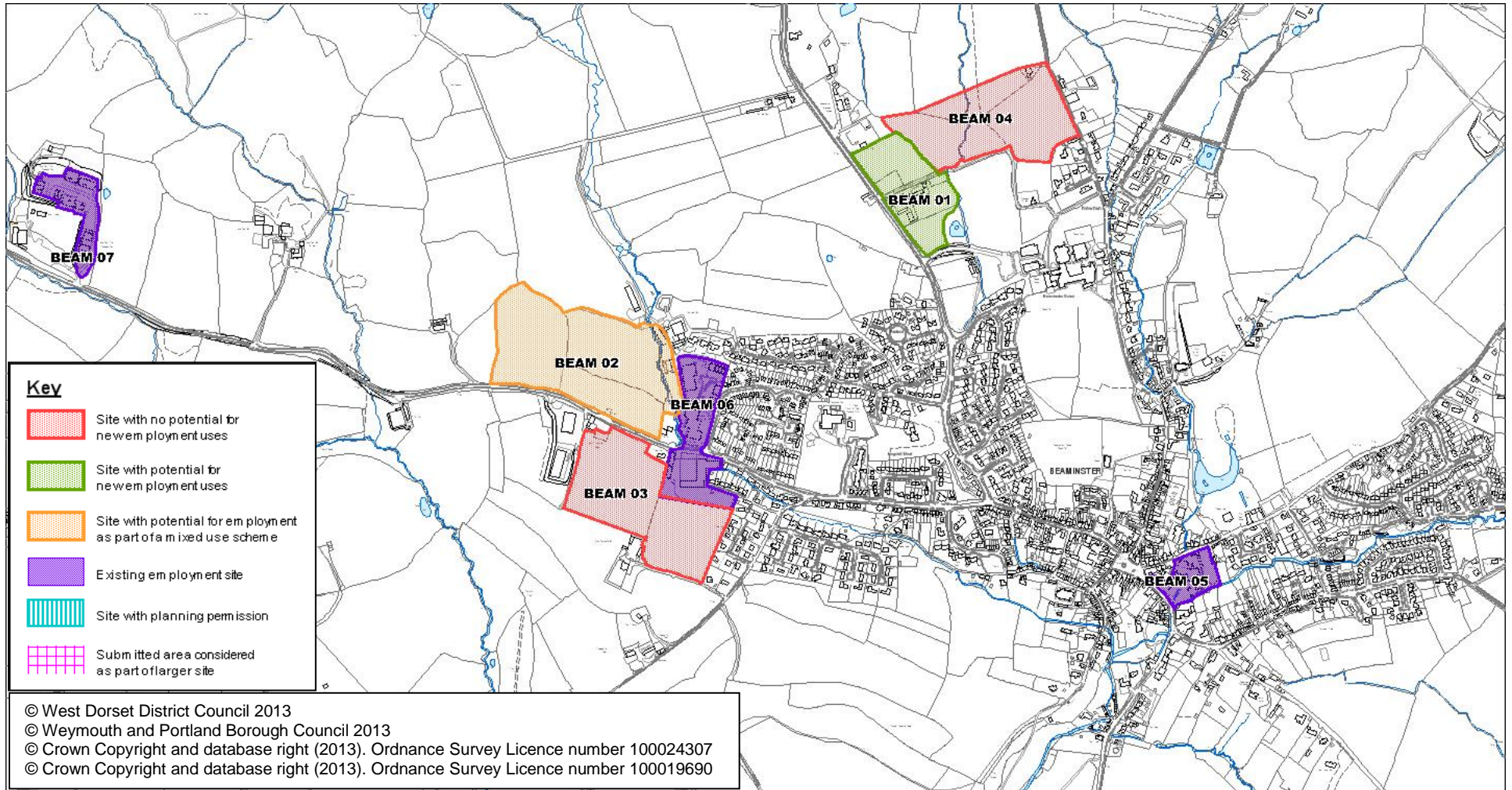

Western Area

Bridport, Beaminster, Lyme Regis
and surrounds

Beaminster



Sites with Potential for New Employment Uses

Site Ref	Source	Address	Area	Shortlisted for Detailed Assessment	Comments
BEAM 01	Officer Identified	Lane End Farm	2.95	Yes	The degree of physical and visual separation from the town rules this site out for housing. Currently in agricultural use with few neighbours this site provides an opportunity to accommodate some employment development if carefully managed.

