

Summary of Potential Urban Extension Sites

SITE REFERENCE	LOCATION	SITE ADDRESS	SITE SIZE (HA)	SITE SIZE (ACRES)	DESK STUDY	SITE INSP.	FULL FEAS.	COMMENTS	RECOMMENDATION
BRID CS 006	Bridport	Verse Farm/Land adj to the Medical Centre, West Allington	72.41	178.85	Y	Y	N	Extensive site. Undulating rising to south. Predominantly used for Agric.	Large Urban Extension which may favour some Employment Land. Prominent locations visible from main road favourable
CHICK CS 002	Chickerell	Land adj to Radipole Lane	13.9	34.33	Y	Y	N	Large Urban Extension to include some Employment Land. Includes land at Wessex Stadium	Offers potential to extend existing allocation, however adjoins residential
CHICK CS 007	Chickerell	Land to the North of Chickerell Village	24.31	60.05	Y	Y	N	Large Urban Extension to include some Employment Land. Poor access	Poor site for employment compared with others in vicinity
CHMIN CS 002	Charminster	Land adj Charminster Farm	22.24	54.93	Y	Y	N	Visible location & sloping site. Part used for extension to existing industrial estate	Large Urban Extension which may favour some Employment Land
CROSS CS 001	Crossways	Land to the North of Crossways, to the rear of the school	20.18	49.84	Y	Y	N	Large site to rear of residential development, adjoining railway line	Less suited to include employment land than other sites due to access off residential feeder roads
CROSS CS 002	Crossways	Land to the West of Crossways, north west of Oaklands Park	13.75	33.96	Y	Y	N	Predominantly flat (slightly undulating) with residential to south - adjoins Cross CS 002	Urban Extension which may favour some employment land possibly adjoining existing employment allocation
CROSS CS 004	Crossways	Land to North West of Crossways	8.25	20.38	Y	Y	N	Could offer potential for part assuming access provided	Large Urban Extension to include some employment land. May be better suited for residential
CROSS CS 005	Crossways	Land to the South of Crossways	32.5	80.28	Y	Y	N	Extensive site, predominantly flat. Adjoins resi and existing business park	Large Urban Extension to include some Employment Land - likely adjoining Hybris Business Park

Summary of Potential Urban Extension Sites

DORCH CS 002	Dorchester	Amenity Open Space NE A35, Maiden Castle Road	27.82	68.72	Y	Y	N	Open space with associated planning issues. If redeveloped, likely suit residential uses	Large Urban Extension to include some Employment Land
DORCH CS 004	Dorchester	Land South East of Dorchester, South of A35	66.11	163.29	Y	Y	N	Extensive site, well positioned for A35 although improvements required	Large Urban Extension to include some Employment Land
DORCH CS 005	Dorchester	Land to the north of Dorchester and the Water Meadow	96.48	238.31	Y	Y	N	Extensive site, well positioned for A35 although improvements required	Large Urban Extension which may favour some Employment Land
DORCH CS 016	Dorchester	Land to West of Poundbury	41.2	101.76	Y	Y	N	Visually prominent & potential access issues	Large Urban Extension which may favour some Employment Land.
LITTL CS 001	Littlemoor	Land to the North of Littlemoor	30.6	75.58	Y	Y	N	Large Urban Extension to north of existing development. Significant access improvements being undertaken	Prominent location on new relief road. Offers significant potential - mixed B1, B2, B8, Quasi uses, hotel, petrol station
SHE CS 004	Sherborne	Land adj to Barton Farm, north west of sheeplands lane	25.1	62.00	Y	Y	N	Large Urban Extension to include some Employment Land.	West site of town more favourable due to access to Yeovil
SHE CS 005	Sherborne	Land to the west of Sherborne, south of Bradford Road	27.9	68.91	Y	Y	N	Large Urban Extension to include some Employment Land.	Better employment sites in vicinity
YET CS 001	Yetminster	Land to the North of Yetminster	16.04	39.62	Y	N	N	Anticipated limited demand & access issues	Large Urban Extension which may favour some Employment Land

