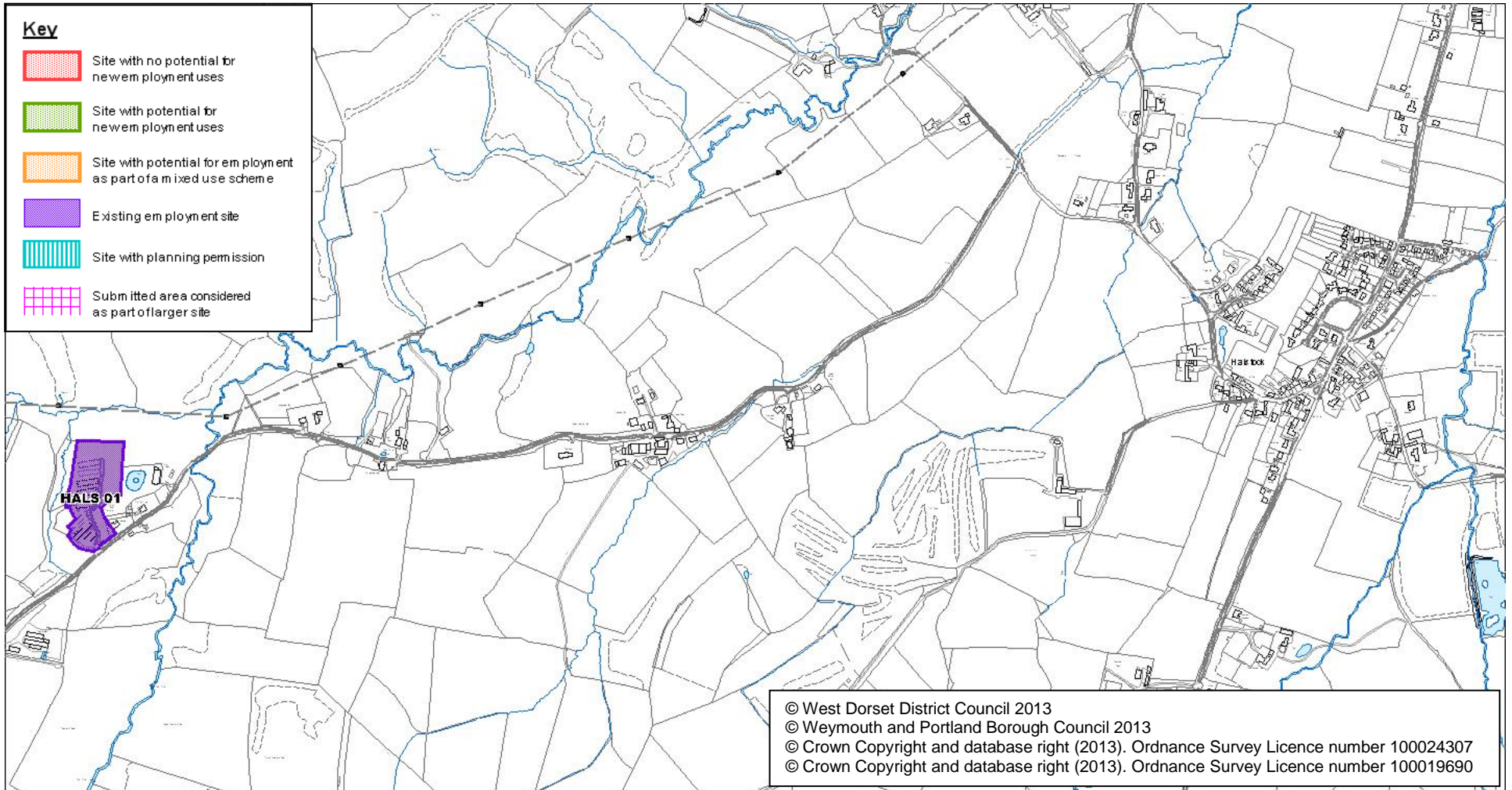

Northern Area

Sherborne and surrounds

Halstock



Existing Employment Sites

Site Ref	Address	Area	Shortlisted for Detailed Assessment	Comments
HALS 01	Winford Rural Workshop	1.78	Yes	The site is suitable for continued employment use but alternative uses could also be considered though the isolated location may limit development.

No picture available	Site ref no:	HAL 01
	Site area (ha):	1.78
	Site Address:	Winford Rural Workshops BA22 9QX
	Site description and location:	Rural, very isolated, former farm site. Limited access via very narrow local lanes, limited development on site.

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

Age and quality of buildings:	The buildings on site are of a very poor quality, exhibiting significant deterioration and lack of repair. The quality is partly as a result of their former agricultural and live stock use.
Noise and other pollutants:	There are no concerns relating to noise pollution or any other pollutant sources.
State of external area and public realm:	The external site area is of a very minimally development condition with stone and dirt paths, no significant formal roadways. There is no public realm to note.
Parking, internal circulation and servicing:	Parking on site is not restricted to any specifically designated areas, occupiers are observed to simply park around the units. Circulation through the site is via unmade paths between building units, there are no prescribed routes. The site is very remote; the local roads and location render the site very un-serviceable.

Market Conditions/Perceptions/Demand

Market appraisal:	
Current site status:	The site currently appears to be in partial use, although there was minimal activity observed within some units.
Development viability:	Unknown
Is site being actively marketed:	There is no active site marketing

Ownership and Constraints on Development

Ownership:	Unknown
% of long lease:	Unknown
Ransom strips / other ownership constraints:	Unknown

Sustainability Factors

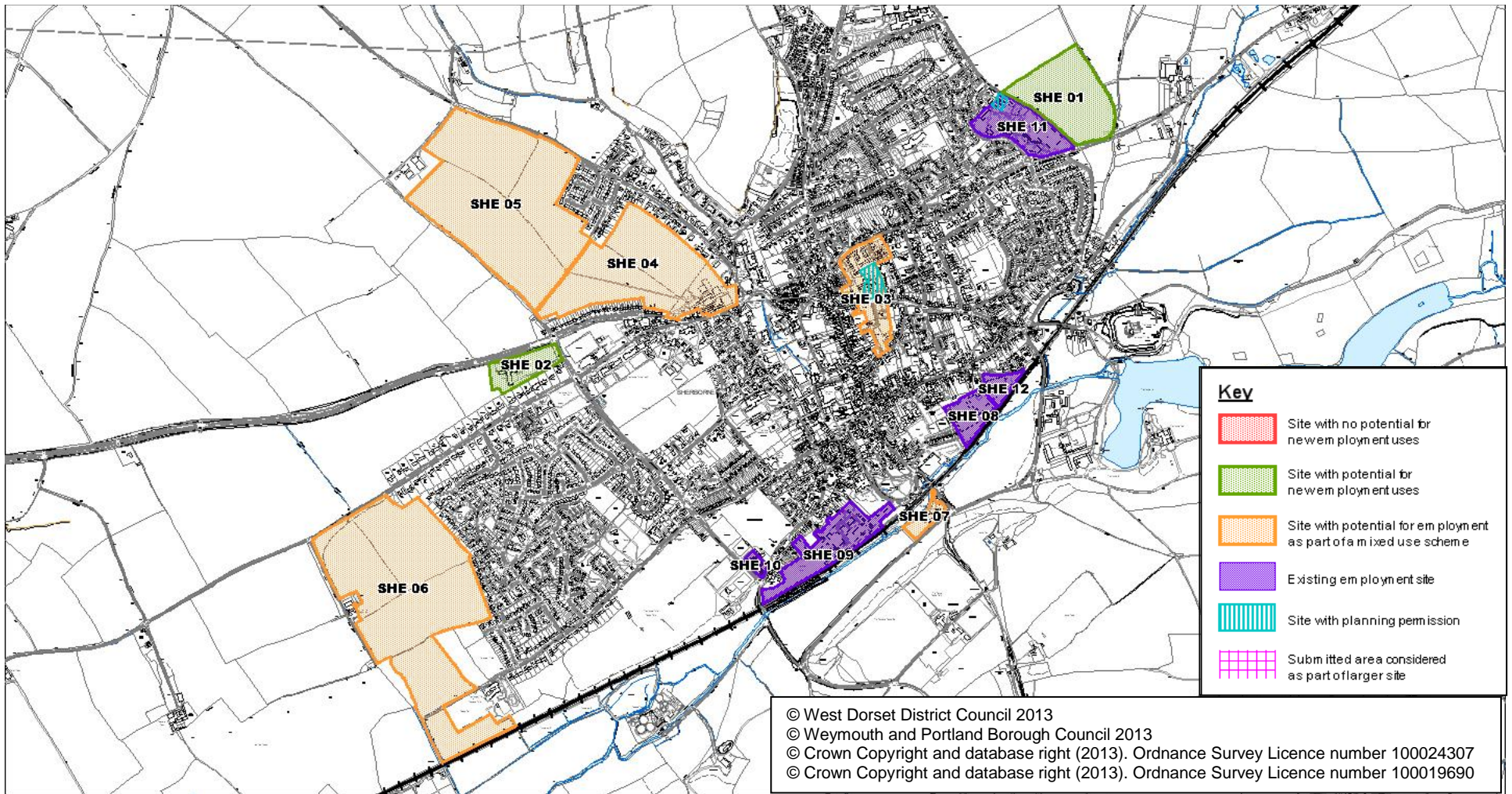
Strategic Access

Ease of access to main road network:	Access to the main road network is very poor; the site is only accessible via single track country lanes for a significant
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	distance.
Proximity to rail/sea/air freight:	There is no relevant proximity to alternatives to road freight, however this is likely to be very minimal due to the difficulty in accessing the site for anything but smaller vehicles.
Quality of Wider Environment	
Adjacent Land uses:	Land adjacent to the site in all directions is undeveloped Greenfield land.
Wider environmental quality:	The local environment is of a very high quality, due to the position of the site within the Dorset AONB, in a very remote location.
Local Facilities:	There are no applicable local facilities within a close distance of the site, the nearest facilities of any minimal quantity are in excess of a mile away in Halstock.
Subject to flood risk:	There is no noted risk of flooding to the site or surrounding area.
Site Development Constraints	
Site access:	Access to the site is very poor, via the very narrow single track lane; this site is inaccessible to large vehicles, creating an issue for most vehicles if any oncoming traffic is met along the lane.
Topography and shape:	The site is situated atop of a slope which sweeps down into the valley; there is a gradual slope of the site from south to north is a downhill gradient.
Utilities:	The current developed nature of the site highlights the presence of the site within the current local mains utility network.
On site environmental, nature conservation, cultural heritage, trees and landscape:	There are no noted environmental concerns on the site, with the exception of the position within the Dorset ANOB
Contamination, land stability and on site structures:	There are no contamination or stability issues to note.
Accessibility	
Workforce:	<p>The workforce for the site is expected to originate from Halstock and the surrounding small villages.</p> <ul style="list-style-type: none"> • Overall Population; 546 • Of a Working Age; 387 (71%) • Economically Active; 277 (72%)
Access by public transport:	There is no access to public transport within the nearby area.
Sequential Test and Brownfield/Greenfield	
Urban/urban edge/rural:	Rural
Previously Developed Land:	The site area would not be considered a viable development option due to its poor connections and rural location.
Located within a protected employment area:	As an existing employment site, the site is protected for the purpose of employment uses under policy E2

	of the new Local Plan.
Social and Regeneration Policy	
Availability of other jobs locally:	There are a few other employment sites located in the surrounding rural area, which offset more established employment opportunities.
Deprivation in local communities:	E01020530 - Halstock IMD County – 81 (out of 247) Employment County – 228 (out of 247)
Priority regeneration designation:	The site has not been identified at present for regeneration at; Local, Sub-Regional or National levels.
Potential availability of 'gap' funding:	Very Limited potential – No funding currently available.
Ability to support particular economic development priority:	The site is not viable in terms of providing local economic development opportunities.
Other Policy Considerations	
Alternative uses if no longer allocated for employment:	Given the isolated nature of the site suitable alternative uses would be limited.
Policy considerations:	<ul style="list-style-type: none"> • SA1; AONB • SA3; Landscape Character Assessment Area
Recommendations	
Other Comments and Recommendation	
Known constraints /possible conflicts:	
Additional comments:	The site is suitable for continued employment use but alternative uses could also be considered though the isolated location may limit development.
Recommendation:	The site is suitable for continued employment use but alternative uses could also be considered.

