

Summary of Sites considered Unviable further to Site Inspection

| SITE REFERENCE | LOCATION | SITE ADDRESS | SITE SIZE (HA) | SITE SIZE (ACRES) | DESK STUDY | SITE INSP. | FULL FEAS. | COMMENTS | RECOMMENDATION |
|----------------|-------------|---|----------------|-------------------|------------|------------|------------|--|---|
| BEAM CS 002 | Beaminster | Land adj to Barrowfield Farm, Broadwindsor Road | 5.76 | 14.23 | Y | Y | N | Access and topography issues. Adjoins existing industrial units | Do not consider for employment uses due to anticipated development costs |
| BRID CS 003 | Bridport | Broomhills Farm | 1.77 | 4.37 | Y | Y | N | Flat site - possible drainage issues. Access requires significant improvement | Access improvements make unviable therefore do not consider for employment uses |
| CHMIN CS 003 | Charminster | Land Opposite Charminster Farm | 2.3 | 5.68 | Y | Y | N | Elevated location and steeply sloping. No obvious services | Do not consider for employment uses |
| DORCH CS 008 | Dorchester | Land adj to Johnson Trading Estate | 1.1 | 2.72 | Y | Y | N | Established industrial use on edge of town with fair access. Limited potential to extend | Topography makes extension unviable. However, retaining existing use |
| DORCH CS 009 | Dorchester | Land North East of Stinsford Roundabout | 2.3 | 5.68 | Y | Y | N | Prominent site with good access, however slopes and visibility/development issues | Prominent (elevated) location, may suit a hotel or similar. Do not consider for employment uses |
| DORCH CS 014 | Dorchester | Woods Depot on Icen Way/Salisbury Walk | 0.65 | 1.61 | Y | Y | N | Aging industrial buildings in central location. Poor access via residential streets. | Do not consider for employment uses. Location lends itself to residential conversion |
| LYME CS 001 | Lyme Regis | Woodberry Down | 0.9 | 2.22 | Y | Y | N | Sloping site with poor access (off narrow lane). Adjoins A3052 but require substantial improvement. | Do not consider for future employment uses |
| LYME CS 003 | Lyme Regis | Land at Penn Cross | 2.56 | 6.32 | Y | Y | N | Site outside town in rural position in close proximity to A35. Very poor access and not sustainable location | Do not consider for future employment uses |
| LYME CS 004 | Lyme Regis | Land at Timber Hill | 5.4 | 13.34 | Y | Y | N | Existing park and ride site. Sloping site, prominent as elevated. Large for location | Do not consider for future employment uses |
| SHE CS 002 | Sherborne | Sherborne House | 4.04 | 9.98 | Y | Y | N | Town centre location with Listed building, car parks and public open space | Site would favour mixed use regeneration including an element of retail and offices |
| SHE CS 007 | Sherborne | Former Gas Depot | 0.8 | 1.98 | Y | Y | N | Flat, adjoining river. Some screening and contamination issues. Superior sites in Sherborne | Do not consider for future employment uses |

Site Ref BEAM 002
Address Land adj to Barrowfield Farm,
 Broadwindsor Road
Settlement BEAMINSTER
Size 5.76 ha (14.23 acres)

Current Use Agricultural Land

Inspected Yes



Qualitative Site Appraisal (1-poor, 3-good)

| Criteria | Comments | Score |
|---|---|-------|
| Location and Proximity to other Industrial Estates | Rural location, to west of village. In close proximity to Broadwindsor Road Industrial Estate | 2 |
| Site Size | Large - if developed in entirety would exceed anticipated demand for location | 1 |
| Accessibility | Poor access at present unless through existing industrial estate | 1 |
| Development Constraints | Elevated above road and sloping to south. | 1 |
| Planning Constraints | Currently no planning status, although within AONB and given elevation, highly visible. Outside DDB | 1 |
| Sustainability | Greenfield site, 1km from hourly bus route, adjoins Beaminster with reasonable size workforce catchment | 1 |
| Commercial Appeal | Demand for subject site is likely to be poor | 1 |

Anticipated Demand Demand for both employment land and finished units is likely to be limited. Over study period demand for employment land is likely to account for approximately 3 acres. It is likely to favour smaller units which would appeal to local owner occupiers who would be seeking cost affective units, constructed to a basic specification. There would be no demand for offices in this location. Beaminster benefits from an established small industrial estate (principle occupier 'Clipper Teas').

