

Summary of Sites subject to detailed Feasibility Appraisal

SITE REFERENCE	LOCATION	SITE ADDRESS	SITE SIZE (HA)	SITE SIZE (ACRES)	DESK STUDY	SITE INSP.	FULL FEAS	COMMENTS	RECOMMENDATION
BEAM CS 001	Beaminster	Lane End Farm, Tunnel Road	3.25	8.03	Y	Y	Y	Potentially offers small scale development opportunities- likely demand 2-3 acres for next 20 years	Appears to be commercially viable, but at a nominal level.
BRID CS 005	Bridport	Land adj St Andrews Industrial Estate	2	4.94	Y	Y	Y	Logical extension to existing industrial estate. Potential access/development cost issues	Given ground conditions and highway costs the site is currently not commercially viable.
BRID CS 007	Bridport	Land at North Mills Trading Estate	0.5	1.24	Y	Y	Y	Small extension to existing industrial estate using existing access	Site appears to be commercially viable and it is recommended that it is retained for employment uses
BRID CS 011	Bridport	Land north of Gore Cross	8.35	20.62	Y	Y	Y	Extension to existing industrial estate. Highways issues	Site requires significant highway improvements for access. If these were to be carried out site would appear commercially viable
BRID CS 012	Bridport	The South West Quadrant	5.14	12.70	Y	Y	Y	Mixed use regeneration scheme in town centre. Includes industrial areas. May suit some offices in addition to B1/B8	Site offers regeneration opportunities. Recommended that it is retained for employment uses as part of mixed use scheme
BRID CS 013	Bridport	Travis Parkins Yard, St Andrews Road	1.45	3.58	Y	Y	Y	Existing site, with prominence and access. Existing buildings may offer refurbishment potential	Site offers commercial viability with existing buildings offering some refurbishment potential
CHICK CS 001	Chickerell	Land at Putton Lane	4	9.88	Y	Y	Y	Very prominent corner location, good potential access and flat plot	Site appears to be commercially viable and it is recommended that it is retained for employment uses
CHICK CS 003	Chickerell	Radipole Lane (Chafeys Lake Site)	4.2	10.37	Y	Y	Y	Good access onto relief road in close proximity to Granby. Flat site	Site appears to be commercially viable and it is recommended that it is retained for employment uses
CHICK CS 008	Chickerell	Putton Lane Area (Policy EA6 mixed use site)	10.2	25.19	Y	Y	N	Large Urban Extension to include some Employment Land. Poor access	Mixed use scheme which may suit some industrial in south of site if new access
CROSS CS 003	Crossways	Land to the west of Warmwell Road	2.1	5.19	Y	Y	Y	Flat site adjoining main road on edge of village. Probably offers enough employment land for next 20 years for location	Site appears to be commercially viable and it is recommended that it is retained for employment uses
DORCH CS 007	Dorchester	Land at St Georges Road, Adj to A35	2.56	6.32	Y	Y	Y	Flat on eastern side of A35, rises on western side. Well screened. Located on road to Louds Mill	Given topography, site is not commercially viable.