Sherborne



Sites with Potential for New Additional Employment Uses

Site Ref	Source	Address	Area	Shortlisted for Detailed Assessment	Comments
SHE 01	Officer Identified	Land adj to Coldharbour	7.14	Yes	The location of this site with the good potential access could be suitable for a wide range of potential employment uses. Development could be possible dependant on a substantial landscape strategy to mitigate against long distance views and assimilate the buildings with the landscape.
SHE 02	2006 Local Plan Allocation	Sherborne Hotel	2.21	Yes	This site occupies a prominent location in a gateway position on a main route into Sherborne, it is important that any development here should display a high quality of design. The site is unlikely to be suitable for standard industrial units, offices would be more appropriate.

Sites with Potential for Some Employment Uses as Part of a Mixed Use Development

Site Ref	Source	Address	Area	Shortlisted for Detailed Assessment	Comments
SHE 03	2006 Local Plan Allocation	Sherborne House	4.04	Yes	This area has been included in a comprehensive scheme or 'mixed use area' to focus upon regeneration and environmental improvements. The allocation is seen as a means of highlighting the potential of the mixed use development to create social and economic impacts and a positive impact on the town.
SHE 04	2006 Local Plan Allocation	Barton Farm	14.03	Yes	Development at Barton Farm would help maintain an adequate supply of employment land, and opportunities for new employment and business growth


					in the north of the district. Employment uses could be considered at this broad location as part of a mixed use scheme should the site be deemed suitable for development.
SHE 05	Officer Identified	Land adj to Barton Farm	24.65	Yes	Potential to deliver employment uses as part of a mixed use development. There may be opportunity to consider this site with the land allocated by the 2006 Local plan as one development option which could help overcome the highways issues
SHE 06	Officer Identified	Land to the west of Sherborne	27.89	Yes	Employment uses could be considered at this broad location as part of a mixed use scheme should the site be deemed suitable for development. However, there may be limited potential to integrate with the existing development and link to the town centre.
SHE 07	2006 Local Plan allocation	Former Gas Site	0.80	Yes	Development here could help improve the appearance of this untidy site and given its accessible location would support a sustainable pattern of development. While development at this site could potentially be acceptable it is unlikely to be economically viable solely for employment uses. A mixed use scheme including some residential uses may make development at this site deliverable.

Existing Employment Sites

Site Ref	Address	Area	Shortlisted for Detailed Assessment	Comments
SHE 08	Hunts Depot Site	1.80	Yes	The site is in full operational use by a single occupier, there are no vacant units and there is very little opportunity for new development. The site is

				particularly valuable to the local economy but its location makes the site attractive for a variety of uses and it could be subject to development pressure for non employment uses.
SHE 09	South Western Business Park	4.54	Yes	The existing businesses make an important contribution to the local economy and offer local employment opportunities.
SHE 10	The Old Yarn Mills	0.40	Yes	There is no potential for further development or intensification beyond the occupation of the vacant units but the site is suitable for continued employment use.
SHE 11	Coldharbour Business Park	3.76	Yes	The site is suitable for continued employment use but has limited capacity for additional development. The existing businesses make an important contribution to the economy and offer local employment opportunities. The location within the DDB makes the site attractive for a variety of uses and it could be subject to development pressure for non employment uses.
SHE 12	Sherborne Business Centre	0.85	Yes	The site is suitable for continued employment use, but given the diverse range of exiting occupiers it may also be appropriate to consider alternative uses.

Sites with Permission for Employment Uses

Address	Area	Comments	Under Construction
Whitehouse Resource Centre, Coldharbour	0.17	Not Started	
Sherborne House Newland	0.72	0.72 Under Construction	

No picture available	Site ref no:	SHE 01
	Site area (ha):	7.14
	Site Address:	Land adj to Coldharbour
	Site description and location:	The site is located on the A30 road on the eastern edge of Sherborne.

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

Age and quality of buildings:	None
Noise and other pollutants:	Elevated background noise levels from the neighbouring employment
State of external area and public realm:	Undeveloped greenfield site
Parking, internal circulation and servicing:	None

Market Conditions/Perceptions/Demand

Market appraisal:	Sherborne is an affluent town, located on the A30 with reasonably good demand for both employment land and finished units. Demand is anticipated for units ranging from 1,000-2,500 sq ft. 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.
Current site status:	The site is not identified in the 2006 West Dorset District Local Plan.
Development viability:	Potentially viable
Is site being actively marketed:	Unknown

Ownership and Constraints on Development

Ownership:	Unknown
% of long lease:	N/A
Ransom strips / other ownership constraints:	No restrictions known

Sustainability Factors

Strategic Access

Ease of access to main road network:	A30 Road forms the sites southern boundary. Demand management measures would be encouraged to ensure no adverse effect on local or SRN.
Proximity to rail/sea/air freight:	Possibility of rail freight at Sherborne Station if the appropriate rail infrastructure was in place

Quality of Wider Environment

Adjacent Land uses:	Adjacent to the existing Coldharbour Business Park and reasonably remote from housing.
Wider environmental quality:	

Local Facilities:	Sherborne is the largest market town in the north of the district, with a weekly market, a good range of national and independent shops and other local facilities.
Subject to flood risk:	The site is not in a flood risk zone
Site Development Constraints	
Site access:	None existing. Development could get access from Coldharbour Buisness Park but this would either sever Castletown Way (creating potential surveillance problems if retained as a pedestrian / cycle link) or would need to be heavily engineered.
Topography and shape:	Site slopes up to the north
Utilities:	Would need to be investigated
On site environmental, nature conservation, cultural heritage, trees and landscape:	<p>The site breaches the strong natural boundary created by Castletown Way. Hedgerow boundaries to the south, east and west</p> <p>Visible in views from the Old Sherborne Castle, Sherborne Castle and historic parkland and potentially in wider views from the east including Osborne.</p> <p>It would not be possible to screen the development from these views, however potential mitigation measures could include appropriate screening planting along the eastern site boundary. It would also be suggested to pull the northern site boundary downhill slightly to reflect the 95 m contour.</p> <p>A full ecological and landscape impact assessment should be undertaken.</p>
Contamination, land stability and on site structures:	No visible issues
Accessibility	
Workforce:	<p>The workforce for the site is expected to originate from Sherborne and the surrounding communities.</p> <ul style="list-style-type: none"> • Overall Population; 9,523 • Of a Working Age; 6,280 (66%) • Economically Active; 3,920 (62%)
Access by public transport:	<p>There is nearby access to several Bus Transit Links from the site providing links to the local area.</p> <p>Sherborne railway station is within a relative proximity of the site, providing links further afield.</p>
Sequential Test and Brownfield/Greenfield	
Urban/urban edge/rural:	Urban edge
Previously Developed Land:	Greenfield

Located within a protected employment area:	No, the site is afforded no policy protection for employment use
Social and Regeneration Policy	
Availability of other jobs locally:	Number of firms (excluding the self-employed) 410 Total number of people working in the town 4,800
Deprivation in local communities:	E01020542 - Sherborne East Coldharbour IMD County Rank – 151 (out of 247) Employment Deprivation County Rank – 64 (out of 247)
Priority regeneration designation:	The site is not formally identified for regeneration in the local economic strategy or development plan.
Potential availability of 'gap' funding:	Currently no funding available
Ability to support particular economic development priority:	
Other Policy Considerations	
Alternative uses if no longer allocated for employment:	N/A
Policy considerations:	<ul style="list-style-type: none"> • SS3; Outside DDB (but adjacent to) • SA3; Sherborne Hills Landscape character area. • SA15; Most of site is Groundwater source protection zone (2 and 3) • SA6; Land of Local Landscape Importance
Recommendations	
Other Comments and Recommendation	
Known constraints /possible conflicts:	<ul style="list-style-type: none"> • Concern that development at this site would create a significant visual intrusion, an extension of the built form beyond the existing edge, creating hard urban edges that are highly visible in the countryside. Breaches the strong natural boundary created by Castletown Way.
Additional comments:	The location of this site with the good potential access could be suitable for a wide range of potential employment uses. Development could be possible dependant on a substantial landscape strategy to mitigate against long distance views and assimilate the buildings with the landscape.
Recommendation:	Site has potential for future employment uses

No picture available	Site ref no:	SHE 02
	Site area (ha):	2.21
	Site Address:	Sherborne Hotel, Sherborne
	Site description and location:	The site occupies a key gateway position on one of the main routes into Sherborne. The site is located to the south west of the Yeovil Road A30 / Hosecastles Lane A352 junction and is visually prominent.

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

Age and quality of buildings:	Hotel building currently on site. Acceptable condition, appearance quite dated, could use improvement.
Noise and other pollutants:	Road noise from the A30 road
State of external area and public realm:	Well kept external areas, some landscaping/planting, large well maintained open lawn area and tree lined road
Parking, internal circulation and servicing:	Parking to the front and sides of the building, approx 70 spaces; 1 access route on/off the site that runs the length of the site to the buildings and around to the car park (no pavement); buildings situated to the back of the site with a large open area at the front

Market Conditions/Perceptions/Demand

Market appraisal:	Sherborne is an affluent town, located on the A30 with reasonably good demand for both employment land and finished units. Demand is anticipated for units ranging from 1,000-2,500 sq ft. 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.
Current site status:	The site is allocated for employment or for the retention and expansion of the hotel use under policy NA2 of the 2006 West Dorset Local Plan
Development viability:	Potentially viable
Is site being actively marketed:	Unknown

Ownership and Constraints on Development

Ownership:	Unknown
% of long lease:	Unknown
Ransom strips / other ownership constraints:	No restrictions known

Sustainability Factors

Strategic Access

Ease of access to main road network:	Excellent access to main road network, A30 road forms one of the site boundaries, gateway to the settlement
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Proximity to rail/sea/air freight:	Possibility of rail freight at Sherborne Station if the appropriate rail infrastructure was in place
Quality of Wider Environment	
Adjacent Land uses:	Immediately adjacent to large detached 2 storey residential properties, though predominantly they are separated by large trees and shrubs, in some places there is only wooden boundary fence; open fields at the rear; sporting and recreational facilities on the site opposite. Background noise from the road is high Residential uses close by but is separated by boundary trees/shrubs etc
Wider environmental quality:	Neighbouring residential properties of a high quality
Local Facilities:	No facilities located in the immediate vicinity, though there are a wide range of facilities in Sherborne town centre
Subject to flood risk:	The site is not in a flood risk zone
Site Development Constraints	
Site access:	Existing access to site, could need widening. Currently no pavement from the site entrance to the A30 Yeovil Road. Future proposals should be supported by investment in sustainable travel options, optimising access to the town centre and rail station.
Topography and shape:	Site dips in the middle, is a regular shape, long and thin, narrowing towards its access side
Utilities:	Would need to be investigated
On site environmental, nature conservation, cultural heritage, trees and landscape:	No major environmental issues. The undeveloped portion of the site consists of an informal garden area of managed lawn with sporadic ornamental tree planting. There are some larger trees along the access road and the site boundary with the residential properties. The site can be seen from the road and is a gateway location but in terms of any wider landscape impacts, these will be limited. In wider long-distance views, the site is read as a continuation of the built form of the town.
Contamination, land stability and on site structures:	No contamination or stability issues; several large buildings which may need demolition, some tarmac hard standing
Accessibility	
Workforce:	The workforce for the site is expected to originate from Sherborne and the surrounding communities. <ul style="list-style-type: none"> • Overall Population; 9,523 • Of a Working Age; 6,280 (66%) • Economically Active; 3,920 (62%)
Access by public transport:	There is nearby access to several Bus Transit Links from the site providing links to the local area. Sherborne railway station is within a relative proximity of the site, providing links further afield.