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

Site Ref	Source	Address	Area	Shortlisted for Detailed Assessment	Comments
BEAM 02	2006 Local Plan Allocation and surrounding land	Land to the north of Broadwindsor Road	7.86	Yes	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.

Sites with No potential for New Employment Uses

Site Ref	Source	Address	Area	Shortlisted for Detailed Assessment	Reason for Exclusion
BEAM 03	Officer Identified	Land adj to Barrowfield Farm	5.76	Yes	While development at this site could potentially be acceptable it is unlikely to be economically viable due to the additional costs associated with landscape mitigation and over coming access constraints. The potential noise issues make the site undesirable for

					residential uses so a mixed use scheme would be unsuitable.
BEAM 04	Officer Identified	Land North of Crooked Lane	5.36	Yes	Development here would represent a significant intrusion into wider countryside and is constrained by access. This site is likely to have a greater impact on the AONB and ecological interests than the other Beaminster options.

Existing Employment Sites

Site Ref	Address	Area (ha)	Shortlisted for Detailed Assessment	Comments
BEAM 05	Danisco Site	0.97	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 due to the skilled nature of the employment offered. Its town centre location makes the site attractive for a variety of uses and it could be subject to development pressure for non employment uses.
BEAM 06	Broadwindsor Road	2.71	Yes	There is little opportunity for additional employment development at this site without redevelopment or intensification which would involve significant disruption to existing occupiers. Though the existing businesses make an important contribution to the local economy and offer important employment opportunities.
BEAM 07	Horn Park Quarry	1.38	Yes	The restrictions on the undeveloped portion of the site and the nature of the current development limit the opportunities for further development. Redevelopment or intensification would involve significant disruption to existing occupiers. Though the existing businesses make an important contribution to the local economy and offer important employment opportunities.

	Site ref no:	BEAM 01
	Site area (ha):	2.95
	Site Address	Lane End Farm, Tunnel Road Beaminster
	Site description and location:	Agricultural fields located on the northern edge of Beaminster. The site is slightly separate from the town.

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

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

Market Conditions/Perceptions/Demand

Market appraisal:	Demand for both employment land and finished units are likely to be limited. Demand is likely to favour smaller units which would appeal to local owner occupiers who would be seeking cost effective units, constructed to a basic specification. There would be no demand for offices in this location.
Current site status:	The site is not identified in the 2006 West Dorset District Local Plan. The site is currently in agricultural use.
Development viability:	Potentially viable.
Is site being actively marketed:	No.

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:	The site is directly adjacent to the A3066, the main road through the area.
Proximity to rail/sea/air freight:	None.

Quality of Wider Environment

Adjacent Land uses:	The site has few immediate neighbours though the amenity of a residential property to the north and the farmhouse need to be considered. To the north of the site there is a veterinary surgery, and while not adjoining the site a secondary school complex is nearby.
Wider environmental quality:	Good quality agricultural landscape within the Dorset AONB.
Local Facilities:	Beaminster is a market town providing services to the surrounding rural area. It has a range of local shops and a reasonable range of facilities in its town centre.
Subject to flood risk:	Land to the south of the site contains a pond and is within floodzones 3 and 2. Development in this area should be avoided.
Site Development Constraints	
Site access:	There is an existing access road to the farm. There is no footway here and given the location of the site and the insufficient verge creating one would be problematic.
Topography and shape:	Most of the site slopes west to east. The southern part of site slopes down from North to South.
Utilities:	Would need to be investigated.
On site environmental, nature conservation, cultural heritage, trees and landscape:	<p>The site comprises agricultural fields bounded and crossed by hedgerows with some tree cover. The site level rises to the north away from the town, with a slight downhill gradient running west to east where a stream runs along the boundary of the site. The northern half of the site is slightly more elevated and exposed. The site and its surroundings retain a rural character, as developments along the A3066 to the north of this site are relatively discrete and set back from the road at a lower level, and behind roadside hedges. Although views of the site would be available from the surrounding landscape, the site would be seen alongside the existing urban fabric of Beaminster.</p> <p>Development of the entire site would have a significant adverse landscape impact. Large scale development would appear highly visible and out of character within these surroundings. There is potential for limited development which could be associated with the existing farm complex. A full landscape and ecological impact assessment</p>