Economic Deliverability Unviable/~~Potentially Viable~~

Recommendations and Comments Access to this site is poor and given its size, in comparison to the village, rural location and limited demand, it is recommended that **the site is not considered for future employment uses**

Site Ref BRID CS 003

Address Broomhills Farm

Settlement BRIDPORT

Size 1.77 ha (4.37 acres)

Current Use Garden Nursery

Inspected Yes



Qualitative Site Appraisal (1-poor, 3-good)

| Criteria | Comments | Score |
|--|---|-------|
| Location and Proximity to other Industrial Estates | Despite being located away from town centre and other estates, direct access onto A35 | 2 |
| Site Size | Fair for location | 2 |
| Accessibility | Current access directly off A35, which is anticipated to be insufficient for commercial uses. | 1 |
| Development Constraints | Flat site, but relatively narrow. Flanked by trees | 2 |
| Planning Constraints | Currently no planning status, although within AONB. Outside DDB | 1 |
| Sustainability | Greenfield site, 500 m from hourly bus route. Bridport has large potential workforce | 1 |
| Commercial Appeal | Demand for subject site is likely to be limited | 1 |

Anticipated Demand Demand for employment land and finished units in Bridport is anticipated to be fair and account for up to 20 acres in total. Demand is anticipated for units ranging from 1,000-2,500 sqft. Limited demand for offices. Currently there are a large number of smaller units which are occupied by a range of industrial and engineering companies. The larger properties tend to be a mix of industry and warehousing. The towns location is unlikely to attract inward investment as it is not strategically located.

Economic Deliverability Unviable/~~Potentially~~ Viable

Recommendations and Comments Associated costs in improving access makes commercially unattractive and therefore it is recommended that the **site is not considered for future employment uses**. However if these issues were resolved, this site may offer potential in the future.

Site Ref CHMIN CS 003
Address Land opposite Charminster Farm
Settlement CHARMINSTER
Size 2.3 ha (5.68 acres)
Current Use Vacant - grazing for horses
Inspected Yes



Qualitative Site Appraisal (1-poor, 3-good)

| Criteria | Comments | Score |
|--|---|-------|
| Location and Proximity to other Industrial Estates | Rural, edge of village location. Opposite existing employment site in Charminster and close to DCC yard | 1 |
| Site Size | Fair for location | 2 |
| Accessibility | Fairly poor - past residential property | 1 |
| Development Constraints | Steeply sloping site. Elevated position | 1 |
| Planning Constraints | Currently no planning status, although due to elevated location highly visible. Outside DDB (but adjoining) | 1 |
| Sustainability | Greenfield site. Adjoining hourly bus route. Charminster has small workforce, although Dorchester nearby | 1 |
| Commercial Appeal | Demand for subject site is likely to be poor given topography, although fair demand for area | 1 |

Anticipated Demand Charminster is located in close proximity to Dorchester. Demand for employment land and finished units is anticipated to be reasonable although, many occupiers would likely prefer Dorchester. If a suitable site is identified then demand is likely to be for lower value units ranging from 750-1,500 sq ft. Small existing industrial estate comprising converted former agricultural buildings.

Economic Deliverability Unviable/~~Potentially Viable~~

Recommendations and Comments Topography makes site unviable. It is therefore recommended that this site is not considered for future employment uses

Site Ref DORCH CS 008
 Address Land adjoining Johnson Trading Estate
 Settlement DORCHESTER
 Size 1.1 ha (2.72 acres)
 Current Use Existing employment site and adjoining vacant land