Sequential Test and Brownfield/Greenfield	
Urban/urban edge/rural:	Urban edge
Previously Developed Land:	Brownfield
Located within a protected employment area:	Yes, the site is formally allocated in the development plan
Social and Regeneration Policy	
Availability of other jobs locally:	Number of firms (excluding the self-employed) 410 Total number of people working in the town 4,800
Deprivation in local communities:	E01020545 - Sherborne West Lenthay IMD County Rank – 191 (out of 247) Employment Deprivation County Rank – 87 (out of 247) E01020547 - Sherborne West Westbridge IMD County Rank – 77 (out of 247) Employment Deprivation County Rank – 96 (out of 247)
Priority regeneration designation:	The site is not formally identified for regeneration in the local economic strategy or development plan.
Potential availability of 'gap' funding:	Currently no funding available
Ability to support particular economic development priority:	
Other Policy Considerations	
Alternative uses if no longer allocated for employment:	Would be suitable for a continued leisure/ tourism use.
Policy considerations:	<ul style="list-style-type: none"> • SS1; Within the Defined Development Boundary • SA3; Within the Yeo Valley Landscape Character Area • SA15; The Western Part of the site is within the Groundwater Source Protection Zone • The Eastern portion of the site is within a School Buffer • NA2; Site Allocated for Employment and/or Hotel Use - Land at Sherborne Hotel
Recommendations	
Other Comments and Recommendation	
Known constraints /possible conflicts:	The site is in current use as a hotel and the policy that allocates it for employment also protects it for the retention and expansion of the current use. Concerns about the possible amount of traffic generated by development and the proximity of the site to the light controlled junction.
Additional comments:	This site occupies a prominent location in a gateway position on a main route into Sherborne, it is important that any development here should display a high quality of design. The site is unlikely to be suitable for standard industrial units, offices would be more appropriate.

Recommendation:

Site has potential for future employment uses

No picture available	Site ref no:	SHE 03
	Site area (ha):	4.04
	Site Address:	Sherborne House
	Site description and location:	An area close to Sherborne town centre. Encompasses the Grade I listed Sherborne House, associated outbuildings (a stable block and private home), grounds, and the adjoining areas used mainly for public car parking. A large walled garden/orchard occupies a substantial area of land sandwiched between the northern playing field to the east and the public car park to the west.

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

Age and quality of buildings:	Fire station to the North of the site - single storey sectional building. Sherborne House - Grade I listed
Noise and other pollutants:	None
State of external area and public realm:	
Parking, internal circulation and servicing:	There are a series of long and short stay public car parks which occupy a linear area of land stretching from North to South

Market Conditions/Perceptions/Demand

Market appraisal:	Sherborne is an affluent town, located on the A30 with reasonably good demand for both employment land and finished units. Demand is anticipated for units ranging from 1,000-2,500 sq ft. 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.
Current site status:	A concept statement for Sherborne House has been prepared. Allocated under policy NA4 of the Local Plan for mixed use development. The policy required that development should include employment workspace (A2/B1)
Development viability:	Unviable
Is site being actively marketed:	Unknown

Ownership and Constraints on Development

Ownership:	Unknown
% of long lease:	Unknown

Ransom strips / other ownership constraints:	No restrictions known
Sustainability Factors	
Strategic Access	
Ease of access to main road network:	The Northern boundary is adjacent to the A30. Existing vehicular access to the fire station could provide access to the land north of Sherborne House
Proximity to rail/sea/air freight:	Possibility of rail freight at Sherborne Station if the appropriate rail infrastructure was in place
Quality of Wider Environment	
Adjacent Land uses:	Surrounding uses mainly residential with retail along the western boundary. B1 use probably most appropriate given the town centre position.
Wider environmental quality:	
Local Facilities:	Town centre site - access to numerous facilities
Subject to flood risk:	The site is not in a flood risk zone
Site Development Constraints	
Site access:	There are a number of well use pedestrian links from the parking areas through to the shops. Scope for enhancement. Future proposals should be supported by investment in sustainable travel options, optimising access to the town centre and rail station.
Topography and shape:	Long site, rising to the north
Utilities:	Would need to be investigated
On site environmental, nature conservation, cultural heritage, trees and landscape:	This is a sensitive site and development will need to be carefully planned to ensure the design and layout preserves or enhances the character of the town as well as the settings of a number of listed buildings within and adjoining the site. Buildings that make a positive contribution to the conservation area should be retained. Views to and from Sherborne House should be preserved.
Contamination, land stability and on site structures:	Buildings and other listed structures on site that will need to be retained.
Accessibility	
Workforce:	The workforce for the site is expected to originate from Sherborne and the surrounding communities. <ul style="list-style-type: none"> • Overall Population; 9,523 • Of a Working Age; 6,280 (66%) • Economically Active; 3,920 (62%)
Access by public transport:	Development expected to enhance pedestrian/cycle routes to other parts of the town including the railway station and bus stops. Contribution

	towards the provision of transport infrastructure will be sought. There is nearby access to several Bus Transit Links from the site providing links to the local area. Sherborne railway station is within a close proximity of the site, providing links further afield.
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Sequential Test and Brownfield/Greenfield

Urban/urban edge/rural:	Urban
Previously Developed Land:	Brownfield
Located within a protected employment area:	Yes, the site is formally allocated in the development plan

Social and Regeneration Policy

Availability of other jobs locally:	Number of firms (excluding the self-employed) 410 Total number of people working in the town 4,800
Deprivation in local communities:	E01020544 - Sherborne East Newlands IMD County Rank – 181 (out of 247) Employment Deprivation County Rank – 130 (out of 247)
Priority regeneration designation:	The site is not formally identified for regeneration in the local economic strategy or development plan.
Potential availability of 'gap' funding:	Currently no funding available
Ability to support particular economic development priority:	

Other Policy Considerations

Alternative uses if no longer allocated for employment:	Site is suitable for a mix of uses
Policy considerations:	<ul style="list-style-type: none"> • SS1; Within DDB. • SA21 & SA22; Sherborne Conservation Area • SA3; Sherborne Urban Area landscape character area. • Sherborne House is Grade I listed with other grade II listed buildings/structures on site. • SA15; Some groundwater source protection Zone in the North East.

Recommendations

Other Comments and Recommendation

Known constraints /possible conflicts:	<ul style="list-style-type: none"> • Development should be supported by a requirement for significant green infrastructure including public open space incl. equivalent sports field provision, allotments and gardens. Protected species surveys (e.g. bats, badgers) will also be required.
Additional comments:	This area has been included in a comprehensive scheme or 'mixed use area' to focus upon regeneration and environmental improvements. The allocation is seen as a means of highlighting the potential of the mixed use development to create social and economic impacts and a

	positive impact on the town.
Recommendation:	Employment uses could be considered at this broad location as part of a mixed use scheme should the site be deemed suitable for development

No picture available	Site ref no:	SHE 04
	Site area (ha):	14.03
	Site Address:	Barton Farm, Sherborne
	Site description and location:	The site is located on the north-western edge of the historic market town of Sherborne and lies between the main (A30) road to Yeovil and the B3148 Marston Road. The western end of the site can be seen from the A30 when approached from the Yeovil direction.

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

Age and quality of buildings:	Some agricultural buildings on a small portion of the site to the south east as well as some small private residential dwellings of high quality stone construction
Noise and other pollutants:	Road noise due to the proximity of the A30 road
State of external area and public realm:	currently used for grazing cattle
Parking, internal circulation and servicing:	None

Market Conditions/Perceptions/Demand

Market appraisal:	Sherborne is an affluent town, located on the A30 with reasonably good demand for both employment land and finished units. Demand is anticipated for units ranging from 1,000-2,500 sq ft. 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.
Current site status:	The site is allocated for mixed uses in the Local Plan under policy NA1 with a requirement for at least 0.6ha of B2 or other non neighbourly uses, 2.9ha of B1 uses and 0.6 ha of B1 or other employment uses that can be accommodated without undue disturbance to residential amenity. There is an adopted Barton Farm Development Brief
Development viability:	Potentially viable
Is site being actively marketed:	Unknown

Ownership and Constraints on Development

Ownership:	Unknown
% of long lease:	N/A
Ransom strips / other ownership constraints:	No restrictions known

Sustainability Factors

Strategic Access

Ease of access to main road network:	Potentially very good access to the main A30 Road
Proximity to rail/sea/air freight:	Possibility of rail freight at Sherborne Station if the appropriate rail infrastructure was in place

Quality of Wider Environment

Adjacent Land uses:	Open countryside and agricultural land forms one edge beyond the northern hedge lined boundary formed by Sheeplands Lane. The rest of the site is constrained by residential development – generally 2 storey semi detached properties that The site is fairly contained by existing residential development, much of which overlooks the site. There is also existing a right of way used by the properties in Yeovil Road
Wider environmental quality:	Wider environment is of a good quality, open countryside, well kept housing.
Local Facilities:	Facilities fairly close by though not directly adjacent to; within 5 to 10 mins walking distance of the centre and all its facilities.
Subject to flood risk:	Not in an identified floodzone though there is the potential for flooding from surface water run-off

Site Development Constraints

Site access:	Existing access to site is via narrow lanes and a gate in the hedgerow; would need new access arrangements; possibility of access via the A30 road if the junction could be changed. The site links to a network of Public Rights of Way and is close to the town centre with potentially good pedestrian/cycle connections
Topography and shape:	Slopes from the north down to the buildings at the south of the site. Roughly triangular in shape. Sig drop in level in SE corner to road.
Utilities:	Would need to be investigated
On site environmental, nature conservation, cultural heritage, trees and landscape:	<p>The site is comprised of gently sloping agricultural fields, crossed by hedgerows, and bordered by existing development at Sherborne to the north, east and south. The north western boundary is more open, formed by Sheeplands Lane. The site lies on the lower slopes of the broadly sloping hills which form the south facing valley side of the River Yeo. Adjacent development at Sherborne would form a substantial built context to the development. Development at the site would not substantially extend the area visually affected by development in and around Sherborne, and the site would be seen in close association with the existing urban fabric of the town.</p> <p>Additional green infrastructure will be required.</p> <p>A portion of the southern part of the site is within the conservation area, and contains a listed building</p>

