / issues	Within built up area	
Potentially limiting factors	Located within the Town Centre Boundary, within the Wimborne Minster Conservation Area, the site is within 5km heathland buffer and is located within the Groundwater Source Protection Zone. Affected by flooding from other sources including surface water. The site is a designated Car Park and change of use could only be considered following a Council Strategic Review of car parks in the area.	
Available land (ha)	0	
Accessibility	Existing access off Victoria Road via Old Road. Indirect A road access.	Medium
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Medium market attractiveness. Good accessibility and location close to BCP	Medium
Suitability	Yes, subject to environmental constraints	
Availability	Officer identified, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership. Good location close to BCP however small scale of site likely makes development unviable.	
Development potential	None	
Overall recommendation		
Recommendation	Release	
Comments on recommendation	Very small site in town location, currently Council owned and provides parking for nearby employment and town centre uses. Redevelopment for employment unlikely given small scale of site. Release	

Unigate Dairies

Settlement	WIMBORNE MINSTER	
ID	EL/WIMI/008	



Gross site area (ha)	0.04	
Previous Authority	East Dorset District Council	
Previous Policy Status	Yes, Mixed Use, Policy - WIMCO1 (SP)	
Call for Sites submitted? Use?	Identified Brownfield Site	
Overview / existing development	The site comprises of 2 building; one building is a modern 2 storey office building and one is a 1 storey building workshop/ shop with associated car parking to the front of the properties. Adjacent to these properties is the access road to the car park to a nearby public house. These properties front Old Road. a	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Adjacent residential	
Potentially limiting factors	Located within the Town Centre Boundary, within the Wimborne Minster Conservation Area, the site is within 5km heathland buffer and is located within the Groundwater Source Protection Zone. Affected by flooding from other sources including surface water. This site is also identified as being contaminated land. Within Conservation area.	
Available land (ha)	0	
Accessibility	Existing access off Victoria Road via Old Road	Low
Age and quality of buildings	40/50's	Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Medium market attractiveness. There is little potential to increase the size of the existing employment onsite.	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, assumed available – recommend landowner engagement. Existing allocation.	
Deliverability / viability	Single ownership. Good location close to BCP would make development viable.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	There is little potential to increase the size of the building onsite as there is little space around the existing building.	

Land south of Wimborne Road West

Settlement	WIMBORNE MINSTER	
ID	EL/WIMI/009	



Gross site area (ha)	10.75	
Previous Authority	East Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Housing	
Overview / existing development	Undeveloped greenfield land located to the rear of residential properties. Direct access to this site would be quite difficult. Within close proximity to the western point of this site, there is a strategic development of residential units. There is lots of thick vegetation on site and it is adjoining the A31.	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Located within walking distance of shops, a school and employment. Residential lies to North	
Potentially limiting factors	Site is located within the South East Dorset Green Belt, within 5km heathland buffer and Groundwater Source Protection Zone. The majority of the site is located within Floodplain Zone 2. Affected by flooding from other sources including surface water.	
Available land (ha)	10.7	
Accessibility	Existing access off B3073. Currently a narrow access point, Existing indirect access to A31, potential to directly access A31	Medium/High
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Site has very good access to A31 and is reasonably located near existing settlements	Medium/High
Suitability	Yes, subject to environmental constraints and the site being located within the Greenbelt.	
Availability	Recommend landowner engagement	
Deliverability / viability	Single ownership. Good location close to BCP would make development viable although site shape constrained and the site is located within the Greenbelt.	
Development potential	Potentially whole site available for development if required	
Overall recommendation		
Recommendation	Development potential	
Comments on recommendation	A potentially suitable site if significant policy constraints can be overcome. Reasonably well connected and likely attractive to the market is developed albeit shape is constrained and adjacent to residential houses.	