	would need to be undertaken.
Contamination, land stability and on site structures:	<p>No obvious contamination issues, though given the current agricultural use this would need investigation.</p> <p>The geology indicates the land may be prone to instability and further investigation will be required.</p> <p>A range of farm buildings plus a farm house on site which forms a distinctive feature in the wider landscape.</p> <p>Telegraph poles.</p>
Accessibility	
Workforce:	<p>The workforce for the site is expected to originate from Beaminster and the surrounding communities:</p> <ul style="list-style-type: none"> • Overall Population; 3,136 • Of a Working Age; 2,150 (69%) • Economically Active; 1,318 (61%)
Access by public transport:	There is nearby access to several Bus Transit Links from the site; providing links to the local area.
Sequential Test and Brownfield/Greenfield	
Urban/urban edge/rural:	Rural.
Previously Developed Land:	Greenfield.
Located within a protected employment area:	The site is not afforded policy protection for employment uses by the 2006 West Dorset Local Plan.
Social and Regeneration Policy	
Availability of other jobs locally:	There are 150 firms (excluding the self employed) and 900 people who work in the town.
Deprivation in local communities:	<p>E01020495 Beaminster North: IMD County Rank – 167 (out of 247) Employment Deprivation County Rank – 159 (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"> • SA1; AONB • SS3; Outside DDB • SA3; Brit valley landscape character area
<h2 style="margin: 0;">Recommendations</h2>	
Other Comments and Recommendation	
Known constraints /possible conflicts:	<ul style="list-style-type: none"> • Development of the site for employment uses could impact on the viability of the agricultural enterprise. • A public right of way (bridleway) runs across the site. • Some of the site is within a school buffer zone.
Additional comments:	<p>The degree of physical and visual separation from the town rules this site out for housing. Currently in agricultural use with few neighbours this site provides an opportunity to accommodate some employment development if carefully managed.</p>
Recommendation:	<p>Site has potential for new employment uses.</p>

	Site ref no:	BEAM 02
	Site area (ha):	
	Site Address:	Land North of Broadwindsor Road Broadwindsor Road
	Site description and location:	The site comprises fields to the West of Beaminster adjacent to the existing employment site

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

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

Market Conditions/Perceptions/Demand

Market appraisal:	Demand for both employment land and finished units are likely to be limited. Demand is likely to favour smaller units which would appeal to local owner occupiers who would be seeking cost effective units, constructed to a basic specification. There would be no demand for offices in this location.
Current site status:	Part of the site is allocated in the 2006 West Dorset District Local Plan by Policy WA1 for employment uses. Currently in agricultural use.
Development viability:	Unviable
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:	Situated on the B3163 it is a 0.85km journey to the A3065.
Proximity to rail/sea/air freight:	None.

Quality of Wider Environment

Adjacent Land uses:	The site is mainly surrounded by open countryside and agricultural land, though the amenity of neighbouring residential properties to the east should be considered. The edge of settlement location may
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	provide the opportunity to consider some less neighbourly uses. Land close to the site is in employment use. There is an industrial estate to the east of the site and land at Barrowfield Farm has been used to repair agricultural machinery.
Wider environmental quality:	Good quality agricultural landscape within the Dorset AONB.
Local Facilities:	Beaminster is a market town providing services to the surrounding rural area. It has a range of local shops and a reasonable range of facilities in its town centre. A general store situated within 5 minutes walking distance of the site.
Subject to flood risk:	The site is not in a flood risk zone.
Site Development Constraints	
Site access:	There is no footway and a link to the existing network may be required. Due to the proximity of the site to existing development this should be achievable.
Topography and shape:	The site is fairly level but elevated in relation to the road.
Utilities:	Would need to be investigated.
On site environmental, nature conservation, cultural heritage, trees and landscape:	The site comprises fields bounded by hedges with some tree cover at the edge providing an element of screening for the existing industrial units. Development could be sensitively accommodated at this site without significant landscape and visual impacts, subject to mitigation measures
Contamination, land stability and on site structures:	No obvious contamination issues, though given the current agricultural use this would need investigation.
Accessibility	
Workforce:	The workforce for the site is expected to originate from Beaminster and the surrounding communities: <ul style="list-style-type: none"> • Overall Population; 3,136 • Of a Working Age; 2,150 (69%) • Economically Active; 1,318 (61%)
Access by public transport:	There is nearby access to several Bus Transit Links from the site providing links to the local area.
Sequential Test and Brownfield/Greenfield	
Urban/urban edge/rural:	Rural
Previously Developed Land:	Greenfield
Located within a protected employment area:	The majority of the site is allocated for employment uses by the 2006 West Dorset Local Plan.
Social and Regeneration Policy	
Availability of other jobs locally:	There are 150 firms (excluding the self employed) and 900 people who work in the town.