	(Barton farmhouse, dairy cottage and outbuildings Grade II 1/131 formally listed under Kitt Hill) Several other listed buildings to the south
Contamination, land stability and on site structures:	No obvious environmental issues; possibility of contamination from agricultural uses; some listed agricultural structures on the lower part of the site.
Accessibility	
Workforce:	<p>The workforce for the site is expected to originate from Sherborne and the surrounding communities.</p> <ul style="list-style-type: none"> • Overall Population; 9,523 • Of a Working Age; 6,280 (66%) • Economically Active; 3,920 (62%)
Access by public transport:	<p>There is nearby access to several Bus Transit Links from the site providing links to the local area.</p> <p>Sherborne railway station is within a relative proximity of the site, providing links further afield.</p>
Sequential Test and Brownfield/Greenfield	
Urban/urban edge/rural:	Urban edge
Previously Developed Land:	Greenfield
Located within a protected employment area:	Yes, the site is formally allocated in the development plan
Social and Regeneration Policy	
Availability of other jobs locally:	Number of firms (excluding the self-employed) 410
Deprivation in local communities:	<p>E01020548 - Sherborne West Marston</p> <p>IMD County Rank – 131 (out of 247)</p> <p>Employment Deprivation County Rank – 86 (out of 247)</p>
Priority regeneration designation:	The site is not formally identified for regeneration in the local economic strategy or development plan.
Potential availability of 'gap' funding:	Currently no funding available
Ability to support particular economic development priority:	
Other Policy Considerations	
Alternative uses if no longer allocated for employment:	Site is suitable for a mix of uses
Policy considerations:	<ul style="list-style-type: none"> • SS1; Within the Defined Development Boundary • SA3; Within the Limestone Ridges Landscape Character Area • SA3; Within the Sherborne Hills Landscape Character Area • The old farm buildings are listed. • Adjoining the conservation area • NA1; Land designated for mixed use development.
Recommendations	

Other Comments and Recommendation

Known constraints /possible conflicts:

- Proximity to existing residential properties.
- There are listed buildings on site.
- Could be contamination related to the farm uses.
- May need to check for archaeological remains.
- The junction with the A30 will need improvement.
- Anecdotal evidence of foot and mouth burial pits from the 1940s
- This area of Sherborne is known to be effected by Radon Gas
- Natural England Comment: the interface between the countryside and built environment should be enhanced.
- There is an existing group of trees protected by a tree preservation order just off site at Marsden Road.

- Impact on residential amenities of adjoining homes.
- The cost of infrastructure requirements makes this a difficult site to bring forward.

Additional comments:

Development at Barton Farm would help maintain an adequate supply of employment land, and opportunities for new employment and business growth in the north of the district. Employment uses could be considered at this broad location as part of a mixed use scheme should the site be deemed suitable for development.

Recommendation:

The site has potential for employment use as part of a mixed use scheme.

No picture available	Site ref no:	SHE 05
	Site area (ha):	24.65
	Site Address:	Land north west of Sheeplands Lane Marston Road
	Site description and location:	Extensive greenfield site to the west of Sherborne adjacent to the existing Local Plan allocation for Barton Farm

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

Age and quality of buildings:	No buildings on site
Noise and other pollutants:	None
State of external area and public realm:	Undeveloped greenfield site
Parking, internal circulation and servicing:	None

Market Conditions/Perceptions/Demand

Market appraisal:	Sherborne is an affluent town, located on the A30 with reasonably good demand for both employment land and finished units. Demand is anticipated for units ranging from 1,000-2,500 sq ft. 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.
Current site status:	The site is not identified in the current development plan
Development viability:	Potentially viable
Is site being actively marketed:	Unknown

Ownership and Constraints on Development

Ownership:	Unknown
% of long lease:	N/A
Ransom strips / other ownership constraints:	No restrictions known

Sustainability Factors

Strategic Access

Ease of access to main road network:	Good (A30 very close). The proposed developments would need to be supported by significant investment in public transport provision and enhancements to pedestrian and cycle facilities. In particular links should be demonstrated to Sherborne town centre, and to Sherborne railway station, which provides rail links (albeit indirectly) to Yeovil and
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	Dorchester. Need to ensure that the proposals would not have a detrimental effect on the SRN and to that end any proposals would need to be supported by a comprehensive TA. Implementation of a TP to reduce car travel supported.
Proximity to rail/sea/air freight:	Possibility of rail freight at Sherborne Station if the appropriate rail infrastructure was in place
Quality of Wider Environment	
Adjacent Land uses:	Residential and mixed use allocation site As part of the mix of uses on site any B1 uses would likely be interspersed with the residential element. In order to mitigate any harmful effects on existing and proposed residential development, B2 uses should be buffered by B1 uses
Wider environmental quality:	Good quality agricultural land
Local Facilities:	Some local facilities in estate adjacent to site.
Subject to flood risk:	Not in floodzone though may be potential flooding from surface water run-off
Site Development Constraints	
Site access:	Issues with access concerning the Barton Farm site may be able to overcome if developed in association with this site. The proposed developments would need to be supported by significant investment in public transport provision and enhancements to pedestrian and cycle facilities. In particular links should be demonstrated to Sherborne town centre, and to Sherborne railway station, which provides rail links (albeit indirectly) to Yeovil and Dorchester. Need to ensure that the proposals would not have a detrimental effect on the SRN and to that end any proposals would need to be supported by a comprehensive TA. Implementation of a TP to reduce car travel supported.
Topography and shape:	Mainly level on gentle rise from Sherborne. Would be visible in wider views but as part of Sherborne
Utilities:	Would need to be investigated
On site environmental, nature conservation, cultural heritage, trees and landscape:	The site is comprised of agricultural fields sloping gently to the south east, primarily bound by trimmed hedgerows with little tree cover. This site is rural in character, and forms an expansive and open area, rising gently into the slopes of the low hills above the town of Sherborne. There is limited definition to the north west and south west of the site; the fields forming part of a consistent green strip of land wrapping around the northern extents of the town Local and views from the wider landscape on the southern side of the Yeo Valley are likely to view the

	<p>site in association with development at the previous allocation site at Barton Farm. However, the site would form a substantial extension to the existing built form at Sherborne, reaching into the green strip of land to the north of the town. Development at the site would not substantially extend the area visually affected by development in and around Sherborne, however, the lack of definition and visual containment of the site to the north west and south west, and the encroachment of development onto the slopes of the low hills to the north of the town would result in adverse landscape impacts.</p>
Contamination, land stability and on site structures:	<p>Old quarantine hospital on site Potential contamination in relation to the agricultural use.</p>
Accessibility	
Workforce:	<p>The workforce for the site is expected to originate from Sherborne and the surrounding communities.</p> <ul style="list-style-type: none"> • Overall Population; 9,523 • Of a Working Age; 6,280 (66%) • Economically Active; 3,920 (62%)
Access by public transport:	<p>There is nearby access to several Bus Transit Links from the site providing links to the local area. Sherborne railway station is within a relative proximity of the site, providing links further afield.</p>
Sequential Test and Brownfield/Greenfield	
Urban/urban edge/rural:	Urban edge
Previously Developed Land:	Greenfield
Located within a protected employment area:	No, the site is afforded no policy protection for employment use
Social and Regeneration Policy	
Availability of other jobs locally:	<p>Number of firms (excluding the self-employed) 410 Total number of people working in the town 4,800</p>
Deprivation in local communities:	<p>E01020548 - Sherborne West Marston IMD County Rank – 131 (out of 247) Employment Deprivation County Rank – 86 (out of 247)</p>
Priority regeneration designation:	The site is not formally identified for regeneration in the local economic strategy or development plan.
Potential availability of 'gap' funding:	Currently no funding available
Ability to support particular economic development priority:	
Other Policy Considerations	
Alternative uses if no longer allocated for employment:	N/A

Policy considerations:	<ul style="list-style-type: none"> • SA15; Groundwater source protection zone • SS3; Outside the DDB (but adjacent to) • SA3; Within the Sherborne Hills Landscape Character Area
Recommendations	
Other Comments and Recommendation	
Known constraints /possible conflicts:	<ul style="list-style-type: none"> • Put forward for housing/mixed use in the SHLAA • ROW - Bridleway through the site • Development would result in a significant increase in the overall size of Sherborne. The scale of the development is such that it will be important to take full account of detailed landscape and ecological appraisals of the scheme. • The cost of infrastructure requirements makes this a difficult site to bring forward. • proposals at this site must ensure that the development enhances the existing interface between the built environment and open countryside and provide significant new green infrastructure.
Additional comments:	Potential to deliver employment uses as part of a mixed use development. There may be opportunity to consider this site with the land allocated by the 2006 Local plan as one development option which could help overcome the highways issues
Recommendation:	Site has potential for employment uses as part of a mixed use scheme

No picture available	Site ref no:	SHE 06
	Site area (ha):	27.89
	Site Address:	Land south of Bradford Road Bradford Road
	Site description and location:	Extensive greenfield site to the south west of Sherborne

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

Age and quality of buildings:	No buildings on site
Noise and other pollutants:	Road noise from A30
State of external area and public realm:	Undeveloped greenfield site
Parking, internal circulation and servicing:	None

Market Conditions/Perceptions/Demand

Market appraisal:	Sherborne is an affluent town, located on the A30 with reasonably good demand for both employment land and finished units. Demand is anticipated for units ranging from 1,000-2,500 sq ft. 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.
Current site status:	The site is not identified in the current development plan
Development viability:	Potentially viable
Is site being actively marketed:	Unknown

Ownership and Constraints on Development

Ownership:	One owner
% of long lease:	N/A
Ransom strips / other ownership constraints:	No restrictions known

Sustainability Factors

Strategic Access

Ease of access to main road network:	Good access. The proposed developments would need to be supported by significant investment in public transport provision and enhancements to pedestrian and cycle facilities. In particular links should be demonstrated to Sherborne town centre, and to Sherborne railway station, which provides rail links (albeit indirectly) to Yeovil and Dorchester. Need to ensure that the proposals would not have a detrimental effect on the SRN and to that end any
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	proposals would need to be supported by a comprehensive TA Implementation of a TP to reduce car travel supported.
Proximity to rail/sea/air freight:	Possibility of rail freight at Sherborne Station if the appropriate rail infrastructure was in place
Quality of Wider Environment	
Adjacent Land uses:	Residential, allotments, road As part of the mix of uses on site any B1 uses would likely be interspersed with the residential element. In order to mitigate any harmful effects on existing and proposed residential development, B2 uses should be buffered by B1 use
Wider environmental quality:	
Local Facilities:	The site is within walking distance of neighbourhood facilities at West End.
Subject to flood risk:	Site south of Lenthay Road in floodzone 3
Site Development Constraints	
Site access:	Access is via Lenthay Road which is already at capacity. Could not support vehicular traffic generated by additional development. Junctions on Horsecastles would need improving.
Topography and shape:	Slight slope down to the south
Utilities:	Would need to be investigated
On site environmental, nature conservation, cultural heritage, trees and landscape:	The site is well contained in wider views from the north and east. There are some well-established hedgerows within the site along field boundaries Belt of woodland along northern and western boundary The southern part of the site has been identified as Land of Local Landscape Important (LLLI) in the 2006 Local Plan The scale of the development is such that it will be important to take full account of detailed landscape and ecological appraisals There is an opportunity to provide a more positive edge to the town and development in this location currently backs on to the countryside.
Contamination, land stability and on site structures:	Pylons Due to the historical use of the site there is a potential for ground contamination - would not necessarily prohibit development but an assessment of risk will need to be carried out by the developer. If there is the potential for contamination to affect the site conditions may be imposed upon development