Site Ref BRID CS 006
Address Verse Farm/Land adjacent to Medical Centre
Settlement BRIDPORT
Size 72.41 ha (178.85 acres)
Current Use Mixed mainly agricultural land
Inspected Yes



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Large urban extension located to west of Bridport	N/A
Site Size	Large urban extension of circa 178 acres.	N/A
Accessibility	Adjoins A35. Assume significant infrastructure improvement as part of scheme	N/A
Development Constraints	Site slopes towards the south and is generally undulating. Stream crosses site	N/A
Planning Constraints	No planning status, currently agriculture. Outside DDB (but adjoining)	N/A
Sustainability	Greenfield site, close to town centre and amenities. Bridport has large potential workforce	N/A
Commercial Appeal	Comprehensive mixed use scheme	N/A

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 town's location is unlikely to attract inward investment as it is not strategically located.

Economic Deliverability Unviable/Potentially Viable

Recommendations and Comments The extension offers significant potential for a mixed use development including employment land. Prominent locations, either fronting or visual from A35 or B3162 would be favourable. Alternatively, employment land may be suited adjoining the existing industrial units on B3162. It is therefore recommended that **employment land is considered as part of a mixed use urban extension**

Site Ref CHICK CS 002

Address Land adj. To Radipole Lane

Settlement CHICKERELL

Size 13.90 ha (34.33 acres)

Current Use Vacant

Inspected Yes



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Large urban extension located to east of Chickerell	N/A
Site Size	Urban extension of circa 34.33 acres.	N/A
Accessibility	Accessed off Chickerell relief road. Assume significant infrastructure improvement as part of scheme	N/A
Development Constraints	Site slopes away from existing residential dwellings. Small waterway crosses site. Relatively close to large substation	N/A
Planning Constraints	No planning status, currently agriculture. Outside DDB	N/A
Sustainability	Greenfield site, close to town centre and amenities. Chickerell/Weymouth have large potential workforce	N/A
Commercial Appeal	Comprehensive mixed use scheme	N/A

Anticipated Demand Demand for employment land and finished units in Chickerell is likely to be relatively high. Anticipated demand for employment land is likely to account for approximately 30 - 40 acres. Finished units ranging from 1,000 sq ft up to 5,000 sq ft of varying specification with both freehold and leasehold appeal. Chickerell is currently served by the Granby Industrial Estate which comprises a range of units in size and quality. Unlikely to attract significant inward investment due to its location, however demand may increase in run up to Olympics and following strategic access improvements

Economic Deliverability Unviable/Potentially Viable

Recommendations and Comments The extension offers potential for a mixed use development including employment land. Prominent location would be favourable. Alternatively, employment land may be suited adjoining the existing allocated on Radipole Lane. It is recommended that **employment land is considered as part of a mixed use urban extension**

Site Ref CHICK CS 007
Address Land to North of Chickerell Village
Settlement CHICKERELL
Size 24.31 ha (60.05 acres)
Current Use Agricultural Land
Inspected Yes



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Large urban extension located to north of Chickerell	N/A
Site Size	Urban extension comprising 60.05 acres.	N/A
Accessibility	Poor access via residential feeder roads. Assume significant infrastructure improvement as part of scheme	N/A
Development Constraints	Elevated location, undulating in nature. Adjoins residential dwellings. Power lines cross part of site	N/A
Planning Constraints	No planning status, currently agriculture. Outside DDB	N/A
Sustainability	Greenfield site, close to town centre and amenities. Chickerell/Weymouth have large potential workforce	N/A
Commercial Appeal	Comprehensive mixed use scheme	N/A

Anticipated Demand Demand for employment land and finished units in Chickerell is likely to be relatively high. Anticipated demand for employment land is likely to account for approximately 30 - 40 acres. Finished units ranging from 1,000 sq ft up to 5,000 sq ft of varying specification with both freehold and leasehold appeal. Chickerell is currently served by the Granby Industrial Estate which comprises a range of units in size and quality. Unlikely to attract significant inward investment due to its location, however demand may increase in run up to Olympics and following strategic access improvements