Dorset Innovation Park

Settlement	WINFRITH, WOOL	
ID	EL/WINF/001	



Gross site area (ha)	44.69	
Previous Authority	Purbeck District Council	
Previous Policy Status	Yes, Employment Site, Policy - EE1 (ES2), EE2 of the emerging Local Plan and Policies E and ELS of the adopted Local Plan.	
Call for Sites submitted? Use?	No	
Overview / existing development	Large allocated employment site, serviced with on site security, grid pattern allows for easy circulation, low density build out rate appears slow, some recently completed office buildings with some older low vacancy in completed units (appear single occupier), adequate parking.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Rural location, exclusively greenfield surrounds. The site is a well established existing employment allocation.	
Potentially limiting factors	Decommissioned nuclear site. Western and southern part of the site is within the 400m heathland buffer. The remaining site is within 5km of heathlands. The site is located within a designated Enterprise Zone. The northern part of the site is located next to sewage treatment works and pumping station (Policy E11). All of the site is located within a nutrient catchment area for Poole Harbour, is a Major Hazard Site (PADHI) and is contaminated land. Parts of the site are within the existing ecological network. Affected by flooding from other sources including surface water. Adjacent to the site, to the west and south, is Natural England – RAMSAR, SAC, SPA, SSSI and SNIC (a small part),	
Available land (ha)	10.7	
Accessibility	Access to A352. The site currently includes Monterey Avenue and accesses the main road network via the end of Monterey Avenue and onto East Burton roundabout.	High
Age and quality of buildings	Post 2000	Very Good
Vacancy rate	<10%	<10%
Quality of environment	Very Good	Very Good
Market attractiveness	Well established employment site, suitable for business requiring high security and purpose built premises. Some distance from larger centres of population likely to act as a brake on faster take up.	High
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership, established specialist employment site. Viable	
Development potential	Various plots across site available for development and the site benefits from a Local Development Order.	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A generally attractive and suitable site for employment uses. Retain and seek to protect to ensure continued employment use.	

Monterey Avenue (Dorset Innovation Park)

Settlement	WINFRITH, WOOL	
ID	EL/WINF/002	



Gross site area (ha)	63.95	
Previous Authority	Purbeck District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Mixed use	
Overview / existing development	Greenfield site	

Clustering (activity / use class)	Other	
Adjacencies / issues	The site adjoins the Dorset Innovation Park where there is power, water, sewerage and local services.	
Potentially limiting factors	Decommissioned nuclear site. Site falls within the 400m heathland buffer. Poole Harbour Catchment area. This site is located within a Site of Special Scientific Interest (SSSI), International Important Nature Conservation Site, Site of Nature Conservation Interest (SNCI), RAMSAR, SAC, SPA, existing ecological network, is a Major Hazard Site (PADHI) and is contaminated land. The site is adjacent to the Dorset Wildlife Trust Reserves. Affected by flooding from other sources including surface water	
Available land (ha)	0	
Accessibility	Access would need to be established into Dorset Innovation Park or the A352.	High
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Adjacent to a well established employment site, suitable for business requiring high security and purpose built premises. Some distance from larger centres of population likely to act as a brake on faster take up.	Medium
Suitability	Yes, subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, adjacent established specialist employment site. Viable	
Development potential	Site available subject to planning and environmental considerations	
Overall recommendation		
Recommendation	Potential in part	
Comments on recommendation	A generally attractive and suitable site for employment uses. Suitable for development subject to planning and environmental considerations.	

Land at Fern Road (Dorset Innovation Park)

Settlement	WINFRITH, WOOL	
ID	EL/WINF/003	



Gross site area (ha)	8.7 ha	
Previous Authority	Purbeck District Council	
Previous Policy Status	Yes, Employment Site, Policy - EE1 (ES2), EE2 of the emerging Local Plan and Policies E and ELS of the adopted Local Plan.	
Call for Sites submitted? Use?	Yes, Mixed use	
Overview / existing development	Largely greenfield site with some development	
Clustering (activity / use class)	Employment	