Inspected Yes

Qualitative Site Appraisal (1-poor, 3-good)

| Criteria | Comments | Score |
|--|--|-------|
| Location and Proximity to other Industrial Estates | Urban in close proximity to town centre with some established industrial units on the site | 2 |
| Site Size | Fair size for location | 2 |
| Accessibility | Close to town centre with established access, however poor visibility which limits commercial appeal | 1 |
| Development Constraints | Significant change in elevation restricts expansion | 1 |
| Planning Constraints | Located within DDB. Negative highways comments | 1 |
| Sustainability | Brownfield site. Close to town centre facilities, bus routes and train. Dorchester has large potential workforce | 3 |
| Commercial Appeal | Limited demand for subject site due to access and topography constraints | 1 |

Anticipated Demand Anticipate a high demand for both employment land and finished units in Dorchester with an estimate of 20-30 acres of future employment land required in total. Anticipated demand for units ranging from 1,000-5,000 sq ft constructed to a relatively good specification. Additionally could be demand for offices within the town although unlikely to be speculative development. Dorchester currently has a number of established estates with varying size and quality units. Favourable location and good transport links make Dorchester the most likely town within West Dorset to attract inward investment and demand in and around the town significantly higher than surrounding rural areas.

Economic Deliverability Unviable/~~Potentially Viable~~

Recommendations and Comments Topography and access restraints prohibit any expansion. Notwithstanding this, it is recommended that the existing industrial estate is retained for employment uses

Site Ref DORCH CS 009
Address Land NorthEast of Stinsford
Settlement Roundabout
Size DORCHESTER
 2.3 ha (5.68 acres)
Current Use Agricultural Land
Inspected Yes



Qualitative Site Appraisal (1-poor, 3-good)

| Criteria | Comments | Score |
|---|--|-------|
| Location and Proximity to other Industrial Estates | Rural in prominent location on A35. Distant from other industrial estates | 2 |
| Site Size | Fair for location | 2 |
| Accessibility | Established access off A35, although this may require some improvements | 2 |
| Development Constraints | Sloping and prominent position elevated from main road level | 1 |
| Planning Constraints | Not allocated for employment land and no planning status, outside DDB. Prominent location | 1 |
| Sustainability | Greenfield site. Adjoins three times daily bus route. Dorchester has large potential workforce | 1 |
| Commercial Appeal | Demand for subject site reasonable but not for employment uses | 2 |

Anticipated Demand Anticipate a high demand for both employment land and finished units in Dorchester with an estimate of 20-30 acres of future employment land required in total. Anticipated demand for units ranging from 1,000-5,000 sq ft constructed to a relatively good specification. Additionally could be demand for offices within the town although unlikely to be speculative development. Dorchester currently has a number of established estates with varying size and quality units. Favourable location and good transport links make Dorchester the most likely town within West Dorset to attract inward investment and demand in and around the town significantly higher than surrounding rural areas.

Economic Deliverability Unviable/~~Potentially Viable~~

Recommendations and Comments The site is located in a prominent elevated position adjoining A35. Given these visibility and topography issues, the site is unlikely to suit employment uses. However it may offer market potential for a hotel or similar given its prominent location. It is recommended that **the site is not considered for future employment uses**

Site Ref DORCH CS 014
Address Old Industrial Buildings, Woods Depot, Salisbury Walk
Settlement DORCHESTER
Size 0.65 ha 1.61 acres)
Current Use Employment/vacant



Inspected Yes

Qualitative Site Appraisal (1-poor, 3-good)

| Criteria | Comments | Score |
|---|---|-------|
| Location and Proximity to other Industrial Estates | Urban - number of old industrial warehouses | 2 |
| Site Size | Site is small and would require redevelopment | 1 |
| Accessibility | Existing access to site, however via narrow residential roads - poor | 1 |
| Development Constraints | Number of old industrial units on site, adjoining residential properties would limit uses | 1 |
| Planning Constraints | Protected for employment uses. Within DDB | 3 |
| Sustainability | Brownfield site. Close to town centre, bus routes and train station. Dorchester has large potential workforce | 3 |
| Commercial Appeal | Limited appeal and demand for site for employment uses, would suit residential redevelopment | 1 |

Anticipated Demand Anticipate a high demand for both employment land and finished units in Dorchester with an estimate of 20-30 acres of future employment land required in total. Anticipated demand for units ranging from 1,000-5,000 sq ft constructed to a relatively good specification. Additionally could be demand for offices within the town although unlikely to be speculative development. Dorchester currently has a number of established estates with varying size and quality units. Favourable location and good transport links make Dorchester the most likely town within West Dorset to attract inward investment and demand in and around the town significantly higher than surrounding rural areas.

