

Summary of Sites Considered Unsuitable from Desk Study

SITE REFERENCE	LOCATION	SITE ADDRESS	SITE SIZE (HA)	SITE SIZE (ACRES)	DESK STUDY	SITE INSP.	FULL FEAS.	COMMENTS	RECOMMENDATION
BEAM CS 003	Beaminster	Land North of Crooked Lane	5.36	13.24	Y	N	N	Anticipated limited demand and poor access. Superior sites in Beaminster	Do not inspect - do not consider site for employment uses
BRID CS 001	Bridport	Land Adj 1 Crock Lane	2.36	5.83	Y	N	N	Site located on eastern side of Bridport. Poor access via residential feeder roads	Do not inspect - do not consider site for employment uses
BRID CS 002	Bridport	Land South West of Ryeberry Hill	0.56	1.38	Y	N	N	Site located on western side of Bridport. Possible topographic restrictions and adjoins residential	Do not inspect - do not consider site for employment uses
BRID CS 004	Bridport	Land South East of Ryeberry Hill	0.65	1.61	Y	N	N	Site located on western side of Bridport. Adjoins residential. Superior sites in town	Do not inspect - do not consider site for employment uses
BRID CS 008	Bridport	Land south of Dodhams Lane	1.43	3.53	Y	N	N	Located to north of town. Site slopes steeply. Superior sites in town	Do not inspect - do not consider site for employment uses
BRID CS 009	Bridport	Land adj Colfox School, Pymore	4.82	11.91	Y	N	N	Two fields to north of town. Sloping site with no existing access	Do not inspect - do not consider site for employment uses
CHICK CS 009	Chickerell	Land at Mandeville Road	5.23	12.92	Y	N	N	Poor access to site. Not adjoining industrial estates. Offers limited potential	Do not inspect - do not consider site for employment uses

Site Ref	BEAM 003
Address	Land to North of Crooked Lane
Settlement	BEAMINSTER
Size	5.36 ha (13.24 acres)
Current Use	Agricultural Land
Inspected	No



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Rural location, to north of village. Adjoins residential development to south	1
Site Size	Very large - if developed in entirety would exceed anticipated demand for location	1
Accessibility	Poor - through centre of village unless new access constructed	1
Development Constraints	Stream crosses site with some mature trees. Relatively level	2
Planning Constraints	Within AONB. Outside DDB (but adjoining)	1
Sustainability	Greenfield site, 1km from hourly bus route, adjoins Beaminster with reasonable size workforce catchment	1
Commercial Appeal	Demand for subject site is likely to be poor	1

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

Economic Deliverability Unviable/~~Potentially Viable~~

Recommendations and Comments Access to this site is very poor and given its size, in comparison to the town, rural location and superior sites in Beaminster, it is recommended that the site is **not considered for employment uses**

Site Ref BRID CS 01

Address Land adj to Crock Lane

Settlement BRIDPORT

Size 2.36 ha (5.83 acres)

Current Use Vacant

Inspected No



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Located on edge of Bridport in close proximity of A35. Adjoins residential development to north and west	1
Site Size	Fair for size of town	2
Accessibility	Very poor, past residential properties via narrow road. Access limits commercial appeal	1
Development Constraints	Sloping site with a number of mature trees	1
Planning Constraints	Not allocated for employment uses and no alternative planning status. Within AONB. Outside DDB (but adjoining)	1
Sustainability	Greenfield site. 100 m from hourly bus route, adjoins Bridport with large potential workforce	1
Commercial Appeal	Demand for subject site is likely to be poor	1

Anticipated Demand

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

Economic Deliverability

Unviable/~~Potentially Viable~~

Recommendations and Comments

Access to this site is very poor as it directly passes residential property. It is recommended that **this site is not considered for employment uses**

Site Ref BRID CS 02
Address Land South West of Ryeberry Hill
Settlement BRIDPORT
Size 0.56 ha (1.38 acres)
Current Use Vacant
Inspected No