Adjacencies / issues	The site is within the Enterprise Zone at Dorset Innovation Park, but not within the local development order.	
Potentially limiting factors	<p>Near decommissioned nuclear site. The north western edge of the site falls within the 400m heathland buffer and has been identified as an area to restore to heathland. Poole Harbour Catchment area. Subject to surface water flooding.</p> <p>The site is a designated Enterprise Zone. The northern part of the site is located next to sewage treatment works and pumping station. All of the site is located within a nutrient catchment area for Poole Harbour, is a Major Hazard Site (PADHI) and is contaminated land. There is detailed river network surrounding the site. Adjacent to the site, to the west, is Natural England – RAMSAR, SAC, SPA, SSSI and SNIC (a small part),</p>	
Available land (ha)	0	
Accessibility	Access would need to be established into Dorset Innovation Park or the A352.	High
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Medium/high market attractiveness, natural extension to Innovation Park as required.	Medium/High
Suitability	Yes, existing employment area	
Availability	Owner identified, assumed available	
Deliverability / viability	Single ownership, recently promoted, adjacent established specialist employment site. Viable	
Development potential	Greenfield site partly available, but given the innovation park is yet to be fully built out and that this site does not benefit from being part of the LDO redevelopment is probably only likely in the very long term.	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Natural extension to Innovation Park as required, assuming environmental constraints can be overcome.	


Playing Field at Monterey Avenue, adjacent Dorset Innovation Park

Settlement	WINFRITH, WOOL	
ID	EL/WINF/004	



Gross site area (ha)	7.08	
Previous Authority	Purbeck District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Housing	
Overview / existing development	Community use as a playing field	
Clustering (activity / use class)	Community	

Adjacencies / issues	Rural area, within and adjacent to the Dorset Innovation Park Enterprise Zone so connections to utilities would be possible. On the outskirts of the village of Wool which hosts a few local amenities.	
Potentially limiting factors	Site falls within 5km of Dorset Heaths, proximity to AONB Near decommissioned nuclear site. The site is a designated Enterprise Zone and located within a nutrient catchment area for Poole Harbour. The site is identified as a Major Hazard Site (PADHI) and is contaminated land. Surface Water Flooding and Flood zone 2 and 3.	
Available land (ha)	7.08	
Accessibility	Direct access to A352, Existing access to field off Monterey Avenue	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	Adjacent to Dorset Innovation Park and within close distance of the village of Wool, very good road connectivity.	Medium/high
Suitability	Yes, subject to environmental constraints	
Availability	Officer identified, assume available – recommend landowner engagement	
Deliverability / viability	Single ownership, adjacent established specialist employment site. Likely viable	
Development potential	Whole site available	
Overall recommendation		
Recommendation	Development potential (for employment)	
Comments on recommendation	Undeveloped site with current community use, adjacent to existing and well established employment site, appropriate for development if required and available	

Police HQ		
Settlement	WINFRITH, WOOL	
ID	EL/WINF/005	
		
Gross site area (ha)	4.56	
Previous Authority	Purbeck District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	No	
Overview / existing development	Dorset police headquarters	

Clustering (activity / use class)	Community	
Adjacencies / issues	Existing infrastructure on site, adjacent to Dorset Innovation Park on the outskirts of Wool which has a few facilities and services.	
Potentially limiting factors	Within 5k of the Dorset Heathlands. Part of site within flood zone 2. Subject to surface water flooding.	
Available land (ha)	0	
Accessibility	Existing access off Monterey Avenue and well connected to the strategic road network (A352)	High
Age and quality of buildings	Post 2000	Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Well connected and adjacent to existing employment sites	Medium/high
Suitability	Yes, existing employment area	
Availability	Officer identified – recommend landowner engagement	
Deliverability / viability	Single ownership, established specialist employment site. Viable	
Development potential	Potential for intensification of site however considering use as Police HQ it is unlikely that this would come forward as open market employment space etc due to high security nature of the use	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A suitable site for continued employment use, redevelopment or intensification unlikely due to nature of Policing use.	