Summary of Sites subject to detailed Feasibility Appraisal

DORCH CS 010	Dorchester	Fairfield Car Park	2.22	5.48	Y	Y	Y	Central location, flat site, however used as market/car park - planning issues	Site may offers mixed use scheme, however the loss of parking and market facilities may be unacceptable
DORCH CS 012	Dorchester	Charles Street Car Park	1.68	4.15	Y	Y	Y	Central location with good access - offices or residential opportunities. Loss of parking may be problematic	Site offers regeneration opportunities. Recommended that it is retained for employment uses as part of mixed use scheme
LYME CS 005	Lyme Regis	Uplyme Industrial Estate	0.16	0.40	Y	Y	Y	Adjoins existing industrial estate. Limited demand in location, which is likely to favour smaller units	Site appears to be commercially unviable. Limited alternative sites of in town so perhaps should be retained for employment uses
MNFV CS 001	Maiden Newton	Land adj to Sewerage Works	1.19	2.94	Y	Y	Y	Sloping site may make unviable. However offers potential for small units, utilising existing residential access	Site appears to be commercially viable and it is recommended that it is considered for employment uses
PUDD CS 001	Puddletown	Land at Three Lanes Way	2.01	4.96	Y	Y	Y	Can access A35 without going through village, adjoins new resi development	Site appears to be commercially viable and it is recommended that it is considered for employment uses
PUDD CS 002	Puddletown	Northbrook Farm	1.7	4.20	Y	Y	Y	Good access onto A35, flat and flanked by trees. Possible refurbishment of existing in addition to new units	Site appears to be commercially viable and it is recommended that it is considered for employment uses
SHE CS 001	Sherborne	Land adj to Coldharbour	7.14	17.64	Y	Y	Y	Obvious extension to Cold Harbour. Good access & located on A30 (although on Eastern side of town)	Site appears to be commercially viable and it is recommended that it is considered for employment uses
SHE CS 003	Sherborne	Barton Farm	3.48	8.60	Y	Y	Y	Small mixed use site on western side of town. Access improvements required	Recommended that site is retained for mixed use purposes

Site Ref BEAM CS 001
Address Lane End Farm, Tunnel Road
Settlement BEAMINSTER
Size 3.25 ha (8.03 acres)
Current Use Agricultural Land
Inspected Yes



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Rural with few immediate neighbours. Distant from other industrial estates	2
Site Size	Large - if developed in entirety would exceed demand for location. Assumed only 3 acres would be developed	1
Accessibility	Existing access would require improvements. Located directly on A3066	2
Development Constraints	Relatively flat site	3
Planning Constraints	Outside DDB and AONB.	1
Sustainability	Greenfield site. Close to town centre facilities, bus routes and train.	1
Commercial Appeal	Anticipated demand for site limited, although most appealing of three sites identified at Beaminster	1

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

Economic Deliverability Unviable/Potentially Viable

Recommendations and Comments Development appraisal carried out to standard assumptions with four phase development. The site is potentially commercially viable, although this is marginal given the location and anticipated demand for this area. Nevertheless, it is recommended that this site is **considered for employment uses in the future.**

Site Ref BRID CS 005
Address Land at St Andrews Industrial Estate
Settlement BRIDPORT
Size 2 ha (4.94 acres)
Current Use Vacant but allocated for B1 uses

Inspected Yes



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Urban location adjoining existing industrial estate	3
Site Size	Good for size of town	3
Accessibility	Located on A3066. Access would have to be through adjoining estate. Some highways improvements required	2
Development Constraints	Site has ground stability issues which will likely make unviable. To the rear of residential properties	1
Planning Constraints	Allocated for employment uses in local plan. Within AONB. Highway improvements required. Within DDB	2
Sustainability	Greenfield site, close to town centre and amenities. Bridport has large potential workforce	2
Commercial Appeal	Limited demand for subject site as ground conditions/access issues limit future development	2

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

Economic Deliverability Unviable/~~Potentially Viable~~

Recommendations and Comments Development appraisal carried out to standard assumptions with two phase development. However, build costs have been increased up to £75 per sq ft to reflect adverse ground conditions and highways issues. These additional costs make the site currently unviable. It is therefore recommended that the site is **not considered for future employment uses**

Site Ref BRID CS 007
Address Land at North Mills Trading Estate
Settlement BRIDPORT
Size 0.5 ha (1.24 acres)
Current Use Currently vacant land on Industrial Estate. Allocated for B1 or B2 uses
Inspected Yes



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Urban location, within North Mills Industrial Estate.	3
Site Size	Small site which would likely appeal to number of occupiers	3
Accessibility	Existing access to industrial estate. Strategic access is fair (partly through town)	2
Development Constraints	Area of vacant land within industrial estate boundary - limited constraints	3
Planning Constraints	Allocated for employment uses in local plan. Within DDB	3
Sustainability	Brownfield site in central location. Bridport has large potential workforce	3
Commercial Appeal	Anticipate a good demand for site. Would suit owner occupier	3