Deprivation in local communities:	E01020495 Beaminster North: IMD County Rank – 167 (out of 247) Employment Indicator County Rank – 159 (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:	Very Limited - Currently no funding available
Ability to support particular economic development priority:	
Other Policy Considerations	
Alternative uses if no longer allocated for employment:	A detailed assessment conducted on the site by SWRDA found that the site is not viable for employment uses alone. A mixed use scheme including some residential uses may make development at this site deliverable.
Policy considerations:	<ul style="list-style-type: none"> • SA1; AONB • SS3; Outside DDB (but adjoining) • SA3; Brit Valley / Powerstock Hills landscape character area
Recommendations	
Other Comments and Recommendation	
Known constraints /possible conflicts:	<ul style="list-style-type: none"> • Footpath runs through site to the surrounding countryside and town centre.
Additional comments:	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.
Recommendation:	The site has potential for employment uses as part of a mixed use scheme.

	Site ref no:	BEAM 03
	Site area (ha):	5.76
	Site Address:	Land at Broadwindsor Road Broadwindsor Road
	Site description and location:	The site comprises fields to the West of Beaminster, between the existing settlement and Lower Barrowfield farm.

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

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

Market Conditions/Perceptions/Demand

Market appraisal:	Demand for both employment land and finished units are likely to be limited. Demand is likely to favour smaller units which would appeal to local owner occupiers who would be seeking cost effective units, constructed to a basic specification. There would be no demand for offices in this location.
Current site status:	The site is not identified in the 2006 West Dorset District Local Plan. Currently in agricultural use.
Development viability:	Unviable
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:	Situated on the B3163 it is a 0.85km journey to the A3065.
Proximity to rail/sea/air freight:	None.

Quality of Wider Environment

Adjacent Land uses:	The site is mainly surrounded by open countryside and agricultural land, though the amenity of neighbouring residential properties to the east and a property to the north should be considered. The edge of
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	settlement location may provide the opportunity to consider some less neighbourly uses. Land close to the site is in employment use. There is an industrial estate to the east of the site and land at Barrowfield Farm has been used to repair agricultural machinery.
Wider environmental quality:	Good quality agricultural landscape within the Dorset AONB.
Local Facilities:	Beaminster is a market town providing services to the surrounding rural area. It has a range of local shops and a reasonable range of facilities in its town centre. A general store situated within 5 minutes walking distance of the site.
Subject to flood risk:	The site is not in a flood risk zone.
Site Development Constraints	
Site access:	There is no footway and a link to the existing network may be required. Due to the proximity of the site to existing development this should be achievable. The elevated level of the site would make access difficult.
Topography and shape:	The site is fairly level but elevated in relation to the road.
Utilities:	Would need to be investigated.
On site environmental, nature conservation, cultural heritage, trees and landscape:	The site comprises fields bounded by hedges with some tree cover at the edge. Landscape mitigation would be required to ensure development is not visible in wider views and harm to the AONB is avoided. Development at this site would represent infill between the existing settlement and the farm.
Contamination, land stability and on site structures:	No obvious contamination issues, though given the current agricultural use this would need investigation.
Accessibility	
Workforce:	The workforce for the site is expected to originate from Beaminster and the surrounding communities: <ul style="list-style-type: none"> • Overall Population; 3,136 • Of a Working Age; 2,150 (69%) • Economically Active; 1,318 (61%)
Access by public transport:	There is nearby access to several Bus Transit Links from the site; providing links to the local area.
Sequential Test and Brownfield/Greenfield	
Urban/urban edge/rural:	Rural
Previously Developed Land:	Greenfield
Located within a protected employment area:	The site is not afforded policy protection for employment uses by the 2006 West Dorset Local Plan.
Social and Regeneration Policy	