Economic Deliverability Unviable/~~Potentially Viable~~

Recommendations and Comments Despite the protection for employment uses, due to the poor access and quality of buildings, this site would favour residential redevelopment. It is recommended that **the site is not considered for future employment uses**

Site Ref LYME CS 001
Address Woodberry Down
Settlement LYME REGIS
Size 0.9 ha (2.22 acres)
Current Use Outdoor Education Centre but allocated for B1 use as part of mixed use scheme

Inspected Yes



Qualitative Site Appraisal (1-poor, 3-good)

| Criteria | Comments | Score |
|---|---|-------|
| Location and Proximity to other Industrial Estates | Located on edge of Lyme Regis - fairly distant from town centre and existing industrial estate | 1 |
| Site Size | Fair for size of town | 2 |
| Accessibility | Although adjoins A3052, no direct access off this road. Access therefore very poor via narrow lane | 1 |
| Development Constraints | Sloping site with numerous trees | 1 |
| Planning Constraints | Allocated for mixed uses including B1 in Local Plan. AONB and instability zone 2. Within DDB | 2 |
| Sustainability | Urban edge part brownfield development, with regular bus stop in close proximity. Moderate size potential workforce | 2 |
| Commercial Appeal | Limited appeal and demand for site due to access issues | 1 |

Anticipated Demand Lyme Regis has one existing industrial estate with a fairly limited demand for units in town, which is unlikely to exceed one or two acres. Anticipate limited demand for employment land in foreseeable future. Predominantly small units for local occupiers including possible studios/workshops.

Economic Deliverability Unviable/Potentially Viable

Recommendations and Comments Poor access and topography issues restrict potential employment uses for the site. It is recommended that **this site is not considered for future employment uses**

Site Ref LYME CS 003
Address Land at Penn Cross
Settlement LYME REGIS
Size 2.56 ha (6.34 acres)
Current Use Agricultural Land
Inspected Yes



Qualitative Site Appraisal (1-poor, 3-good)

| Criteria | Comments | Score |
|---|---|-------|
| Location and Proximity to other Industrial Estates | Outside town in rural location. Adjoins camp site. Predominantly rural | 1 |
| Site Size | Large for size of town | 1 |
| Accessibility | Close to A35, although no direct access. Access to site via narrow rural lanes of A3052 with visibility issues at junction. | 1 |
| Development Constraints | Slightly sloping site with trees flanking. Power lines cross site | 2 |
| Planning Constraints | Currently no planning status. AONB. Outside DDB | 1 |
| Sustainability | Greenfield location. Distant from town centre | 1 |
| Commercial Appeal | Limited appeal and demand for site due to access issues | 1 |

Anticipated Demand Lyme Regis has one existing industrial estate with a fairly limited demand for units in town, which is unlikely to exceed one or two acres. Anticipate limited demand for employment land in foreseeable future. Predominantly small units for local occupiers including possible studios/workshops.

Economic Deliverability Unviable/Potentially Viable

Recommendations and Comments Given location and access, it is recommended that this site is not considered for future employment uses

Site Ref LYME CS 004
Address Land at Timber Hill
Settlement LYME REGIS
Size 5.40 ha (13.33 acres)
Current Use Agricultural Land
Inspected Yes



Qualitative Site Appraisal (1-poor, 3-good)

| Criteria | Comments | Score |
|---|--|-------|
| Location and Proximity to other Industrial Estates | Rural. Located above town. Comprises three fields bounded by trees | 1 |
| Site Size | Large - if developed in entirety would exceed anticipated demand for location | 1 |
| Accessibility | Off A3052 via existing 'park and ride' access. Would require improvement | 1 |
| Development Constraints | Sloping, elevated prominent position. | 1 |
| Planning Constraints | Currently no planning status, although within AONB, Lyme Instability Zone 1. Outside DDB (but adjoining) | 1 |
| Sustainability | Greenfield site, small workforce catchment | 1 |
| Commercial Appeal | Limited appeal and demand for site due to size and access issues | 1 |

Anticipated Demand Lyme Regis has one existing industrial estate with a fairly limited demand for units in town, which is unlikely to exceed one or two acres. Anticipate limited demand for employment land in foreseeable future. Predominantly small units for local occupiers including possible studios/workshops.