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

Economic Deliverability Unviable/Potentially Viable

Recommendations and Comments The site is potentially viable and is one for which it is anticipated there would be a good demand. It is therefore recommended that this site is **retained for employment uses**. A proactive engagement with the landowners to ascertain their aspirations for the site may be prudent

Site Ref BRID CS 011
Address Land north of Gore Cross
Settlement BRIDPORT
Size 8.35 ha (20.62 acres)
Current Use Agricultural Land
Inspected Yes



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Urban edge, adjoins premium Industrial Estate in Bridport (Gore Cross)	3
Site Size	In its entirety the site exceeds size and likely demand for this location. Located both sides of A3066	2
Accessibility	No existing access but adjoins A3066. Highway improvements required	1
Development Constraints	Part flat and part sloping steeply. Assume development on flat side of A3066. Visible location	2
Planning Constraints	Negative Planning inspector comments due to location outside DDB (but adjoining) and skyline impact	1
Sustainability	Greenfield site. Adjoins hourly bus route. Bridport has large potential workforce	2
Commercial Appeal	Current access issues likely to limit appeal	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 town's location is unlikely to attract inward investment as it is not strategically located.

Economic Deliverability ~~Unviable~~/Potentially Viable

Recommendations and Comments Site likely to require **significant highway improvements**. These may be carried by Dorset County Council who are considering part of the site for a waste transfer site. If these improvements were undertaken then the site would appear commercially viable. If these were not to occur, then it would be recommended that alternative uses are considered for the site

Site Ref BRID CS 012
Address The South West Quadrant
Settlement BRIDPORT
Size 5.14 ha (12.70 acres)
Current Use Currently some employment but allocated in Local Plan for mixed uses to include retention of employment
Inspected Yes



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Urban location, within and adjoining town centre.	2
Site Size	Large site - regeneration scheme for town centre	2
Accessibility	Existing access, although this may benefit from some improvements	2
Development Constraints	Flat site, with numerous buildings. Any proposed scheme requires comprehensive redevelopment/regeneration	2
Planning Constraints	Mixed use (inc. employment) in Local Plan. Within AONB, Conservation Area and DDB. Recent application refused	2
Sustainability	Brownfield site in central location. Bridport has large potential workforce	3
Commercial Appeal	Anticipate a reasonably good demand for site as offers redevelopment potential (subject to planning)	3

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

Economic Deliverability Unviable/Potentially Viable

Recommendations and Comments This site offers regeneration opportunities for Bridport town centre. It is therefore recommended that this site is **retained for employment uses** (as part of a mixed scheme). A proactive engagement with the landowners to ascertain their aspirations is recommended

Site Ref BRID CS 013
Address Travis Perkins Yard, St Andrews Road
Settlement BRIDPORT
Size 1.45 ha (3.60 acres)
Current Use Employment
Inspected Yes



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Urban edge in close proximity to St Andrews Industrial Estate	3
Site Size	Good for size of town	3
Accessibility	Existing access directly onto A3066	3
Development Constraints	Flat site with some existing buildings (which could be refurbished). Adjoins residential	2
Planning Constraints	Employment retail use at present. Within DDB and AONB	3
Sustainability	Brownfield site in close proximity to town centre amenities. Bridport has large potential workforce	3
Commercial Appeal	Anticipate a good demand for site	3

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

Economic Deliverability ~~Unviable~~/Potentially Viable

Recommendations and Comments The site has commercially viability and is one for which it is anticipated there would be a good demand. Assumed two phased development. The existing buildings would likely offer refurbishment potential. It is therefore recommended that this site is **retained for employment uses**. A proactive engagement with the landowners to ascertain their aspirations for the site may be prudent