Economic Deliverability Unviable/Potentially Viable

Recommendations and Comments The extension offers limited potential for a mixed use development. It is visually prominent due to elevated position and in close proximity to established residential development. Due to the poor infrastructure and adjoining uses, it would appear that this site is **more suited to a residential extension**, rather than a mixed use extension incorporating employment land

Site Ref	CHMIN CS 002
Address	Land adj. Charminster Farm
Settlement	CHARMINSTER
Size	22.24 ha (54.93 acres)
Current Use	Agricultural Land
Inspected	Yes



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Large urban extension to the west of Charminster	N/A
Site Size	Urban extension comprising 54.93 acres.	N/A
Accessibility	Poor access although close to A37. Assume significant infrastructure improvement as part of scheme	N/A
Development Constraints	Elevated location, sloping to the south. Adjoins residential and some existing employment units	N/A
Planning Constraints	No planning status, currently agriculture. Outside DDB (but adjoining)	N/A
Sustainability	Greenfield site, close to hourly bus route. Nearby Dorchester has large potential workforce	N/A
Commercial Appeal	Comprehensive mixed use scheme	N/A

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 The extension offers some potential for a mixed use development. However, it is visually prominent due to its elevated position. Significant infrastructure would be required. Its prominent location would be favourable, fronting the A35. Alternatively, adjoining the existing employment site on Wanchard Lane. It is recommended that **employment land is considered as part of a mixed use urban extension**

Site Ref CROSS CS 001

Address Land to rear of first school

Settlement CROSSWAYS

Size 20.18 ha (49.84 acres)

Current Use Agricultural Land

Inspected Yes



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Large urban extension to the north of Crossways	N/A
Site Size	Urban extension comprising 49.84 acres.	N/A
Accessibility	Poor access via residential feeder roads at present. Would require significant infrastructure improvements	N/A
Development Constraints	Adjoins new residential development and a school. Bordered by a railway line to north	N/A
Planning Constraints	No planning status, outside DDB (but adjoining)	N/A
Sustainability	Greenfield site, close to three times daily bus route. Small potential workforce	N/A
Commercial Appeal	Comprehensive mixed use scheme	N/A

Anticipated Demand Crossways has relatively good transport links, being midway between Dorchester and Wareham. The village currently has a small industrial estate (Hybris Business Park) which may offer the potential for expansion. Demand for employment land likely to account for up to 10 acres over study period. It is likely to favour smaller units which would appeal to local owner occupiers/tenants. The location is unlikely to suit office schemes.

Economic Deliverability Unviable/Potentially Viable

Recommendations and Comments The extension offers limited potential for a mixed use development. Due to the poor infrastructure and adjoining uses, it would appear that this site is **more suited to a residential extension**, rather than a mixed use extension incorporating employment land

Site Ref CROSS CS 002
Address Land to the West of Crossways,
north west of Oaklands Park
Settlement CROSSWAYS
Size 13.75 ha (33.96 acres)
Current Use Agricultural Land
Inspected Yes



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Large urban extension to the west of Crossways	N/A
Site Size	Urban extension comprising 33.96 acres.	N/A
Accessibility	Adjoins West Link Road and West Stafford Road	N/A
Development Constraints	Predominantly flat. Adjoins existing employment allocation	N/A
Planning Constraints	No planning status, outside DDB (but adjoining)	N/A
Sustainability	Greenfield site, close to three times daily bus route. Small potential workforce	N/A
Commercial Appeal	Comprehensive mixed use scheme	N/A

Anticipated Demand Crossways has relatively good transport links, being midway between Dorchester and Wareham. The village currently has a small industrial estate (Hybris Business Park) which may offer the potential for expansion. Demand for employment land likely to account for up to 10 acres over study period. It is likely to favour smaller units which would appeal to local owner occupiers/tenants. The location is unlikely to suit office schemes.