Economic Deliverability Unviable/~~Potentially Viable~~

Recommendations and Comments Given its size in comparison to the town and limited demand, it is recommended that **this site is not considered for future employment uses**

Site Ref SHE CS 002

Address Sherborne House

Settlement SHERBORNE

Size 4.04 ha (9.98 acres)

Current Use Currently various uses inc. public gardens, arts centre, fire station but allocated in local plan for mixed use development with employment workspace (A2/B1)

Inspected Yes



Qualitative Site Appraisal (1-poor, 3-good)

| Criteria | Comments | Score |
|--|--|-------|
| Location and Proximity to other Industrial Estates | Urban location in affluent town. Would suit a regeneration scheme | 2 |
| Site Size | Fair for location | 1 |
| Accessibility | Northern boundary adjoins A30. Some existing access | 2 |
| Development Constraints | Large town centre site rising to north. Includes a Grade I listed building. | 1 |
| Planning Constraints | Mixed use concept statement. Within conservation area, Grade I & II Listed buildings. Within DDB | 2 |
| Sustainability | Brownfield site in central town centre location. Large potential workforce | 3 |
| Commercial Appeal | Site would suit regeneration mixed use scheme, however not predominantly employment land (B1/B2) | 2 |

Anticipated Demand Sherborne is an affluent town, located on A30 with reasonably good demand for both employment land and finished units. Demand for future employment land is likely to amount to some 10-15 acres. Demand is anticipated for units ranging from 1,000-2,500 sqft. Possible demand for offices although unlikely to be speculative schemes. The towns location is unlikely to attract inward investment as it is not strategically located, however it is close to Yeovil.

Economic Deliverability Unviable/~~Potentially Viable~~

Recommendations and Comments Given the central location within the town, this site is better suited for a **mixed use redevelopment scheme** (not B1, B2, B8 employment). This could include residential uses with possibly a retail or office element.

Site Ref SHE CS 007

Address Former Gas Depot

Settlement SHERBORNE

Size 0.8 ha (1.98 acres)

Current Use Partially used for employment and part vacant. Allocated for B1/B2 uses

Inspected Yes



Qualitative Site Appraisal (1-poor, 3-good)

| Criteria | Comments | Score |
|--|--|-------|
| Location and Proximity to other Industrial Estates | Urban edge, adjoining railway. Overlooked by converted residential flats. Fairly close to existing industrial estate | 2 |
| Site Size | Considering remediation costs the site is small | 1 |
| Accessibility | Less than 1 km from A352, without travelling through town centre | 2 |
| Development Constraints | Potential contamination (high rank) and within floodzone | 1 |
| Planning Constraints | Allocated for employment land in Local Plan. Within DDB | 3 |
| Sustainability | Brownfield site close to town centre. Adjoins train station. Large potential workforce | 3 |
| Commercial Appeal | Limited demand due to contamination, although may suit residential redevelopment (subject to remediation) | 1 |

Anticipated Demand Sherborne is an affluent town, located on A30 with reasonably good demand for both employment land and finished units. Demand for future employment land is likely to amount to some 10-15 acres. Demand is anticipated for units ranging from 1,000-2,500 sqft. Possible demand for offices although unlikely to be speculative schemes. The towns location is unlikely to attract inward investment as it is not strategically located, however it is close to Yeovil.

Economic Deliverability Unviable/~~Potentially Viable~~

Recommendations and Comments Considering anticipated remediation costs and size of site, it is **not recommended that the site is considered for expansion of the current employment uses**. Either continue with the existing use (due to contamination) or consider appropriate alternative uses (subject to remediation) for the site. Notwithstanding this, if the site was free from contamination, it may offer employment potential