Site Ref CHICK CS 001

Address Land at Putton Lane

Settlement CHICKERELL

Size 4 ha (9.88 acres)

Current Use Currently agricultural land but allocated in Local Plan for B1/B2 uses



Inspected Yes

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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Adjoins Granby Industrial Estate in prominent corner position	3
Site Size	Good size for location	3
Accessibility	Good access off existing Chickerell Relief Road	3
Development Constraints	Flat site of regular shape - appears to be few constraints	3
Planning Constraints	Within DDB - appears to be few constraints	3
Sustainability	Greenfield site in close proximity to hourly bus route. Chickerell has good workforce catchment	2
Commercial Appeal	Prominent location onto main road anticipate a good demand for site	3

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 Development appraisal carried out to standard assumptions with three phased development. This site appears to be commercially viable and offers significant potential. It is therefore recommended that this site is **retained for employment uses**. A proactive engagement with the landowners to ascertain their aspirations would be prudent

Site Ref CHICK CS 003
Address Radipole Lane (Chafeys Lake Site)
Settlement CHICKERELL
Size 4.2 ha (10.37 acres)
Current Use Currently unused grassland but allocated in Local Plan for B1/B2 uses
Inspected Yes



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Located in close proximity to the Granby Industrial Estate	2
Site Size	Good size for location	3
Accessibility	Good access off existing Chickerell Relief Road	3
Development Constraints	Flat site - appears to be few constraints	3
Planning Constraints	Outside DDB but protected for employment uses - appears to be few constraints	3
Sustainability	Greenfield site in close proximity to hourly bus route. Chickerell has good workforce catchment	2
Commercial Appeal	Prominent location onto main road anticipate a good demand for site	3

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 Development appraisal carried out to standard assumptions with four phased development. This site appears to be commercially viable and offers significant potential. It is therefore recommended that this site is **retained for employment uses**. A proactive engagement with the landowners to ascertain their aspirations would be prudent

Site Ref CHICK CS 008

Address Putton Lane Area

Settlement CHICKERELL

Size 10.20 ha (25.19 acres)

Current Use Mostly vacant but allocated in Local Plan for mixed use to include B1 floorspace

Inspected Yes



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Urban extension located to east of Chickerell	2
Site Size	Urban extension of circa 25.19 acres. Part of which may suit employment uses. Too large in isolation	1
Accessibility	Poor access which requires significant infrastructure improvement as part of scheme	1
Development Constraints	Adjoins residential dwellings and incorporates some employment land. Undulating in topography	1
Planning Constraints	Site allocated within Local Plan for mixed use and subject to a current planning application. Within DDB	2
Sustainability	Greenfield site, close to town centre and amenities. Chickerell/Weymouth have large potential workforce	2
Commercial Appeal	Commercial appeal likely to be positive assuming part of comprehensive mixed use scheme	2

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

Economic Deliverability ~~Unviable~~/Potentially Viable

Recommendations and Comments The extension offers potential for a mixed use development including employment land. Adjoins residential dwellings on the eastern side of Chickerell. Some employment uses, accessed off Green Lane. Employment land may be suited adjoining these units, if access is significantly improved. It is recommended that some **employment land is considered as part of a mixed use urban extension**

Site Ref CROSS CS 003
Address Land to west of Warmwell Road
Settlement CROSSWAYS
Size 2.1 ha (5.19 acres)
Current Use Currently agricultural land but allocated in Local Plan for B1 Employment
Inspected Yes