Economic Deliverability ~~Unviable~~/Potentially Viable

Recommendations and Comments The extension offers some potential for a mixed use development. Some infrastructure improvements would be required. Prominent location, fronting the main road and adjoining the existing employment allocation would be favourable. It is recommended that **employment land is considered as part of a mixed use urban extension**

Site Ref CROSS CS 004

Address Land to North West of Crossways

Settlement CROSSWAYS

Size 8.25 ha (20.38 acres)

Current Use Agricultural Land

Inspected Yes



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Large urban extension to the north west of Crossways	N/A
Site Size	Urban extension comprising 20.38 acres.	N/A
Accessibility	Existing residential access which may offer potential. Assumed that infrastructure improvements will be undertaken	N/A
Development Constraints	Undulating, sloping towards railway line.	N/A
Planning Constraints	No planning status, outside DDB (but adjoining)	N/A
Sustainability	Greenfield site, close to three times daily bus route. Small potential workforce	N/A
Commercial Appeal	Comprehensive mixed use scheme	N/A

Anticipated Demand Crossways has relatively good transport links, being midway between Dorchester and Wareham. The village currently has a small industrial estate (Hybris Business Park) which may offer the potential for expansion. Demand for employment land likely to account for up to 10 acres over study period. It is likely to favour smaller units which would appeal to local owner occupiers/tenants. The location is unlikely to suit office schemes.

Economic Deliverability Unviable/Potentially Viable

Recommendations and Comments The extension offers some potential for a mixed use development. Some infrastructure improvements would be required. Prominent location, fronting the main road would be favourable. It is recommended that **employment land is considered as part of a mixed use urban extension.** However more favourable locations in Crossways

Site Ref CROSS CS 005
Address Land to South of Warmwell Road
Settlement CROSSWAYS
Size 20.18 ha (49.84 acres)
Current Use Agricultural Land
Inspected Yes



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Large urban extension to the south of Crossways. Adjoins Hybris Business Park	N/A
Site Size	Urban extension comprising 49.84 acres.	N/A
Accessibility	Existing access may offer potential. Assumed that infrastructure improvements will be undertaken	N/A
Development Constraints	Flat with trees flanking industrial estate and rear of site	N/A
Planning Constraints	No planning status, outside DDB (but adjoining)	N/A
Sustainability	Greenfield site, close to three times daily bus route. Small potential workforce	N/A
Commercial Appeal	Comprehensive mixed use scheme	N/A

Anticipated Demand Crossways has relatively good transport links, being midway between Dorchester and Wareham. The village currently has a small industrial estate (Hybris Business Park) which may offer the potential for expansion. Demand for employment land likely to account for up to 10 acres over study period. It is likely to favour smaller units which would appeal to local owner occupiers/tenants. The location is unlikely to suit office schemes.

Economic Deliverability Unviable/Potentially Viable

Recommendations and Comments The extension offers some potential for a mixed use development. Some infrastructure improvements would be required. Prominent location, fronting the main road and adjoining existing Industrial Estate would be favourable for employment land. It is recommended that **employment land is considered as part of a mixed use urban extension**

Site Ref DORCH CS 002
Address Amenity Open Space NE A35,
 Maiden Castle Road
Settlement DORCHESTER
Size 27.82 ha (68.72 acres)
Current Use Open Space
Inspected Yes



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Urban edge, in close proximity to A35. Adjoins residential and school	N/A
Site Size	Urban extension of 68.72 acres	N/A
Accessibility	No existing, but potential. Highways issues regarding A35	N/A
Development Constraints	Undulating in north, flat in south. Northern area provides 'green setting' and recreational resource	N/A
Planning Constraints	Allocated as open space outside DDB (but adjoining)	N/A
Sustainability	Greenfield site. adjoins hourly bus route. 1.5 km from train station. Dorchester has large potential workforce	N/A
Commercial Appeal	Comprehensive mixed use scheme	N/A