North West Farm

Settlement	WINTERBORNE KINGSTON	
ID	EL/WKIN/001	



Gross site area (ha)	0.32	
Previous Authority	North Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	No	
Overview / existing development	Complex of farm buildings. Well maintained good access, parking and circulation. No apparent vacancies or active marketing	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Existing facilities and infrastructure on site.	
Potentially limiting factors	Within 5k of the Dorset Heathlands. Part of site within flood zone 2. Subject to surface water flooding.	
Available land (ha)	0	
Accessibility	Existing access from West Street. 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	An existing employment site in very rural location, not very accessible.	Low
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership, rural location, unlikely to be viable.	
Development potential	Greenfield	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	An existing employment site.	

Duck Lane

Settlement	WINTERBORNE KINGSTON	
ID	EL/WKIN/002	



Gross site area (ha)	1.64	
Previous Authority	North 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	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Adjacent to residential development, a serviceable site within walking distance of a few shops, services and employment.	
Potentially limiting factors	Within 5k of the Dorset Heathlands. Part of site within flood zone 2. Subject to surface water flooding. Adj. listed building.	
Available land (ha)	0	
Accessibility	Single access to site north of Marsh Lane and access from north of site from East St. Public right of way running through site north to site. Indirect access to A31	Medium
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Undeveloped site in rural location, indirect A road access.	Medium/Low
Suitability	Yes, subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, rural location, unlikely to be viable. Site potentially too small for mixed use	
Development potential	Site likely too small for mixed use development including a significant level of employment uses. Development for solely employment uses is unlikely to be viable or meet market needs.	
Overall recommendation		
Recommendation	Not Suitable.	
Comments on recommendation	Can be contained in development pattern but small site unlikely to be viable for solely employment uses.	