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Located on edge of Bridport in fairly close proximity of A35. Located to rear of residential property	1
Site Size	Fair for size of town	2
Accessibility	Potential from adjoining lane or new access off B3162. Likely to be commercially acceptable	2
Development Constraints	Steeply sloping site - development costs likely to make site unviable	1
Planning Constraints	Currently no planning status, although within AONB. Highly visible due to prominent location. Outside DDB.	1
Sustainability	Greenfield site. Adjoins hourly bus route. Bridport has large potential workforce	1
Commercial Appeal	Limited demand for site with more favourable locations adjoining existing estates	1

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

Economic Deliverability Unviable/~~Potentially Viable~~

Recommendations and Comments Topography prohibits cost effective development. More favourable sites in Bridport. It is recommended that this **site is not considered for employment uses**

Site Ref BRID CS 04
Address Land South East of Ryeberry Hill
Settlement BRIDPORT
Size 0.65 ha (1.61 acres)
Current Use Vacant
Inspected No



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Located on edge of Bridport in fairly close proximity of A35. Located to rear of residential property	1
Site Size	Fair for size of town	2
Accessibility	Fair - with potential from lane which runs through site	2
Development Constraints	Mainly flat although sloping to north. Partly within flood zone	1
Planning Constraints	Currently no planning status, although within AONB. Visible due to location. Outside DDB (but adjoining)	1
Sustainability	Greenfield site. Adjacent to hourly bus route. Bridport has large potential workforce	1
Commercial Appeal	Limited demand for site with more favourable locations adjoining existing estates	1

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Economic Deliverability Unviable/~~Potentially Viable~~

Recommendations and Comments More favourable sites in Bridport, therefore it is recommended that this **site is not considered for employment uses**

Site Ref BRID CS 08

Address Land south of Dodhams Lane

Settlement BRIDPORT

Size 1.43 ha (3.53 acres)

Current Use Vacant

Inspected No



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Located on edge of Bridport on A3066. Located to rear of residential property	1
Site Size	Fair for size of town	2
Accessibility	None and access considered problematic due to elevated position and nearby junction	1
Development Constraints	Steeply sloping to west.	1
Planning Constraints	Not allocated for employment uses. Within AONB. Prominently located. Outside DDB (but adjoining)	1
Sustainability	Greenfield site. Adjoins hourly bus route. Bridport has large potential workforce	1
Commercial Appeal	Limited demand for site with more favourable locations adjoining existing estates	1

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Economic Deliverability Unviable/~~Potentially Viable~~

Recommendations and Comments More favourable sites in Bridport, therefore it is recommended that this site is not considered for employment uses

Site Ref BRID CS 09
Address Land adj to Colfox School,
Pymore
Settlement BRIDPORT
Size 4.82 ha (11.91 acres)
Current Use Vacant
Inspected No



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Located on edge of Bridport on A3066.	1
Site Size	Fair for size of town	2
Accessibility	Poor - no existing access and Pymore Lane and Gypsy Lane both small	1
Development Constraints	Sloping site. Overhead cables cross part of site	1
Planning Constraints	Currently no planning status, although within AONB. Prominently located. Outside DDB	1
Sustainability	Urban edge greenfield site. 1/2km to hourly bus route. Bridport has large potential workforce	1
Commercial Appeal	Limited demand for site with more favourable locations adjoining existing estates	1

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

Economic Deliverability Unviable/~~Potentially Viable~~

Recommendations and Comments Poor access means that there are more favourable sites in Bridport, therefore it is recommended that this **site is not considered for employment uses**

Site Ref CHICK CS009

Address Land at Mandeville Road

Settlement CHICKERELL

Size 5.23 ha (12.92 acres)

Current Use Part vacant with existing retail outlet

Inspected No



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Located on edge of Chickerell in fairly close proximity to Littlesea	1
Site Size	Fair for size of town	2
Accessibility	Poor - with no additional capacity and therefore limits commercial appeal	1
Development Constraints	Mainly flat although slopes at western edge	2
Planning Constraints	Outside DDB, within Heritage Coast. Open feel to site	1
Sustainability	Greenfield site (assumed that retail unit would remain), 790 m from bus.	1
Commercial Appeal	Limited demand due to poor access and distance to other estates	1

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

Economic Deliverability Unviable/~~Potentially Viable~~

Recommendations and Comments Due to access constraints and more favourable sites in immediate area, it is recommended that this site is not considered for employment uses