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

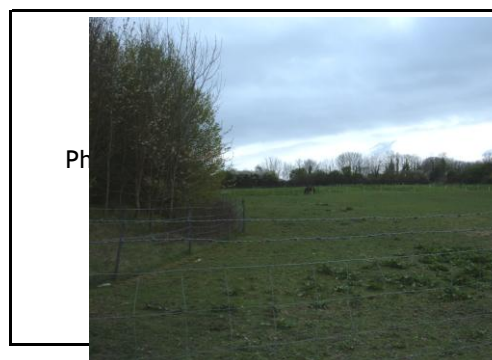
Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Located on edge of village in relatively close proximity to main towns in area. Opposite Hybris Business Park	2
Site Size	Fair size for location	2
Accessibility	Located on B3390 with good access to arterial roads in area	2
Development Constraints	Flat site - appears to be few constraints	3
Planning Constraints	Outside DDB (but adjoining). Within mineral conservation zone	2
Sustainability	Greenfield site adjacent to three times daily bus route and near to train station. Small workforce catchment	1
Commercial Appeal	Prominent location onto main road anticipate a good demand for site	2

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

Economic Deliverability Unviable/Potentially Viable

Recommendations and Comments Development appraisal carried out to standard assumptions with assumed three phased development. This site appears to be commercially viable and offers significant potential. It is therefore recommended that this site is **retained for employment uses**. A proactive engagement with the landowners to ascertain their aspirations would be prudent

Site Ref DORCH CS 007
Address Adj. North West A35, St Georges Road
Settlement DORCHESTER
Size 2.26 ha (6.32 acres)
Current Use Vacant - Open Space
Inspected Yes



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Urban edge, in close proximity to Louds Mill	2
Site Size	Fair for location	2
Accessibility	No existing access but adjoins St Georges Road. Highway improvements expected to be carried out	2
Development Constraints	Slopes upwards to south.	1
Planning Constraints	Within DDB, dense vegetation along boundaries may assist buffering	2
Sustainability	Greenfield site. Close to town centre facilities, bus routes and train. Dorchester has large potential workforce	1
Commercial Appeal	Limited demand for site as topography may make unviable	1

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

Economic Deliverability Unviable/~~Potentially Viable~~

Recommendations and Comments Development appraisal carried out to standard assumptions with two phased development. However, an additional sum of has been added £200,000 to account for higher development costs associated with the topography. These additional costs make the site currently unviable. It is therefore recommended that **this site is not considered for future employment uses**

Site Ref	DORCH CS 010
Address	Fairfield Car Park
Settlement	DORCHESTER
Size	2.22 ha (5.48 acres)
Current Use	Car Park/Market/Public toilets
Inspected	Yes



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Urban in close proximity to Great Western Industrial Estate	3
Site Size	Good size for location	3
Accessibility	Existing access to site. Central location with fairly good access to A35.	2
Development Constraints	Flat site in central location	3
Planning Constraints	Potential loss of parking and weekly market on site. Within DDB	1
Sustainability	Brownfield site. Close to town centre facilities, bus routes and train. Dorchester has large potential workforce	3
Commercial Appeal	Site offers some appeal to potential purchasers. May suit mixed use or offices. Close to Brewery development	2

Anticipated Demand

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

Economic Deliverability

~~Unviable~~/Potentially Viable

Recommendations and Comments

Development appraisal carried out to standard assumptions. Included within appraisal are some offices. Although the site is potentially viable, the loss of car parking may be unacceptable. Furthermore, given this central location, the site may be better suited to more valuable uses (opposed to general B1/B2). It is therefore recommended that were the site to be considered for development that this would suit a **mixed use scheme with offices**

Site Ref DORCH CS 012
Address Charles Street Car Park
Settlement DORCHESTER
Size 1.68 ha (4.15 acres)
Current Use Currently car park, small church and public toilets but allocated in Local Plan for mixed use
Inspected Yes



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Urban in close proximity to town centre. Unlikely to suit industrial uses	2
Site Size	Good size for location	3
Accessibility	Close to town centre with established access	2
Development Constraints	Predominantly flat (although changes in elevation). Small church on site	2
Planning Constraints	Located within DDB, conservation area, town centre and Roman town centre. Loss of parking not favourable	2
Sustainability	Brownfield site. Close to town centre facilities, bus routes and train. Dorchester has large potential workforce	3
Commercial Appeal	Site offers some appeal to potential purchasers. May suit mixed use or offices.	2