Thorpe Farm

Settlement	WINTERBORNE KINGSTON	
ID	EL/WKIN/003	

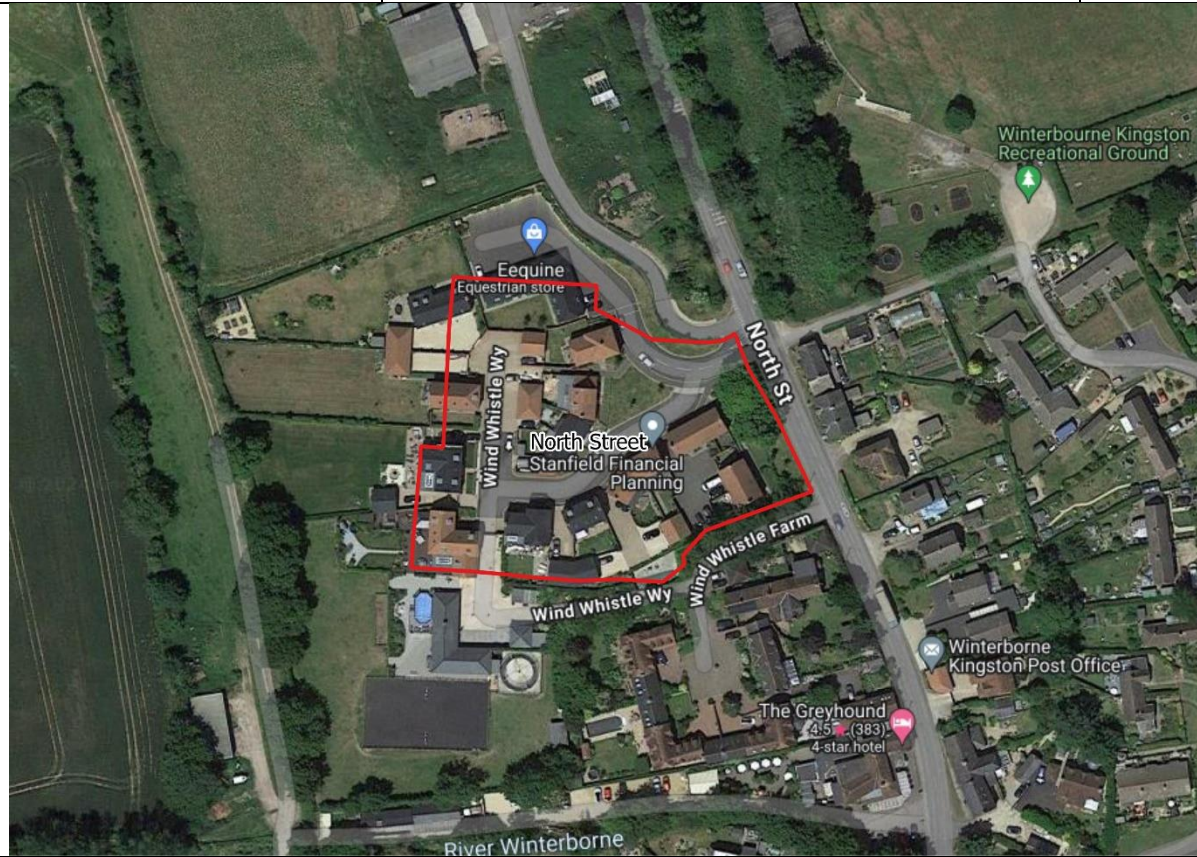


Gross site area (ha)	1.2	
Previous Authority	North Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Mixed Use	
Overview / existing development	Thorpe Farm is a 1.2 Ha poultry farm located immediately to the south east of the village of Winterborne Kingston. The farm establishment comprises two poultry units of some 2,140m2 footprint, together with two dwellings. The site is accessed from Marsh Lane to the south. The existing sheds are unlikely to be suitable for conversion.	
Clustering (activity / use class)	Other	

Adjacencies / issues	Adjacent residential, a serviceable site within walking distance of a few shops, services and employment.	
Potentially limiting factors	Within 5k of the Dorset Heathlands. Part of site within flood zone 2. Subject to surface water flooding. Possible contamination	
Available land (ha)	0	
Accessibility	Existing access from Marsh Lane. There is no public footpath to the village centre. Indirect access to A31	Medium
Age and quality of buildings	60/70's	Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Largely undeveloped site in rural location, indirect A road access.	Medium/Low
Suitability	Yes, existing employment area	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, rural location but close to BCP conurbation which improves viability prospects, however small size may make redevelopment unlikely.	
Development potential	Some land available fronting the road but unlikely to be viable	
Overall recommendation		
Recommendation	Not Suitable	
Comments on recommendation	Site is suitable for existing employment uses however location and small size makes redevelopment unlikely. Particularly given the northern section of the site is with flood zone 2.	

North Street

Settlement	WINTERBORNE KINGSTON	
ID	EL/WKIN/004	



Gross site area (ha)	0.68	
Previous Authority	North Dorset District Council	
Previous Policy Status	Yes, Existing Developed Employment Area, 3.2(E/57/1)	
Call for Sites submitted? Use?	No	
Overview / existing development	Recently completed residential development.	
Clustering (activity / use class)	Other	

Adjacencies / issues	Adjacent to some residential development on the edge of the village. Site is connected to utilities. Near to a few local facilities and services.	
Potentially limiting factors	Within 5k of the Dorset Heathlands. Low flood risk	
Available land (ha)	0	
Accessibility	Existing access west of North Street	Low
Age and quality of buildings	Post 2000	Very good
Vacancy rate	<10%	<10%
Quality of environment	Very good	Very good
Market attractiveness	Residential development	Low
Suitability	No – developed for other use	
Availability	Not available – developed for other use	
Deliverability / viability	Not deliverable, developed for another use.	
Development potential	No land available	
Overall recommendation		
Recommendation	Release/ Review Boundary	
Comments on recommendation	Land has been primarily developed for residential uses, review boundary to only include building comprising employment uses to the north.	