Accessibility	
Workforce:	<p>The workforce for the site is expected to originate from Sherborne and the surrounding communities.</p> <ul style="list-style-type: none"> • Overall Population; 9,523 • Of a Working Age; 6,280 (66%) • Economically Active; 3,920 (62%)
Access by public transport:	<p>There is nearby access to several Bus Transit Links from the site providing links to the local area.</p> <p>Sherborne railway station is within a relative proximity of the site, providing links further afield.</p>
Sequential Test and Brownfield/Greenfield	
Urban/urban edge/rural:	Urban edge
Previously Developed Land:	Greenfield
Located within a protected employment area:	No, the site is afforded no policy protection for employment use
Social and Regeneration Policy	
Availability of other jobs locally:	<p>Number of firms (excluding the self-employed) 410</p> <p>Total number of people working in the town 4,800</p>
Deprivation in local communities:	<p>E01020545 - Sherborne West Lenthay IMD County Rank – 191 (out of 247) Employment Deprivation County Rank – 87 (out of 247)</p> <p>E01020547 - Sherborne West Westbridge IMD County Rank – 77 (out of 247) Employment Deprivation County Rank – 96 (out of 247)</p>
Priority regeneration designation:	The site is not formally identified for regeneration in the local economic strategy or development plan.
Potential availability of 'gap' funding:	Currently no funding available
Ability to support particular economic development priority:	
Other Policy Considerations	
Alternative uses if no longer allocated for employment:	may be imposed upon development. N/A
Policy considerations:	<ul style="list-style-type: none"> • SA15; Ground water source protection zone • SS3; Outside the DDB (but adjacent to) • SA3; Sherborne Hills landscape character area. Lower section is in the Yeo Valley Pasture Landacape Character Area • AH1; Southern part of site in floodzone 3 • SA6; Southern part of site LLLI • Southern part of site school buffer
Recommendations	
Other Comments and Recommendation	
Known constraints /possible conflicts:	<ul style="list-style-type: none"> • Put forward for housing/mixed use in the SHLAA - employment here could be part of a mixed use scheme

	<ul style="list-style-type: none">• ROW - Footpath through the site linking it to the wider countryside.• Site would result in a significant increase in the overall size of Sherborne.• The development would be located a relatively long way from the existing town centre services. The remoteness from the centre is likely to reduce the overall sustainability of the option.
Additional comments:	Employment uses could be considered at this broad location as part of a mixed use scheme should the site be deemed suitable for development. However, there may be limited potential to integrate with the existing development and link to the town centre.
Recommendation:	Site has potential for employment uses as part of a mixed use scheme.

No picture available	Site ref no:	SHE 07
	Site area (ha):	0.80
	Site Address:	Former Gas Depot, Sherborne
	Site description and location:	To the south of the town of Sherborne, beyond the Exeter to London train line this former gasworks site has already been partially developed but could provide the opportunity to accommodate additional employment development.

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

Age and quality of buildings:	Several buildings on site; warehousing/ storage/ workshop; not very good quality brick and corrugated metal structures with roller shutter doors
Noise and other pollutants:	Noise from nearby road and railway line, as well as noise from the existing workshops
State of external area and public realm:	Poor quality, large amounts of scrap metal abandoned/stored in the external areas
Parking, internal circulation and servicing:	No formal parking or circulation, but external areas have some hard standing which is used to keep vehicles and scrap material; there is one access route on/off the site (vehicular only-no pavement)

Market Conditions/Perceptions/Demand

Market appraisal:	Sherborne is an affluent town, located on the A30 with reasonably good demand for both employment land and finished units. Demand is anticipated for units ranging from 1,000-2,500 sq ft. 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.
Current site status:	The site is allocated for employment in the Local Plan under policy NA3.
Development viability:	Unviable
Is site being actively marketed:	Unknown

Ownership and Constraints on Development

Ownership:	Unknown
% of long lease:	Unknown
Ransom strips / other ownership constraints:	No restrictions known

Sustainability Factors

Strategic Access	
Ease of access to main road network:	Less than 1km drive down a B Class road to the A352. Any future proposals would be expected to be supported by investment in sustainable travel options, optimising access to the town centre and rail station.
Proximity to rail/sea/air freight:	Possibility of rail freight at Sherborne Station if the appropriate rail infrastructure was in place, very close proximity
Quality of Wider Environment	
Adjacent Land uses:	The site is constrained by the river and rail line to one edge, and is directly adjacent to 4 storey residential flats 'Hillside' that overlook the site and have gardens that back onto the site. On the other side there is open grassland. There is a residential unit along the frontage of the site with Gas House Hill which overlooks the site, the gardens of which open out onto the site. The amenity of these properties is a consideration, though they already experience noise generated by road and rail along with the noise from the existing workshops on the site.
Wider environmental quality:	very good quality natural environment; surrounded by LLLI
Local Facilities:	Good selection of facilities nearby, short walking distance to town centre
Subject to flood risk:	The edge of the site that runs parallel with the river is in floodzones 2 and 3.
Site Development Constraints	
Site access:	Existing access in place; 1 route in/out from Gashouse Lane; could be shared by adjacent residential unit, would need improvement. The current site access is directly next to a level crossing
Topography and shape:	at a lower level than the nearby road which is at the current buildings roof height, long and narrow in shape Slopes steeply down from New Road.
Utilities:	Would need to be investigated
On site environmental, nature conservation, cultural heritage, trees and landscape:	The site lies on the urban edge of Sherborne, and has existing uses and buildings on site. Mature vegetation surrounds the majority of the site resulting in a well enclosed area. Adjacent to the site to the north east, the river valley is formed into a pleasant parkland pasture area. The site would be seen within the existing urban fabric of the town, and is therefore not considered to have significant visual impacts.
Contamination, land stability and on site structures:	Possible contamination issues resulting from previous use; Flooding issues due to the proximity of the River; Existing structures and hard standing on site may need to be removed

	Due to the historical use of the site there is a potential for ground contamination - would not necessarily prohibit development but an assessment of risk will need to be carried out by the developer. If there is the potential for contamination to affect the site conditions may be imposed upon development
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Accessibility

Workforce:	<p>The workforce for the site is expected to originate from Sherborne and the surrounding communities.</p> <ul style="list-style-type: none"> • Overall Population; 9,523 • Of a Working Age; 6,280 (66%) • Economically Active; 3,920 (62%)
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Access by public transport:	<p>There is nearby access to several Bus Transit Links from the site providing links to the local area.</p> <p>Sherborne railway station is within a close proximity of the site, providing links further afield.</p>
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Sequential Test and Brownfield/Greenfield

Urban/urban edge/rural:	Urban edge
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Previously Developed Land:	Brownfield, previously developed land
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Located within a protected employment area:	Yes, the site is formally allocated in the development plan may be imposed upon development
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Social and Regeneration Policy

Availability of other jobs locally:	<p>Number of firms (excluding the self-employed) 410</p> <p>Total number of people working in the town 4,800</p>
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Deprivation in local communities:	<p>E01020546 - Sherborne West Abbey</p> <p>IMD County Rank – 120 (out of 247)</p> <p>Employment Deprivation County Rank – 161 (out of 247)</p>
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Priority regeneration designation:	The site is not formally identified for regeneration in the local economic strategy or development plan.
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Potential availability of 'gap' funding:	Currently no funding available
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Ability to support particular economic development priority:	
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Other Policy Considerations

Alternative uses if no longer allocated for employment:	Site to be assessed for mixed use / residential suitability through SHLAA process
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Policy considerations:	<ul style="list-style-type: none"> • SS1; Within the Defined Development Boundary. • SA3; Within the Yeo Valley Pasture Landscape Character Area. • AH1; The portion of the site that is nearest the river is within flood zones 2 & 3
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Recommendations

Other Comments and Recommendation

Known constraints /possible conflicts:	<ul style="list-style-type: none"> • Site is partially in use. • Site will likely require soil remediation measures to mitigate the
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	<p>contamination of the previous use would could make the site unviable.</p> <ul style="list-style-type: none">• 8m main river constraint• Current access is close to the railway crossing and relatively narrow between homes and river.• There may be structural problems with the retaining wall along the southern boundary.
Additional comments:	<p>Development here could help improve the appearance of this untidy site and given its accessible location would support a sustainable pattern of development.</p> <p>While development at this site could potentially be acceptable it is unlikely to be economically viable solely for employment uses. A mixed use scheme including some residential uses may make development at this site deliverable.</p>
Recommendation:	<p>Site has no potential for future employment uses as part of a mixed use scheme.</p>

No picture available	Site ref no:	SHE 08
	Site area (ha):	1.80
	Site Address:	Hunts Depot, Sherborne DT9 3DP
	Site description and location:	Located off a spur from the B3145, the large depot site is predominantly private, with gated access.

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

Age and quality of buildings:	The depot building appears to be of a good quality. Expressing no signs of poor condition or a need for repair.
Noise and other pollutants:	Potential noise issues.
State of external area and public realm:	The external site area appears to be in reasonable condition, with some small area of degradation to the road surface.
Parking, internal circulation and servicing:	Parking on site is predominantly centred around the South West of the site, with an adequate provision for employee and visitor parking, there is additional parking to the North East. Circulation around the site and building is difficult due to the comparative size of the building upon the site. The site is easily serviceable with the access to the site leading to the B3145 which links directly with the A352.

Market Conditions/Perceptions/Demand

Market appraisal:	Sherborne is an affluent town, located on the A30 with reasonably good demand for both employment land and finished units. Demand is anticipated for units ranging from 1,000-2,500 sq ft. 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.
Current site status:	The site is currently in owner occupation
Development viability:	Unknown.
Is site being actively marketed:	There is no active site marketing at present.

Ownership and Constraints on Development

Ownership:	Unknown
% of long lease:	Unknown
Ransom strips / other ownership constraints:	No restraints known

Sustainability Factors

Strategic Access

Ease of access to main road network:	Access to the main road network is adequate with nearly routes to both the A352 and A30 main roads through the area.
Proximity to rail/sea/air freight:	Possibility of rail freight at Sherborne Station if the appropriate rail infrastructure was in place.
Quality of Wider Environment	
Adjacent Land uses:	Land adjacent to the site is predominantly residential to the North and West, with further employment and retail to the North East and South West respectively.
Wider environmental quality:	The site adjoins the conservation area, local built environment is of good quality.
Local Facilities:	There are adequate local facilities nearly in the town centre with a supermarket neighbouring the site to the South West.
Subject to flood risk:	There is a low potential risk of flooding to the South Western most corner of the site.
Site Development Constraints	
Site access:	Access to the site is via a small residential street, with on road parking; potentially an issue for larger vehicles requiring access to and from the site.
Topography and shape:	The site is level.
Utilities:	The current developed nature of the site indicates potential availability but the local network capacity may need investigation.
On site environmental, nature conservation, cultural heritage, trees and landscape:	There is a Tree Preservation Order across the site, pertaining primarily to the trees located along the site boundaries. Development should seek to minimise its prominence in wider views.
Contamination, land stability and on site structures:	The site may have contamination issues which will need to be investigated.
Accessibility	
Workforce:	The workforce for the site is expected to originate from Sherborne and the surrounding communities. <ul style="list-style-type: none"> • Overall Population; 9,523 • Of a Working Age; 6,280 (66%) • Economically Active; 3,920 (62%)
Access by public transport:	There are several nearby bus transit links close to the site, it is also within walking distance of Sherborne Railway station.
Sequential Test and Brownfield/Greenfield	
Urban/urban edge/rural:	Urban-edge
Previously Developed Land:	Brownfield
Located within a protected employment area:	As an existing employment site, the site is protected for employment uses under policy ET1 of the 2006 West Dorset Local Plan.