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

Economic Deliverability Unviable/Potentially Viable

Recommendations and Comments This site offers regeneration opportunities for a mixed use scheme. It is therefore recommended that **employment uses are included as part of a mixed use scheme**. A proactive engagement with the landowners to ascertain their aspirations is recommended

Site Ref LYME CS 005
Address Uplyme Industrial Estate
Settlement LYME REGIS
Size 0.16 ha (0.39 acres)
Current Use Employment
Inspected Yes



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Located on edge of Lyme Regis, adjoining existing industrial estate in Lyme Regis	3
Site Size	Good for size of town, offers natural extension to existing site	3
Accessibility	Access directly off B3165, which provides access into town centre. Strategic access poor	2
Development Constraints	Flat site with existing access. Understand site has been piled ready for redevelopment	3
Planning Constraints	Allocated for employment uses on existing industrial estate. Within DDB	3
Sustainability	Brownfield development, with regular bus stop in close proximity. Moderate size potential workforce	3
Commercial Appeal	Limited demand for employment land in vicinity	1

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

Economic Deliverability Unviable/Potentially Viable

Recommendations and Comments Development appraisal carried out to standard assumptions with an assumed two phased development. This site appears to be marginally unviable although it may offer potential in the future should values improve. Given the lack of alternative viable sites in Lyme Regis, it is still recommended that the site is retained for employment uses.

Site Ref MNFV CS001
Address Land adj to Sewage Works
Settlement MAIDEN NEWTON
Size 2.1 ha (5.19 acres)
Current Use Vacant
Inspected Yes



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Rural, adjoining new residential development	1
Site Size	Large for location, anticipate 2-3 acres only	1
Accessibility	Adjacent to A356. Assumed that access from new development would be permitted	3
Development Constraints	Site slopes from railway line down to Dorchester road - likely to increase build costs	2
Planning Constraints	No existing consent. Outside DDB, within AONB and consultation zone due to unpleasant emissions	1
Sustainability	Greenfield site adjacent to hourly bus route. Small workforce catchment	1
Commercial Appeal	Reasonably limited demand for site, although some appeal	2

Anticipated Demand Maiden Newton is located on the A356 to the north west of Dorchester. It is anticipated that there would be a reasonably limited demand for both employment land and finished units in this location with a total of 2-3 acres. Assumed mix of units ranging from 500-1,000 sq ft with likely demand from local operators. Limited potential for offices schemes

Economic Deliverability ~~Unviable~~/Potentially Viable

Recommendations and Comments Development appraisal carried out to standard assumptions with an assumed four phase development. An additional cost of £150,000 has been added due to topography and associated costs. The site is potentially commercially viable, although this is marginal given the location and anticipated demand for this area. Nevertheless, it is recommended that this site is **considered for employment uses in the future**. This assumes that access is possible from the adjoining development, otherwise the site would become unviable

Site Ref PUDD CS 001
Address Fields at Three Lanes Way
Settlement PUDDLETOWN
Size 2.01 ha (4.96 acres)
Current Use Agricultural Land
Inspected Yes



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Located on edge of village. Adjoins new residential development	2
Site Size	Good size for location	3
Accessibility	Good access to arterial road network. Can access A35 without going through village	3
Development Constraints	Flat site - appears to be few constraints	3
Planning Constraints	Adjacent to DDB, GWSPZ1 - few constraints	2
Sustainability	Greenfield site, close to three times daily bus route. Small workforce catchment but close to Dorchester	1
Commercial Appeal	Prominent location onto main road anticipate a good demand for site	2

Anticipated Demand Puddletown is well located between Dorchester and Poole and adjoins the A35. It is anticipated that there would be a fairly good demand for employment land and finished units in this location as it is well positioned for the arterial roads in the area. Employment land is expected to account for up to 10 acres with likely end units ranging from 500 sq ft - 1,500 sq ft. Given its location, it additionally offers the potential for small office schemes.