Availability of other jobs locally:	There are 150 firms (excluding the self employed) and 900 people who work in the town.
Deprivation in local communities:	E01020495 Beaminster North: IMD County Rank – 167 (out of 247) Employment Indicator County Rank – 159 (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:	Very Limited - 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"> • SA1; AONB • SS3; Outside DDB (but adjoining) • SA3; Brit Valley / Powerstock Hills landscape character area
Recommendations	
Other Comments and Recommendation	
Known constraints /possible conflicts:	<ul style="list-style-type: none"> • Footpath runs through site – Wessex Ridgeway Long Distance Trail
Additional comments:	While development at this site could potentially be acceptable it is unlikely to be economically viable due to the additional costs associated with landscape mitigation and over coming access constraints. The potential noise issues make the site undesirable for residential uses so a mixed use scheme would be unsuitable.
Recommendation:	Site has no potential for future employment uses.

	Site ref no:	BEAM 04
	Site area (ha):	5.36
	Site Address	Land North of Crooked Lane
	Site description and location:	Site comprises several fields on the northern edge of Beaminster.

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

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

Market Conditions/Perceptions/Demand

Market appraisal:	Demand for both employment land and finished units are likely to be limited. Demand is likely to favour smaller units which would appeal to local owner occupiers who would be seeking cost effective units, constructed to a basic specification. There would be no demand for offices in this location.
Current site status:	The site is not identified in the 2006 West Dorset District Local Plan. Currently in agricultural use.
Development viability:	Unviable
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:	0.97km to an A class road
Proximity to rail/sea/air freight:	None.

Quality of Wider Environment

Adjacent Land uses:	Playing field, sports centre and a significant amount of newly planted woodland to the south. Open countryside to the north. The edge of settlement location may provide the opportunity to consider less neighbourly uses, subject to adequate access and the amenity of the residential properties to the south east.
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Wider environmental quality:	Good quality agricultural landscape within the Dorset AONB.
Local Facilities:	Beaminster is a market town providing services to the surrounding rural area. It has a range of local shops and a reasonable range of facilities in its town centre.
Subject to flood risk:	Not in floodzone.
Site Development Constraints	
Site access:	Highways access to the site is inadequate. Roads are narrow with traffic movements restricted to one car at some points and no footway in place. Traffic would also need to pass a school.
Topography and shape:	The site is mainly level though slightly higher than the neighbouring residential development.
Utilities:	Would need to be investigated.
On site environmental, nature conservation, cultural heritage, trees and landscape:	Development of this site would have a significant adverse landscape impact. The existing site forms an open, undeveloped rural landscape which is highly exposed to views down into the site from the surrounding elevated viewpoints. Development in this location would be highly conspicuous and appear out of character with the surrounding rural landscape. Effective screening of any development would not be possible to achieve from the surrounding high vantage points. Development here may also block a green corridor into the town which is likely to represent a local wildlife corridor, particularly but not exclusively along the stream margin. The stream / stream margins will require protection and buffering from any development. Any scheme would also need to incorporate habitat enhancement measures and provision for on-going management.
Contamination, land stability and on site structures:	A barn of a modern metal framed construction. No obvious contamination issues, though given the current agricultural use this would need investigation
Accessibility	
Workforce:	The workforce for the site is expected to originate from Beaminster and the surrounding communities: <ul style="list-style-type: none"> • Overall Population; 3,136 • Of a Working Age; 2,150 (69%) • Economically Active; 1,318 (61%)
Access by public transport:	There is nearby access to several Bus Transit Links from the site; providing links to the local area.
Sequential Test and Brownfield/Greenfield	
Urban/urban edge/rural:	Rural