Vicarage Cottage


Settlement	WEST LULWORTH	
ID	EL/WLUL/001	



Gross site area (ha)	0.687	
Previous Authority	Purbeck District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Mixed Use	
Overview / existing development	Undeveloped greenfield land	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Adjacent residential. The site is within walking distance of the village hall, village store and primary school.	
Potentially limiting factors	Within the AONB Within 5k of the Dorset Heathlands. The Isle of Portland to Studland Cliffs SAC and South Dorset Coast SSSI lie to the south of the village. Affected by flooding from other sources. Ground SPZ. Close proximity to Grade II listed church. Within conservation area. Scheduled monument to south of village.	
Available land (ha)	0	
Accessibility	A new access could be formed off Church Road. No A road access.	Low
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Undeveloped site in rural location, poor accessibility.	Low
Suitability	Yes, subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, recently promoted. Rural location, not viable.	
Development potential	Unlikely to be viable or meet market needs.	
Overall recommendation		
Recommendation	Not Suitable.	
Comments on recommendation	Various constraints, low access / market demand location.	

Gundrymoor Industrial Estate

Settlement	WEST MOORS, WIMBORNE	
ID	EL/WMOO/001	
		
Gross site area (ha)	3.66	
Previous Authority	East Dorset District Council	
Previous Policy Status	Yes, Employment Infilling, Policy PC1, PC2.	
Call for Sites submitted? Use?	No	
Overview / existing development	Existing industrial estate to the north of West Moors. A variety of uses, mainly light industrial and automobile related businesses. Some active marketing for businesses. Parking and circulation space ample. Quiet site at time of visit. No non employment uses but a range of buildings, some newer than others with uses that could potentially be intensified.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Semi -rural. Lies on the outskirts of West Moors/Three Legged Cross. Near to existing facilities, services and other employment sites	
Potentially limiting factors	Site falls within the 400m heathland. Near to International Designations (Nature Conservation) and Site of Special Scientific Interest.	
Available land (ha)	0	
Accessibility	Indirect access to A31. Main access road off B3072 which leads to Collingwood Road which has further accesses off it	Medium
Age and quality of buildings	60/70's	Average
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	An appropriately located site reasonable quality connectivity, units and environment. Small site and units but near BCP urban area.	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Fragmented ownership. Established employment site, proximity to BCP area. Viable.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Site is an existing allocation in a suitable location.	

Blackfield Lane

Settlement	WEST MOORS, WIMBORNE	
ID	EL/WMOO/002	



Gross site area (ha)	1.89	
Previous Authority	East Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, New Build Light Industrial Unit, church and community hall, and Residential Care Home	
Overview / existing development	Undeveloped greenfield land. Planning application currently under consideration for a church and a care home (Ref: P/OUT/2022/04113)	
Clustering (activity / use class)	Agricultural land	

Adjacencies / issues	Within built up area adjacent to residential development. A serviceable site located within walking distance of local facilities and services and homes	
Potentially limiting factors	Site falls within the 400m heathland buffer - site lies directly adjacent to SSSI & SAC to the east and north. Affected by flooding from other sources including surface water.	
Available land (ha)	0	
Accessibility	Existing access off Blackfield Lane to west of the site. Traffic calming measures and narrow roads leading to site. Indirect access to A31, via town centre.	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	Medium low - suburban location and residential access	Medium/Low
Suitability	Yes, subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Potentially viable given BCP area / as part of mixed use	
Development potential	Has potential but accessed through residential area	
Overall recommendation		
Recommendation	Not Suitable.	
Comments on recommendation	Not suitable as accessed through residential area	

The Old Aerodrome, Higher Woodsford

Settlement	WOODSFORD	
ID	EL/WOOD/001	



Gross site area (ha)	0.82	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Mixed Use	
Overview / existing development	These are existing business units occupied by farm machinery, set builder and garage. The units are generally in a poor condition. All units are occupied. There is scope for further expansion subject to landscape and transport limitations.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Located within walking distance of shops and a school.	
Potentially limiting factors	Within 5k of the Dorset Heathlands. Poole Harbour Catchment area.	
Available land (ha)	0	
Accessibility	Isolated rural location. Existing access off Woodsford Road.	Low
Age and quality of buildings	60/70's	Average
Vacancy rate	<10%	<10%
Quality of environment	Average	Average
Market attractiveness	Small site in fairly rural location, poor connectivity	Low
Suitability	Yes, existing employment area	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, recently promoted. Rural location likely makes redevelopment unviable.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	Existing business units. A suitable site.	