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 extension offers some potential for a mixed use development. Significant strategic road network improvements would be required. Prominent locations, fronting the A35 or directly off the B3147 would be favourable for employment land. It is recommended that **employment land is considered as part of a mixed use urban extension for this site**

Site Ref DORCH CS 004
Address Land south east of Dorchester
Settlement DORCHESTER
Size 66.11 ha (163.29 acres)
Current Use Agricultural Land
Inspected Yes



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Large urban extension to the south of Dorchester. Located to south of A35	N/A
Site Size	Extensive urban extension comprising 163.29 acres.	N/A
Accessibility	Assumed that infrastructure improvements will be undertaken. Understand that major investment in strategic road network required	N/A
Development Constraints	Undulating with numerous hedges and trees	N/A
Planning Constraints	No planning status, currently agriculture. Outside DDB	N/A
Sustainability	Greenfield site, close to local amenities at Dorchester. Large potential workforce	N/A
Commercial Appeal	Comprehensive mixed use scheme	N/A

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 extension offers some potential for a mixed use development. Significant strategic road network improvements would be required. Prominent location, fronting the A35 would be favourable for employment land, which could include quasi uses and mix of B1, B2 and B8. It is recommended that **employment land is considered as part of a mixed use urban extension** for this site

Site Ref DORCH CS 005
Address Land to north of Dorchester and the Water Meadow
Settlement DORCHESTER
Size 96.48 ha (238.31 acres)
Current Use Agricultural Land
Inspected Yes



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Large urban extension to the north of Dorchester. Located to west of A35	N/A
Site Size	Extensive urban extension totalling 238.31 acres.	N/A
Accessibility	Assumed that infrastructure improvements will be undertaken. Understand that major investment in strategic road network required	N/A
Development Constraints	Undulating, sloping to the south with numerous hedges and trees	N/A
Planning Constraints	No planning status, currently agriculture. Outside DDB	N/A
Sustainability	Greenfield site, close to local amenities at Dorchester. Large potential workforce	N/A
Commercial Appeal	Comprehensive mixed use scheme	N/A

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 extension offers some potential for a mixed use development. Significant strategic road network improvements would be required. Prominent location would be favourable for employment land. It is recommended that **employment land is considered as part of a mixed use urban extension** for this site

Site Ref DORCH CS 016
Address Land to West of Poundbury
Settlement DORCHESTER
Size 41.2 ha (101.76 acres)
Current Use Agricultural Land
Inspected Yes



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Large urban extension to the West of Poundbury. Adjacent to A35 & A37	N/A
Site Size	Extensive urban extension totalling 101.76 acres.	N/A
Accessibility	Assumed that infrastructure improvements will be undertaken.	N/A
Development Constraints	Undulating site in a visible location	N/A
Planning Constraints	No planning status, currently agriculture. Outside DDB	N/A
Sustainability	Greenfield site, close to local amenities at Dorchester. Large potential workforce	N/A
Commercial Appeal	Comprehensive mixed use scheme	N/A

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 extension offers some potential for a mixed use development. Infrastructure improvements would be required. Prominent location fronting A35 would be favourable for employment land, possibly adjoining Friary Press. It is recommended that **employment land is considered as part of a mixed use urban extension** for this site

Site Ref LITTL CS 001
Address Land adjoining Littlemoor Road, Upwey
Settlement LITTLEMOOR
Size 30.6 ha (75.58 acres)
Current Use Agricultural Land
Inspected Yes



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Large urban extension located to north of Littlemoor	N/A
Site Size	Urban extension of circa 75.58 acres.	N/A
Accessibility	Accessed off new relief road. Assume significant infrastructure improvement as part of scheme	N/A
Development Constraints	Land rises to the north. Part within floodzone and power lines cross site	N/A
Planning Constraints	No planning status, currently agriculture. Outside DDB	N/A
Sustainability	Greenfield site, close to local amenities and railway station. Chickerell/Weymouth have large potential workforce	N/A
Commercial Appeal	Comprehensive mixed use scheme	N/A