Previously Developed Land:	Greenfield
Located within a protected employment area:	The site is not afforded policy protection for employment uses by the 2006 West Dorset Local Plan.
Social and Regeneration Policy	
Availability of other jobs locally:	There are 150 firms (excluding the self employed) and 900 people who work in the town.
Deprivation in local communities:	E01020495 Beaminster North IMD County Rank – 167 (out of 247) Employment Indicator County Rank – 159 (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"> • SA1; AONB • SS3; Outside DDB (but adjoining) • SA3; Brit valley landscape character area
Recommendations	
Other Comments and Recommendation	
Known constraints /possible conflicts:	<ul style="list-style-type: none"> • Track to the south is a public bridle way • Does not relate well to the town as an extension. • Public footpath crosses the site. • A stream crosses the site from north-south.
Additional comments:	Development here would represent a significant intrusion into wider countryside and is constrained by access. This site is likely to have a greater impact on the AONB and ecological interests than the other Beaminster options.
Recommendation:	Site has no potential for future employment uses.

No picture available	Site ref no:	BEAM 05
	Site area (ha):	0.97
	Site Address:	DANISCO SITE DT8 3DZ
	Site description and location:	The site is located at an interchange between North Street and the A3066, ideal for the transport of goods to and from the site. The site has a single occupier Danisco Ltd; producers of food products and ingredients. The Beaminster site houses the development and research side of the business related to food cultures.

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

Age and quality of buildings:	The buildings on site are showing significant signs of visible ageing, and a need for some level of repair.
Noise and other pollutants:	The activities taking place give rise to the presence of potential pollutant sources and the site may require additional inspection as part of any future redevelopment. There appears to be little noise pollution generated by the site.
State of external area and public realm:	The external area is in relatively good condition for a site of this type. There is little in the way of a public realm provision due to the private nature of the site.
Parking, internal circulation and servicing:	There are parking provisions to the South West of the site and further business vehicle related parking to the Northern end of the site. Circulation is adequate, predominantly pedestrian to the North and vehicular to the South. The site is easily serviceable via the large gated entrance to the South, accessed from the A3066.

Market Conditions/Perceptions/Demand

Market appraisal:	Demand for both employment land and finished units are likely to be limited. Demand is likely to favour smaller units which would appeal to local owner occupiers who would be seeking cost effective units, constructed to a basic specification. There would be no demand for offices in this location.
Current site status:	The site is not identified in the 2006 West Dorset District Local Plan. The site is currently in employment use.
Development viability:	Unknown, though as the site is currently in employment use 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:	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:	The site has access directly on to the main route way through the area; the A3066, to the Southern end of the site.
Proximity to rail/sea/air freight:	None.
Quality of Wider Environment	
Adjacent Land uses:	Land adjacent to the site is primarily used for retail and other business uses, forming the Beaminster high street. To the East of the site, there is a residential uses beyond a small stretch of undeveloped land.
Wider environmental quality:	The local environment is of a good quality; located within the Dorset AONB and the attractive small town of Beaminster.
Local Facilities:	Beaminster is a market town providing services to the surrounding rural area. It has a range of local shops and a reasonable range of facilities in its town centre. The site is very close to the high street and town square.
Subject to flood risk:	There is a noted potential flood risk across the site, with a high risk designation to the Southern end as a result of the slight slope of the site.
Site Development Constraints	
Site access:	The site is fairly well accessible via the A3066 to the South of the site; this is the main route way through the local area.
Topography and shape:	There is a slight slope in the site from North to South across the site. The development on site extends to the boundaries, making use of the available site area.
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:	The site lies within the Beaminster Conservation Area, as well as the Dorset AONB, there is also a Listed Building allocation to the North West corner of the site.
Contamination, land stability and on site structures:	The site has a noted area of contamination to the centre of the site, with an additional contamination buffer designation covering the entirety of the site.