Upper Woodsfords

Settlement	WOODSFORD	
ID	EL/WOOD/002	



Gross site area (ha)	567	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Mixed Use	
Overview / existing development	Undeveloped predominantly agricultural site surrounding Woodsford. Site also includes aggregates mining sites to the west	
Clustering (activity / use class)	Other	

Adjacencies / issues	Crossways village and a solar farm lie to the south. Moreton train station to the SE. Very much a rural site and remote from existing infrastructure and facilities.	
Potentially limiting factors	Within 5k of the Dorset Heathlands. A Site of Special Scientific Interest (SSSI) runs across the Northern part of the site. Poole Harbour Catchment area. Possible contamination. Part flood zone 2. Affected by flooding from other sources. Several listed features across the site. TPOs.	
Available land (ha)	0	
Accessibility	No direct A road access. Existing access off Highgate Lane, Watery Lane, Woodford Road and Station Road. Potential highways capacity issue on the wider road network. Likely highways issue at this site as there are no footway links to the village centre.	Low
Age and quality of buildings	N/A	N/A
Vacancy rate	N/A	N/A
Quality of environment	N/A (Undeveloped)	N/A (Undeveloped)
Market attractiveness	Very large undeveloped site, not particularly well connected or accessible.	Low
Suitability	Yes, subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, recently promoted. Poor access. Some employment could come forward only as part of a larger new settlement.	
Development potential	Large portion of land, of which some could be used for employment as part of a larger development if allocated.	
Overall recommendation		
Recommendation	Potential in part	
Comments on recommendation	Only suitable as part of a larger development strategy / new settlement	

Land at Bovington Middle School, Wool

Settlement	WOOL	
ID	EL/WOOL/001	



Gross site area (ha)	6.96	
Previous Authority	Purbeck District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	No	
Overview / existing development	Generally greenfield site with small school building to SE, new conference centre development in centre of site	
Clustering (activity / use class)	Greenfield	

Adjacencies / issues	Close to residential areas and a previously developed site so it is assumed that power, water, sewerage, services and facilities are on site.	
Potentially limiting factors	Within 400m of the Dorset Heathlands. Poole Harbour Catchment area. Eight Acre Wood Local Nature Reserve. TPOs on site. Pocket of surface water flood risk.	
Available land (ha)	0	
Accessibility	Site accesses Bovington Lane. Indirect access to A352	Medium
Age and quality of buildings	Post 2000	Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Reasonable road connection, close to Dorset Innovation park. Generally rural location.	Medium/Low
Suitability	No – developed for other use	
Availability	Not available – developed for other use	
Deliverability / viability	Single ownership, school under construction on site, not deliverable.	
Development potential	Unsuitable for employment uses as it is being built out as a school. No development potential	
Overall recommendation		
Recommendation	Not Suitable.	
Comments on recommendation	Unsuitable for employment uses as it is being built out as a school	

1 Ebor Close

Settlement	WEST PARLEY, FERNDOWN	
ID	EL/WPAR/001	



Gross site area (ha)	0.12	
Previous Authority	East Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	Yes, Employment	
Overview / existing development	Plot of a bungalow which is vacant and boarded up along Ebor and New Roads. Adjacent to a car sales company.	
Clustering (activity / use class)	Residential	

Adjacencies / issues	Within the settlement boundary of West Parley, in close proximity to existing facilities and services. A serviceable site, adjacent to development.	
Potentially limiting factors	Within 5k of the Dorset Heathlands.	
Available land (ha)	0	
Accessibility	Existing access off Ebor Close, access to A347	Medium
Age and quality of buildings	60/70's	Poor
Vacancy rate	1	1
Quality of environment	Poor	Poor
Market attractiveness	Small residential plot, good location but size unlikely to be attractive to commercial developers.	Low
Suitability	Yes, subject to environmental constraints	
Availability	Owner identified, assume available	
Deliverability / viability	Single ownership, good location close to BCP area. Redevelopment likely viable in general but site too small	
Development potential	Potentially whole site developable given size of the site, however redevelopment not anticipated	
Overall recommendation		
Recommendation	Not Suitable.	
Comments on recommendation	Not suitable for employment, small site in residential area	