Social and Regeneration Policy	
Availability of other jobs locally:	Number of firms (excluding the self-employed) 410 Total number of people working in the town 4,800
Deprivation in local communities:	E01020544 - Sherborne East Newlands IMD County Rank – 181 (out of 247) Employment Deprivation County Rank – 130 (out of 247)
Priority regeneration designation:	The site is not formally identified for regeneration in the local economic strategy or development plan.
Potential availability of 'gap' funding:	Currently no funding available
Ability to support particular economic development priority:	
Other Policy Considerations	
Alternative uses if no longer allocated for employment:	Located within the DDB, the site may be appropriate for a number of uses should it no longer be required for employment.
Policy considerations:	<ul style="list-style-type: none"> • SS1; Sherborne Defined Development Boundary • SA3; Yeo Valley and Sherborne Landscape Character Assessment
Recommendations	
Other Comments and Recommendation	
Known constraints /possible conflicts:	
Additional comments:	The site is in full operational use by a single occupier, there are no vacant units and there is very little opportunity for new development. The site is particularly valuable to the local economy but its location makes the site attractive for a variety of uses and it could be subject to development pressure for non employment uses.
Recommendation:	The site should be protected for employment uses

No picture available	Site ref no:	SHE 09
	Site area (ha):	4.54
	Site Address:	South Western Business Park DT9 3PS
	Site description and location:	Located behind the Sherborne Railway Station the site is currently used for both industrial and retail trading purpose.

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

Age and quality of buildings:	A majority of the buildings on site are of a good quality and condition, with slight degradation to the building materials yard to the South East of the site.
Noise and other pollutants:	The industrial use of the larger unit to the west of the site generates some noticeable on site noise. There are also significant quantities of chemicals stored on site in a shed at the entrance to the unit, which could suggest the potential for pollutant emission.
State of external area and public realm:	The external area of the site appears to be of a good condition and well maintained. There are public footpaths across the site allowing for safe pedestrian access; there is access from the site to the neighbouring residential development via a path to the North West corner.
Parking, internal circulation and servicing:	There are adequate private parking facilities. Circulation through the site is of a sufficient size to allow for easy access of HGVs and other large vehicles. The site is easily serviceable, with easy access from the local main roads to the site.

Market Conditions/Perceptions/Demand

Market appraisal:	Sherborne is an affluent town, located on the A30 with reasonably good demand for both employment land and finished units. Demand is anticipated for units ranging from 1,000-2,500 sq ft. 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.
Current site status:	The site is at present, in full occupation fro both retail trading and industrial uses.
Development viability:	Unknown, though as the site is currently in employment use and well occupied further development is likely to be viable.
Is site being actively marketed:	There is no active site marketing at present

Ownership and Constraints on Development

Ownership:	Unknown
% of long lease:	Unknown

Ransom strips / other ownership constraints:	No restrictions known
Sustainability Factors	
Strategic Access	
Ease of access to main road network:	Access to the nearby main road network is good, via well proportioned roads allowing for all vehicle types. The site accesses on to the B3145, from which there is a direct route to the A352.
Proximity to rail/sea/air freight:	There is the facility to exploit both rail and road freight options, as a result of the site neighbouring the railway lines and Sherborne station
Quality of Wider Environment	
Adjacent Land uses:	Land adjacent to the site is predominantly in residential use, with retail and service development to the North East in Sherborne Town centre.
Wider environmental quality:	The site adjoins the conservation area, local built environment is of good quality.
Local Facilities:	There are adequate local facilities within a short distance of the site in the town centre.
Subject to flood risk:	The site is within flood risk zone 3
Site Development Constraints	
Site access:	Access to the site is not obvious from the roadway, however it is of an adequate quality and size to service the units on the industrial estate.
Topography and shape:	The site is level.
Utilities:	The current developed nature of the site indicates potential availability but the local network capacity may need investigation.
On site environmental, nature conservation, cultural heritage, trees and landscape:	There are no on site environmental concerns though development should seek to minimise its prominence in wider views.
Contamination, land stability and on site structures:	The site may have contamination issues which will need to be investigated.
Accessibility	
Workforce:	<p>The workforce for the site is expected to originate from Sherborne and the surrounding communities.</p> <ul style="list-style-type: none"> • Overall Population; 9,523 • Of a Working Age; 6,280 (66%) • Economically Active; 3,920 (62%)
Access by public transport:	There are good local public transit links close to the site, offering both rail and bus transit links through the local area.
Sequential Test and Brownfield/Greenfield	
Urban/urban edge/rural:	Urban-edge
Previously Developed Land:	Brownfield

Located within a protected employment area:	As an existing employment site, the site is protected for employment uses under policy ET1 of the 2006 West Dorset Local Plan.
Social and Regeneration Policy	
Availability of other jobs locally:	Number of firms (excluding the self-employed) 410 Total number of people working in the town 4,800
Deprivation in local communities:	E01020546 - Sherborne West Abbey, IMD County Rank – 120 (out of 247) Employment Deprivation County Rank – 161 (out of 247)
Priority regeneration designation:	The site is not formally identified for regeneration in the local economic strategy or development plan.
Potential availability of 'gap' funding:	Currently no funding available
Ability to support particular economic development priority:	The site is at present, extensively developed, there is little potential for further expansion or intensification of use with the site in its current form. The site provides a wealth of employment for the local area, which should be retained and protected, despite the lack of potential to increase this.
Other Policy Considerations	
Alternative uses if no longer allocated for employment:	As the site is within the DDB, if no longer required for employment an number of uses could be considered though suitable uses would be limited by the location within a high risk floodzone.
Policy considerations:	<ul style="list-style-type: none"> • SS1; Sherborne Defined Development Boundary • SA3; Yeo Valley and Sherborne Landscape Character Assessment
Recommendations	
Other Comments and Recommendation	
Known constraints /possible conflicts:	
Additional comments:	The existing businesses make an important contribution to the local economy and offer local employment opportunities.
Recommendation:	The site should be protected for employment use.

No picture available	Site ref no:	SHE 10
	Site area (ha):	0.40
	Site Address:	The Old Yarn Mills, Sherborne DT9 3RQ
	Site description and location:	Located at an interchange between the A352 Ottery Lane, and Westbury, the small site occupies the corner of the large open plot occupied by the Sherborne School playing fields

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

Age and quality of buildings:	The buildings along the south western edge of the sit are obviously aging; original to the site, they appear to be standing the test of time and are being well maintained. The newer steel sheds to the North Western end of the site also appear to be of a good standard.
Noise and other pollutants:	There is no notable noise pollution emanating from the site; the businesses sited hare appear to be fairly clean and quite, hence the absence of pollutant sources.
State of external area and public realm:	The external site area is of a good general condition; dominated primarily by parking for units. There is an absence of a public realm within the site due to its small roadside location.
Parking, internal circulation and servicing:	Parking for the site appears to be adequate for the businesses on site; however there is little provision for visitor parking. The roadside location of the site renders it very easily and readily serviceable.

Market Conditions/Perceptions/Demand

Market appraisal:	Sherborne is an affluent town, located on the A30 with reasonably good demand for both employment land and finished units. Demand is anticipated for units ranging from 1,000-2,500 sq ft. 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.
Current site status:	The site is at present in partial occupation, with several vacant units.
Development viability:	Unknown
Is site being actively marketed:	The site is actively marketed at present

Ownership and Constraints on Development

Ownership:	Unknown
% of long lease:	Unknown

Ransom strips / other ownership constraints:	Unknown
Sustainability Factors	
Strategic Access	
Ease of access to main road network:	There is excellent access to the main road network via the A352 directly from the site.
Proximity to rail/sea/air freight:	None
Quality of Wider Environment	
Adjacent Land uses:	Land adjacent to the site is primarily Greenfield land, to the North and West, with a small volume of residential development to the east and an industrial site to the South East.
Wider environmental quality:	The local environment is of a high quality due to the location within the local heritage conservation area of Sherborne and the Dorset AONB.
Local Facilities:	There are good nearby local facilities in the Sherborne town centre.
Subject to flood risk:	The site is within floodzone 3
Site Development Constraints	
Site access:	Access to the site is via the A352, Ottery Land, allowing easy access for most vehicles, however there is little space to manoeuvre on site due to the compact nature of the site and external space.
Topography and shape:	The site is on a level, with a very flat localised topography.
Utilities:	The current developed nature of the site highlights the presence of the site within the current local mains utility network.
On site environmental, nature conservation, cultural heritage, trees and landscape:	There are no on site environmental concerns to note, besides the position within the Dorset AONB.
Contamination, land stability and on site structures:	The entirety of the site is designated as an area of contaminated land, as a result of previous activities performed on site.
Accessibility	
Workforce:	<p>The workforce for the site is expected to originate from Sherborne and the surrounding communities.</p> <ul style="list-style-type: none"> • Overall Population; 9,523 • Of a Working Age; 6,280 (66%) • Economically Active; 3,920 (62%)
Access by public transport:	<p>There is nearby access to several Bus Transit Links from the site providing links to the local area.</p> <p>Sherborne railway station is within a relative proximity of the site, providing links further afield.</p>
Sequential Test and Brownfield/Greenfield	
Urban/urban edge/rural:	Urban-edge

Previously Developed Land:	The site is considered to be a Brownfield allocation due to its previously developed state.
Located within a protected employment area:	As an existing employment site, the site is protected for employment uses under policy ET1 of the 2006 West Dorset Local Plan.
Social and Regeneration Policy	
Availability of other jobs locally:	Number of firms (excluding the self-employed) 410 Total number of people working in the town 4,800 There are several other sites within the local area which offer similar employment opportunities to those on site.
Deprivation in local communities:	E01020546 - Sherborne West Abbey IMD County Rank – 120 (out of 247) Employment Deprivation County Rank – 161 (out of 247)
Priority regeneration designation:	The site is not formally identified for regeneration in the local economic strategy or development plan.
Potential availability of 'gap' funding:	Currently no funding available
Ability to support particular economic development priority:	
Other Policy Considerations	
Alternative uses if no longer allocated for employment:	Located within the DDB, the site may be appropriate for a number of uses should it no longer be required for employment, though the location in the floodzone may limit development.
Policy considerations:	<ul style="list-style-type: none"> • SS1; Sherborne Defined Development Boundary • SA3; Yeo Valley and Sherborne Landscape Character Assessment • SA21 & SA22; Sherborne Conservation Area.
Recommendations	
Other Comments and Recommendation	
Known constraints /possible conflicts:	
Additional comments:	There is no potential for further development or intensification beyond the occupation of the vacant units but the site is suitable for continued employment use.
Recommendation:	The site is suitable for continued employment use but alternative uses could also be considered.