Anticipated Demand Littlemoor is located on the new link road between Weymouth and Dorchester. Due to these highway improvements, it is likely that demand for units in the location would be high, especially if any employment land was prominently located. The site would offer potential for a number employment uses, including quasi uses, retail/trade counter units, a hotel and petrol station. It is anticipated that there would be demand for units ranging from 1,000 - 5,000 sq ft. There would be limited demand for offices

Economic Deliverability Unviable/Potentially Viable

Recommendations and Comments The extension offers potential for a mixed use development including employment land. Prominent location fronting new link road would be favourable. It is recommended that **employment land is considered as part of a mixed use urban extension**

Site Ref SHE CS 004
Address Land N/W Sheeplands Lane
Settlement SHERBORNE
Size 25.1 ha (62 acres)
Current Use Agricultural Land
Inspected Yes



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Large urban extension to the north west of Sherborne	N/A
Site Size	Urban extension comprising 62 acres.	N/A
Accessibility	Existing access may offer potential although this and general infrastructure require improvements	N/A
Development Constraints	Undulating adjacent to mixed use allocation	N/A
Planning Constraints	No planning status, currently agriculture. Outside DDB (but adjoining)	N/A
Sustainability	Greenfield site, close to local amenities and town centre. Large potential workforce catchment	N/A
Commercial Appeal	Comprehensive mixed use scheme	N/A

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 The extension offers some potential for a mixed use development. Some infrastructure improvements would be required. Prominent location, fronting the A30 or close to existing allocation would be favourable for employment land. It is recommended that **employment land is considered as part of a mixed use urban extension**

Site Ref SHE CS 005
Address Land to West of Sherborne,
 south of Bradford Road
Settlement SHERBORNE
Size 27.9 ha (68.91 acres)
Current Use Agricultural Land
Inspected Yes



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Large urban extension to the west of Sherborne	N/A
Site Size	Urban extension comprising 68.91 acres.	N/A
Accessibility	Poor access via residential feeder roads. Assumed that infrastructure improvements will be undertaken	N/A
Development Constraints	Slopes to south and adjoins residential dwellings and school. Negative highways comments	N/A
Planning Constraints	No planning status, currently agriculture. Outside DDB (but adjoining)	N/A
Sustainability	Greenfield site, close to local amenities and town centre. Large potential workforce catchment	N/A
Commercial Appeal	Comprehensive mixed use scheme	N/A

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 The extension offers limited potential for a mixed use development. Due to its access via existing residential feeder roads, it would appear that this site is **more suited to a residential extension**, rather than a mixed use extension incorporating employment land. There are more favorable site in Sherbourne

Site Ref YET CS 001
Address Land to the north of
 Yetminster
Settlement YETMINSTER
Size 16.04 ha (39.62 acres)
Current Use Agricultural Land
Inspected No



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Rural. Located to rear of residential properties and a School	N/A
Site Size	Urban extension comprising 39.62 acres.	N/A
Accessibility	Potential from existing road which cuts through site. Assumed improvements would be undertaken	N/A
Development Constraints	Flat, some footpaths through the site - none obvious	N/A
Planning Constraints	Currently no planning status, although within AONB. Visible due to location. Site forms important 'green wedge'. Outside DDB (but adjoining)	N/A
Sustainability	Greenfield site, small workforce catchment	N/A
Commercial Appeal	Comprehensive mixed use scheme. Limited demand for employment land	N/A

Anticipated Demand Yetminster is a large village to the south of Sherborne. Demand for employment land and finished units is likely to be limited due to the location. Would favour small, low value units.

Economic Deliverability Unviable/Potentially Viable

Recommendations and Comments The extension may offer some potential for a mixed use development. Some infrastructure improvements would be required with access not passing through village. Prominent location, fronting the main road and away from adjoining residential and school site would be favourable. It is recommended that some employment land is considered as part of a mixed use urban extension. However demand is likely to be limited