Southfields Farm

Settlement	WEST PARLEY, FERNDOWN	
ID	EL/WPAR/002	



Gross site area (ha)	0.32	
Previous Authority	East Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	No	
Overview / existing development	Existing employment site with auto related employment and manufacturing	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Site lies adjacent to some development down Church Lane, including farms and some residential development. The site would be serviceable however is remote from many facilities and employees would most likely be car reliant. Intensification of employment uses outside of the settlement boundary is undesirable.	
Potentially limiting factors	Within 5k of the Dorset Heathlands. Proximity to conservation area. Within green belt. Proximity to listed buildings	
Available land (ha)	0	
Accessibility	Existing access off Church Lane	Low
Age and quality of buildings	60/70's	Good
Vacancy rate	<10%	<10%
Quality of environment	Good	Good
Market attractiveness	Established site, semi-rural location close to BCP. Reasonable access to A roads.	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Fragmented ownership, good location close to BCP area. Redevelopment likely viable.	
Development potential	Some redevelopment potential, however sites location and leisure adjacencies may make further employment development inappropriate	
Overall recommendation		
Recommendation	Not Suitable	
Comments on recommendation	The site lies outside of any settlement boundary, within the greenbelt and therefore is not suitable for further development. Intensification of employment could be harmful to conservation area and potentially to listed buildings.	

Ambassador Trade Park

Settlement	WEST STOUR	
ID	EL/WSTO/001	



Gross site area (ha)	1.02	
Previous Authority	North Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	No	
Overview / existing development	Former garage, permission granted to Ambassador Pools & Leisure in 2002. Large area of tarmac, tin sheds seem to be in good condition but unsure about the occupancy - most are blank and the only obvious business is Ambassador Pools & Spas. One unit has been converted for children's play centre. The building at the front was a pet cemetery but this burnt down in Feb 2020.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Greenfield surrounds	
Potentially limiting factors	None	
Available land (ha)	0	
Accessibility	Existing access off A30.	High
Age and quality of buildings	80/90's	Average
Vacancy rate	25-50%	25-50%
Quality of environment	Good	Good
Market attractiveness	Rural location but direct access to A30	Medium
Suitability	Yes, existing employment area	
Availability	Officer identified, existing employment site, assumed available – recommend landowner engagement	
Deliverability / viability	Single ownership, rural location. Likely unviable.	
Development potential	Potential for some redevelopment upon confirmation of unit vacancy	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A suitable site. Existing set of industrial type tin shed buildings. In remote open countryside but located next to A30.	

Railway Triangle

Settlement	YETMINSTER	
ID	EL/YETM/001	



Gross site area (ha)	0.96	
Previous Authority	West Dorset District Council	
Previous Policy Status	None	
Call for Sites submitted? Use?	No	
Overview / existing development	The site consists of a mix of converted agricultural buildings, some slightly newer buildings added to the site and some small areas of vacant land.	
Clustering (activity / use class)	Employment	

Adjacencies / issues	Adjacent to residential development.	
Potentially limiting factors	Contaminated land. Within the Somerset Levels and Moors Ramsar Site Catchment Area. Affected by flooding from other sources. Adj to conservation area. Listed building on site.	
Available land (ha)	0	
Accessibility	Existing access off Chapel Lane, however this road is very narrow and would be unsuitable for HGV's	Low
Age and quality of buildings	60/70's	Average
Vacancy rate	10-25%	10-25%
Quality of environment	Average	Average
Market attractiveness	Semi-rural location, likely serves local need well but unlikely to be 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, semi-rural location. Likely unviable.	
Development potential	No land available	
Overall recommendation		
Recommendation	Retain	
Comments on recommendation	A suitable site for small businesses due to difficulties with access.	