No picture available	Site ref no:	SHE 11
	Site area (ha):	3.76
	Site Address:	Coldharbour Business Park DT9 4JW
	Site description and location:	Located upon the North Eastern fringe of Sherborne, the modern business park provides a valuable professional employment facility for town.

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

Age and quality of buildings:	The buildings are of a high quality and excellent condition expected of a relatively recent development
Noise and other pollutants:	There are no notable concerns related to noise or pollutants present upon the site.
State of external area and public realm:	The external area and public realm are of a high quality, providing an attractive and effective landscaped environment.
Parking, internal circulation and servicing:	Adequate parking provision for each unit, providing space for both staff and visitor parking. The circulation across the site is excellent, with easy access to each of the respective units. The location of the site directly off of the A30, along with its good circulation makes the site very serviceable.

Market Conditions/Perceptions/Demand

Market appraisal:	Sherborne is an affluent town, located on the A30 with reasonably good demand for both employment land and finished units. Demand is anticipated for units ranging from 1,000-2,500 sq ft. 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.
Current site status:	The site is at present in full occupation by a number of professional businesses.
Development viability:	Unknown
Is site being actively marketed:	There is no active marketing at present

Ownership and Constraints on Development

Ownership:	Unknown
% of long lease:	Unknown
Ransom strips / other ownership constraints:	No restraints known

Sustainability Factors

Strategic Access

Ease of access to main road network:	Access to the main road network is excellent with direct access from the site on to the A30 Cold Harbour Road.
Proximity to rail/sea/air freight:	There is no relevant proximity to alternatives to road freight.
Quality of Wider Environment	
Adjacent Land uses:	Land adjacent to the site is primarily of residential use to the west, with open Greenfield land to the east of the site.
Wider environmental quality:	Local built and natural environment is of a good quality.
Local Facilities:	Wide range of facilities in Sherborne town centre.
Subject to flood risk:	The site is not within a flood risk zone.
Site Development Constraints	
Site access:	Access to the site is of an excellent standard, providing easy access for all vehicle types.
Topography and shape:	The site topography is highly variable, with several non uniform changes in height from South East to North West.
Utilities:	The current developed nature of the site highlights the presence of the site within the current local mains utility network.
On site environmental, nature conservation, cultural heritage, trees and landscape:	The site lies within a Groundwater Protection Zone. There are no other environmental constraints to note.
Contamination, land stability and on site structures:	No noted sources of contamination or poor ground stability.
Accessibility	
Workforce:	<p>The workforce for the site is expected to originate from Sherborne and the surrounding communities.</p> <ul style="list-style-type: none"> • Overall Population; 9,523 • Of a Working Age; 6,280 (66%) • Economically Active; 3,920 (62%)
Access by public transport:	<p>There is nearby access to several Bus Transit Links from the site providing links to the local area.</p> <p>Sherborne railway station is within a relative proximity of the site, providing links further afield.</p>
Sequential Test and Brownfield/Greenfield	
Urban/urban edge/rural:	Urban-edge
Previously Developed Land:	Brownfield
Located within a protected employment area:	As an existing employment site, the site is protected for employment uses under policy ET1 of the 2006 West Dorset Local Plan.
Social and Regeneration Policy	
Availability of other jobs locally:	<p>Number of firms (excluding the self-employed) 410</p> <p>Total number of people working in the town 4,800</p>

	There are few sites of this quality offering similar employment opportunities to those offered on this site within the Sherborne area.
Deprivation in local communities:	E01020542 - Sherborne East Coldharbour, IMD County Rank – 151 (out of 247) Employment Deprivation County Rank – 64 (out of 247)
Priority regeneration designation:	The site is not formally identified for regeneration in the local economic strategy or development plan.
Potential availability of 'gap' funding:	Currently no funding available
Ability to support particular economic development priority:	
Other Policy Considerations	
Alternative uses if no longer allocated for employment:	Located within the DDB, the site may be appropriate for a number of uses should it no longer be required for employment.
Policy considerations:	<ul style="list-style-type: none"> • SS1; Sherborne Defined Development Boundary • SA3; Yeo Valley and Sherborne Landscape Character Assessment • SA15; Groundwater Source Protection Zone
Recommendations	
Other Comments and Recommendation	
Known constraints /possible conflicts:	
Additional comments:	The site is suitable for continued employment use but has limited capacity for additional development. The existing businesses make an important contribution to the economy and offer local employment opportunities. The location within the DDB makes the site attractive for a variety of uses and it could be subject to development pressure for non employment uses.
Recommendation:	The site should be protected for employment uses.

No picture available	Site ref no:	SHE 12
	Site area (ha):	0.85
	Site Address:	Sherborne Business Centre DT9 3DP
	Site description and location:	Located off the B3145, Long Street, the newly developed site is in the beginnings of occupation, with further site works still to be completed.

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

Age and quality of buildings:	The building is of a high quality due to the recent redevelopment which is currently underway and nearing completion.
Noise and other pollutants:	There are no relevant concerns relating to noise pollution or any other pollutant source.
State of external area and public realm:	The external realm is of a good quality, resulting from its recent redevelopment. There is little in the way of a public realm, to note.
Parking, internal circulation and servicing:	Parking is adequate for the site, with spaces provided outside each unit, as well as a public gravel car park which has been introduced to the eastern end of the site. Circulation through the site is of a good quality, with separate access to the public gravel car park. The site is well serviceable due to access around the entirety of the building as well as access to the main road, the A30, within close proximity.

Market Conditions/Perceptions/Demand

Market appraisal:	Sherborne is an affluent town, located on the A30 with reasonably good demand for both employment land and finished units. Demand is anticipated for units ranging from 1,000-2,500 sq ft. 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.
Current site status:	The site is not identified in the 2006 West Dorset District Local Plan. The site is at present in partial occupation as a result of its recent redevelopment and contains a wide mix of uses including a nursery.
Development viability:	Unknown
Is site being actively marketed:	The site is actively marketed at present.

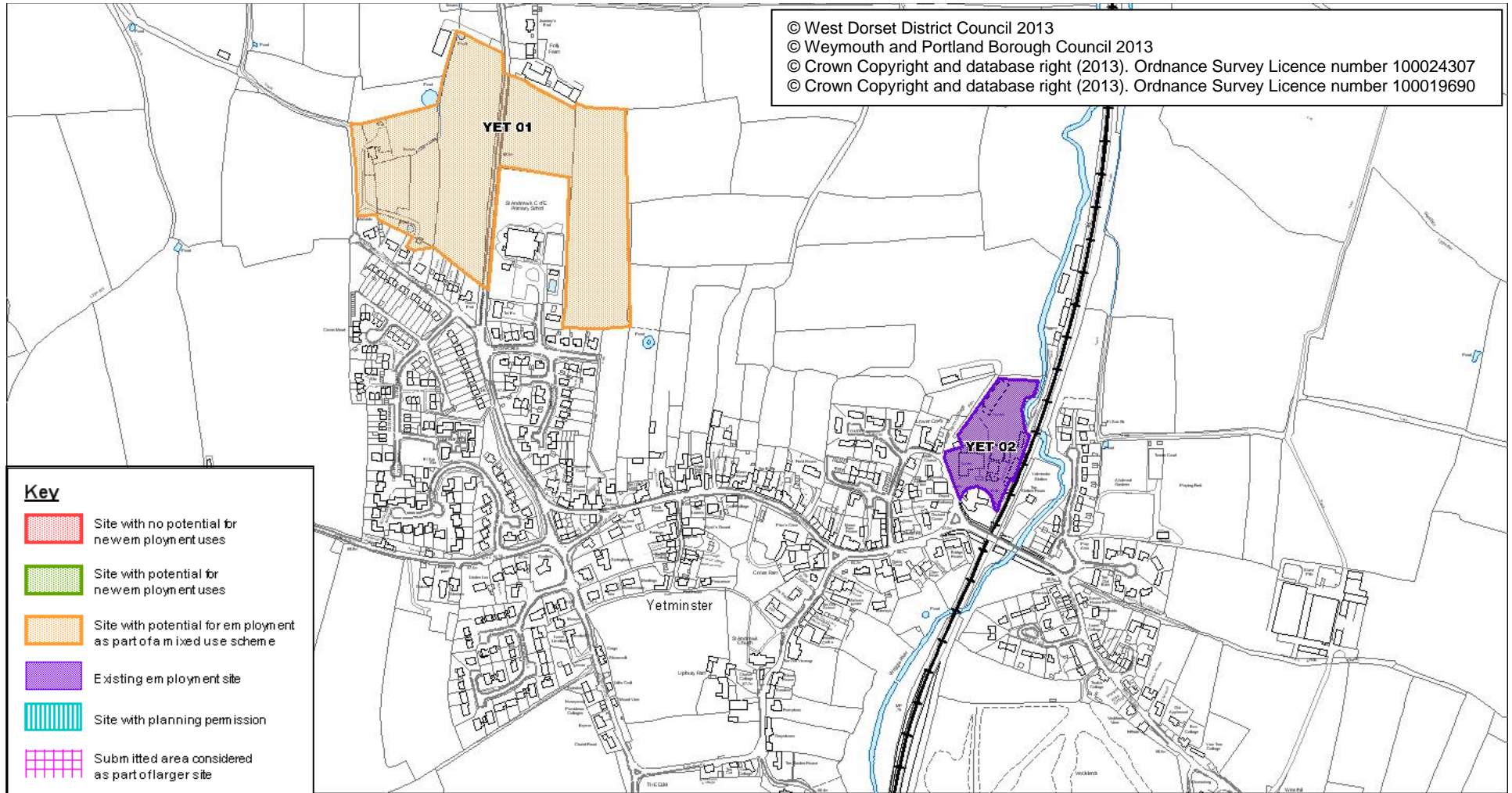
Ownership and Constraints on Development

Ownership:	Unknown
% of long lease:	Unknown

Ransom strips / other ownership constraints:	Unknown
Sustainability Factors	
Strategic Access	
Ease of access to main road network:	There is access from the site to the B3145, which is within a few minutes of the local main road the A30.
Proximity to rail/sea/air freight:	There is no relevant proximity to alternative road transit.
Quality of Wider Environment	
Adjacent Land uses:	Land adjacent to the site is primarily residential to the North West, with Hunts Depot to the south west and Greenfield land to the east.
Wider environmental quality:	The local natural environment is of a high quality due to the Dorset countryside location. Local development is of a average quality.
Local Facilities:	There are adequate local facilities within the Sherborne town centre, close to the site.
Subject to flood risk:	There is no relevant risk of flooding to the site.
Site Development Constraints	
Site access:	Access to the site is via the B3145, which leads through a brief narrowing on the site; there is no issue of access for most vehicles, however larger HGVs may have issues relating to on site manoeuvrability.
Topography and shape:	The site topography is predominantly flat, with a very slight slope downwards from North West to South East; however this is minimal at best.
Utilities:	The current developed nature of the site highlights the presence of the site within the current local mains utility network.
On site environmental, nature conservation, cultural heritage, trees and landscape:	There are no on site environmental issues to note.
Contamination, land stability and on site structures:	The building area has been designated a site of contamination as a result of previous uses.
Accessibility	
Workforce:	The workforce for the site is expected to originate from Sherborne and the surrounding communities. <ul style="list-style-type: none"> • Overall Population; 9,523 • Of a Working Age; 6,280 (66%) • Economically Active; 3,920 (62%)
Access by public transport:	There is nearby access to several Bus Transit Links from the site providing links to the local area. Sherborne railway station is within a relative proximity of the site, providing links further afield.
Sequential Test and Brownfield/Greenfield	
Urban/urban edge/rural:	Urban-edge