Economic Deliverability Unviable/Potentially Viable

Recommendations and Comments Development appraisal carried out to standard assumptions with an assumed four phase development. This site appears to be commercially viable and offers potential. It is therefore recommended that this site is **considered for employment uses in the future**. A proactive engagement with the landowners is recommended

Site Ref PUDD CS 002
Address Northbrook Farm
Settlement PUDDLETOWN
Size 1.7 ha (4.20 acres)
Current Use Currently agricultural land but allocated in Local Plan for employment uses (B1/B2)
Inspected Yes



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Located on edge of village with good access onto A35	2
Site Size	Good size for location	3
Accessibility	Adjacent to A35 with good access to arterial roads in the area	3
Development Constraints	Relatively flat site, although some farm buildings on site	3
Planning Constraints	Allocated for employment uses in Local Plan (B1, B2). Outside DDB	3
Sustainability	Part brownfield site, close to three times daily bus route. Small workforce catchment but close to Dorchester	2
Commercial Appeal	Prominent location onto main road anticipate a good demand for site	3

Anticipated Demand Puddletown is well located between Dorchester and Poole and adjoins the A35. It is anticipated that there would be a fairly good demand for employment land and finished units in this location as it is well positioned for the arterial roads in the area. Employment land is expected to account for up to 10 acres with likely end units ranging from 500 sq ft - 1,500 sq ft. Given its location, it additionally offers the potential for small office schemes.

Economic Deliverability Unviable/Potentially Viable

Recommendations and Comments Development appraisal carried out to standard assumptions with an assumed four phase development. This site appears to be commercially viable and offers potential. It is therefore recommended that this site is **retained for employment uses**. A proactive engagement with the landowners is recommended

Site Ref SHE CS 001

Address Land adj to Coldharbour

Settlement SHERBORNE

Size 7.14 ha (17.64 acres)

Current Use Agricultural Land

Inspected Yes



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Located on edge of town, adjoining Coldharbour Business Park	3
Site Size	Large for location. Assume say 10 acres developed only	1
Accessibility	Located on A30. Assume access from existing industrial estate	3
Development Constraints	Site slopes slightly to the north	2
Planning Constraints	Outside DDB (but adjoining).	2
Sustainability	Greenfield site in fairly close proximity to town centre and amenities. Sherborne has large potential workforce catchment	1
Commercial Appeal	Prominent location onto main road, adjoining existing industrial estate. Anticipate a fairly good demand for site	2

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

Economic Deliverability ~~Unviable~~/Potentially Viable

Recommendations and Comments Development appraisal carried out to standard assumptions with an assumed four phased development. However an additional cost of £150,000 has been factored into the build costs due to the sloping topography of the site. This site appears to be commercially viable (although this is somewhat marginal) and offers potential. It is therefore recommended that this site is **considered for employment uses**. A proactive engagement with the landowners is recommended to ascertain their aspirations for the land

Site Ref SHE CS 003
Address Barton Farm
Settlement SHERBORNE
Size 3.48 ha (8.60 acres)
Current Use Agricultural Land but allocated in Local Plan for Mixed Uses to include B1/B2
Inspected Yes



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Located on edge of town, adjoining residential, however part of mixed use scheme	2
Site Size	Fair for location	2
Accessibility	Located on A30. Improvements required	1
Development Constraints	Relatively flat. Would be developed as part of a mixed use scheme	2
Planning Constraints	Within DDB. Farm buildings are listed. Adjoins conservation area	2
Sustainability	Greenfield site in fairly close proximity to town centre and amenities. Sherborne has large potential workforce catchment	1
Commercial Appeal	Located close to A30 on western side of town. Anticipate a fairly good demand for site	2

Anticipated Demand

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

Economic Deliverability

Unviable/Potentially Viable

Recommendations and Comments

This site offers development opportunities for a mixed use scheme. Despite the negative highways issues, it is recommended that this site is **retained for a mixed scheme**. A proactive engagement with the landowners to ascertain their aspirations is recommended