Previously Developed Land:	The site is designated as Brownfield land as a result of previous development.
Located within a protected employment area:	As an existing employment site, the site is protected for the purpose of employment uses under policy E2 of the new Local Plan.
Social and Regeneration Policy	
Availability of other jobs locally:	Number of firms (excluding the self-employed) 410 Total number of people working in the town 4,800 There are several other business and industrial parks within the local Sherborne area which offer similar employment opportunities.
Deprivation in local communities:	E01020542 - Sherborne East Coldharbour IMD County Rank – 151 (out of 247) Employment Deprivation County Rank – 64 (out of 247)
Priority regeneration designation:	The site is not formally identified for regeneration in the local economic strategy or development plan.
Potential availability of 'gap' funding:	Currently no funding available
Ability to support particular economic development priority:	
Other Policy Considerations	
Alternative uses if no longer allocated for employment:	Located within the DDB, the site may be appropriate for a number of uses should it no longer be required for employment.
Policy considerations:	<ul style="list-style-type: none"> • SS1; Sherborne Defined Development Boundary • SA3; Yeo Valley and Sherborne Landscape Character Assessment
Recommendations	
Other Comments and Recommendation	
Known constraints /possible conflicts:	
Additional comments:	The site is suitable for continued employment use, but given the diverse range of exiting occupiers it may also be appropriate to consider alternative uses.
Recommendation:	The site is suitable for continued employment use but alternative uses could also be considered.

Yetminster



Sites with Potential for Some Employment Uses as Part of a Mixed Use Development

Site Ref	Source	Address	Area	Shortlisted for Detailed Assessment	Comments
YET 01	Officer Identified	Land to the North of Yetminster	6.12	Yes	Site has the potential to deliver some employment uses as part of a mixed use development. Some infrastructure improvements are likely to be required.

Existing Employment Sites

Site Ref	Address	Area	Shortlisted for Detailed Assessment	Comments
YET 02	Railway Triangle	0.96	Yes	The current uses remain appropriate but the site has no potential for further development or intensification.

No picture available	Site ref no:	YET 01
	Site area (ha):	6.12
	Site Address:	Land east of school / Land to the west of St Andrews Primary School
	Site description and location:	Greenfield site to the north of the village of Yetminster

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

Age and quality of buildings:	No existing employment buildings on site
Noise and other pollutants:	No obvious pollutants
State of external area and public realm:	Good quality natural environment.
Parking, internal circulation and servicing:	None

Market Conditions/Perceptions/Demand

Market appraisal:	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.
Current site status:	The site is not identified in the 2006 West Dorset District Local Plan
Development viability:	Potentially viable
Is site being actively marketed:	Unknown

Ownership and Constraints on Development

Ownership:	Multiple owners.
% of long lease:	N/A
Ransom strips / other ownership constraints:	No restrictions known

Sustainability Factors

Strategic Access

Ease of access to main road network:	Access to the main road network is poor, with a long distance along small country roads, single track at times, to reach the A37 from site.
Proximity to rail/sea/air freight:	Possibility of rail freight at Yetminster Station

Quality of Wider Environment

Adjacent Land uses:	Agriculture to the north and east. The amenity of the adjacent school and residential uses to the south will be a consideration.
Wider environmental quality:	Good quality agricultural environment.
Local Facilities:	Yetminster has a number of local facilities though the site is some distance from the centre of the village.

Subject to flood risk:	Negligible - not in floodzone
Site Development Constraints	
Site access:	<p>The point at which vehicular access will be taken is crucial. Would need footway links Highway access could be indirect via Thornford Road.</p> <p>Pedestrian/cycle access to High Street may be possible with landowner cooperation.</p> <p>Coles Lane is unsuited for additional traffic.</p>
Topography and shape:	<p>No issues with slope or views. Land to the south up to edge of Conservation Area is of a more intimate character reflecting historic field patterns with planted field boundaries. Becomes more open and larger scale further north. Not very prominent views. Fairly Flat.</p>
Utilities:	Would need to be investigated
On site environmental, nature conservation, cultural heritage, trees and landscape:	<p>The area supports a series of narrow fields with dense hedgerows running down to the settlement. It seems likely many of the hedgerows are of considerable antiquity. The area also includes a small copse. The dense hedgerows and trees are likely to support a range of protected species, perhaps most notably bats. A full ecological and landscape impact assessment should be undertaken</p> <p>Southern half - linear historic field pattern that extends from the settlement edge. Dense hedgerow boundaries and vegetation enclose small and intimate rough grass fields. Existing vegetation would provide an effective screen to development, but small scale landscape pattern could not accommodate large scale employment units and infrastructure.</p> <p>Northern half - large open fields defined by tall hedgerows of various densities and has the potential to absorb units without significant adverse impact</p>
Contamination, land stability and on site structures:	<p>Due to the historical use of the site there is a potential for ground contamination – this would not necessarily prohibit development but an assessment of risk would need to be carried out by the developer. If there is the potential for contamination to affect the site conditions may be imposed upon development</p>
Accessibility	
Workforce:	<p>The workforce for the site is expected to originate from Yetminster and the surrounding communities.</p> <ul style="list-style-type: none"> • Overall Population; 1,105

	<ul style="list-style-type: none"> • Of a Working Age; 797 (72%) • Economically Active; 517 (65%)
Access by public transport:	The site is within a relatively close distance of the Yetminster Railway Station; there are no alternative public transport links.
Sequential Test and Brownfield/Greenfield	
Urban/urban edge/rural:	Rural
Previously Developed Land:	Greenfield
Located within a protected employment area:	No, the site is afforded no policy protection for employment use
Social and Regeneration Policy	
Availability of other jobs locally:	Local employment opportunities are limited.
Deprivation in local communities:	E01020550 - Yetminster IMD County – 141 (out of 247) Employment County – 143 (out of 247)
Priority regeneration designation:	The site is not formally identified for regeneration in the local economic strategy or development plan.
Potential availability of 'gap' funding:	Currently no funding available
Ability to support particular economic development priority:	
Other Policy Considerations	
Alternative uses if no longer allocated for employment:	N/A
Policy considerations:	<ul style="list-style-type: none"> • SS3; Outside of DDB (but adjoining) • SA3; Limestone Ridges / Blackmoor Vale landscape character area • School buffer zone in the west • SA6; LLLI in the south
Recommendations	
Other Comments and Recommendation	
Known constraints /possible conflicts:	<ul style="list-style-type: none"> • ROW - footpaths through the site. • There is an underground pipeline that runs across part of the site and a land drain that is need to alleviate flooding in the village.
Additional comments:	Site has the potential to deliver some employment uses as part of a mixed use development. Some infrastructure improvements are likely to be required.
Recommendation:	The site has potential for employment uses as part of a mixed use scheme.

No picture available	Site ref no:	YET 02
	Site area (ha):	0.96
	Site Address:	Railway Triangle, Yetminster DT9 6LH
	Site description and location:	The compact site, located down a small lane in Yetminster, is predominantly home to a series of local car sales and repair businesses, but also offers access to the railway station.

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

Age and quality of buildings:	The buildings on site are of a fairly poor quality, many in serious need of maintenance.
Noise and other pollutants:	There is a noted noise presence on site with the motor engineering taking place within some units; there is also the probability of other pollutants related to these activities.
State of external area and public realm:	The external site area is of a poor condition, with obvious degradation to the road surface.
Parking, internal circulation and servicing:	Parking on site is uncontrolled, and has resulted in many of the access routes to units being blocked by parked cars, restricting the already tight and insufficient circulation further. Part of the site, due to very restricted access and the current site uses are completely un-serviceable.

Market Conditions/Perceptions/Demand

Market appraisal:	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.
Current site status:	The site is not identified in the 2006 West Dorset District Local Plan. The site is currently in employment use and is partially occupied with some vacant units.
Development viability:	Unknown
Is site being actively marketed:	There is active site marketing at present

Ownership and Constraints on Development

Ownership:	Unknown
% of long lease:	Unknown
Ransom strips / other ownership constraints:	No restrictions known

Sustainability Factors

Strategic Access

Ease of access to main road network:	Access to the main road network is poor, with a long distance along small country roads, single track at times, to reach the A37 from site.
Proximity to rail/sea/air freight:	Possibility of rail freight at Yetminster station which adjoins the site.
Quality of Wider Environment	
Adjacent Land uses:	Land adjacent to the site is used solely for residential purposes, with open Greenfield land to the North. The amenity of the residential properties will be a consideration.
Wider environmental quality:	The local natural environment is of a high quality as a result of its location within the Dorset countryside. Local development is of an average quality.
Local Facilities:	Yetminster has a number of local facilities including a shop and post office.
Subject to flood risk:	The site is in an area of high potential flood risk (flood risk zone 3).
Site Development Constraints	
Site access:	Access to the site is very poor, constrained by the number of vehicles on site.
Topography and shape:	The site topography is varied, but there is a general downwards trend in height from south to north across the site.
Utilities:	The current developed nature of the site indicates potential availability but the local network capacity may need investigation.
On site environmental, nature conservation, cultural heritage, trees and landscape:	No on site environmental concerns. Development could provide the opportunity for visual enhancement of the existing site.
Contamination, land stability and on site structures:	There is a listed building allocation to the unit on the southern most extent of the site.
Accessibility	
Workforce:	The workforce for the site is expected to originate from Yetminster and the surrounding communities. <ul style="list-style-type: none"> • Overall Population; 1,105 • Of a Working Age; 797 (72%) • Economically Active; 517 (65%)
Access by public transport:	Yetminster railway station adjoins the eastern side of the site.
Sequential Test and Brownfield/Greenfield	
Urban/urban edge/rural:	Rural
Previously Developed Land:	Brownfield
Located within a protected employment area:	As an existing employment site, the site is protected for employment uses under policy ET1 of the 2006 West Dorset Local Plan.
Social and Regeneration Policy	

Availability of other jobs locally:	There are no similar employment sites within the local area.
Deprivation in local communities:	E01020550 - Yetminster IMD County – 141 (out of 247) Employment County – 143 (out of 247)
Priority regeneration designation:	The site is not formally identified for regeneration in the local economic strategy or development plan.
Potential availability of 'gap' funding:	No funding currently available.
Ability to support particular economic development priority:	
Other Policy Considerations	
Alternative uses if no longer allocated for employment:	The site would only really be suitable to be returned to Greenfield land, due to the extensive flooding issues.
Policy considerations:	<ul style="list-style-type: none"> • SS1; Defined Development Boundary • SA3; Landscape Character Assessment, Limestone Ridges & Yeo Valley Pasture • AH1; Flood Risk Zone 3 (high risk)
Recommendations	
Other Comments and Recommendation	
Known constraints /possible conflicts:	
Additional comments:	The current uses remain appropriate but the site has no potential for further development or intensification.
Recommendation:	The site is suitable for continued employment use but alternative uses could also be considered.