	There are no noted stability issues.
Accessibility	
Workforce:	<p>The workforce for the site is expected to originate from Beaminster and the surrounding communities:</p> <ul style="list-style-type: none"> • Overall Population; 3,136 • Of a Working Age; 2,150 (69%) • Economically Active; 1,318 (61%)
Access by public transport:	There is nearby access to several Bus Transit Links from the site; providing links to the local area.
Sequential Test and Brownfield/Greenfield	
Urban/urban edge/rural:	Urban edge/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:	<p>There are 150 firms (excluding the self employed) and 900 people who work in the town.</p> <p>Due to the skilled nature of the employment opportunities on site, there are very few similar or comparable opportunities within the local area.</p>
Deprivation in local communities:	<p>E01020495 Beaminster North IMD County – 167 (out of 247) Employment County – 159 (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:	Very Limited - currently no funding available
Ability to support particular economic development priority:	
Other Policy Considerations	
Alternative uses if no longer allocated for employment:	The town centre location of the site make it potentially suitable for a range of retail or service/leisure uses should it no longer be required for employment.
Policy considerations:	<ul style="list-style-type: none"> • SS1; Development Boundary • SA21 & SA22; Beaminster Conservation Area • SA1; AONB • SA3; Landscape Character Area, Beaminster • SA19/SA20 Listed Building
Recommendations	
Other Comments and Recommendation	
Known constraints /possible conflicts:	<ul style="list-style-type: none"> • The existing occupier may need a controlled environment for the current use.

	<ul style="list-style-type: none">• Town centre location makes site attractive for a variety of uses.
Additional comments:	<p>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 due to the skilled nature of the employment offered. Its town centre location makes the site attractive for a variety of uses and it could be subject to development pressure for non employment uses.</p>
Recommendation:	<p>The site should be protected for employment uses.</p>

No picture available	Site ref no:	BEAM 06
	Site area (ha):	2.71
	Site Address:	Broadwindsor Road DT8 3DP
	Site description and location:	The site is an existing industrial estate located at the Western edge of Beaminster.

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

Age and quality of buildings:	Buildings on the site are brick and corrugated steel sheeting industrial sheds. All appear to be in a good state of repair.
Noise and other pollutants:	No other pollution related issues.
State of external area and public realm:	The public realm is of a good standard, providing safe and fit for purpose access in to and around the site. A landscaping strategy has been employed to reduce the impact of the estate upon the nearby housing.
Parking, internal circulation and servicing:	Sufficient parking is available for all the industrial units, and circulation for vehicles within the site is good. The site is very serviceable, with close access to the main road, as well as generous routes across the site suitable for all vehicle types.

Market Conditions/Perceptions/Demand

Market appraisal:	Demand for both employment land and finished units are likely to be limited. Demand is likely to favour smaller units which would appeal to local owner occupiers who would be seeking cost effective units, constructed to a basic specification. There would be no demand for offices in this location.
Current site status:	The site is not identified in the 2006 West Dorset District Local Plan. The site is currently in full occupation by a variety of businesses.
Development viability:	Unknown, though as the site is currently in employment use further development is likely to be viable.
Is site being actively marketed:	No active site marketing.

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 site is on the B3163 Broadwindsor Road, from which it is a short distance to the centre of Beaminster and the A3066.
Proximity to rail/sea/air freight:	None.

Quality of Wider Environment	
Adjacent Land uses:	The site is situated between a residential estate to the East and Greenfield farmland to the West. The amenity of the neighbouring housing estate will need to be a consideration in assessing the potential for additional employment uses.
Wider environmental quality:	The surrounding environment is of a high quality given the site's location within the West Dorset countryside.
Local Facilities:	Beaminster is a market town providing services to the surrounding rural area. It has a range of local shops and a reasonable range of facilities in its town centre. A general store situated within 5 minutes walking distance of the site.
Subject to flood risk:	No notable flood risk to the site or the surrounding area.
Site Development Constraints	
Site access:	The site is accessible from the local road network with an existing vehicular access and footway. However the tight general nature of the roadways mean there may be some congestion issues, particularly for large vehicles, during peak times with parked cars making it difficult for traffic to flow freely.
Topography and shape:	The site is sloped from South to North, with the Northern end being significantly higher.
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 some planting at the site boundaries and within the public realm. The site is within the Dorset AONB.
Contamination, land stability and on site structures:	No contamination related issues or structural stability problems to note.
Accessibility	
Workforce:	The workforce for the site is likely to originate from Beaminster and the surrounding local communities: <ul style="list-style-type: none"> • Overall Population; 3,136 • Of a Working Age; 2,150 (69%) • Economically Active; 1,318 (61%)
Access by public transport:	There is nearby access to several Bus Transit Links from the site; providing links to 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:	There are 150 firms (excluding the self employed) and 900 people who work in the town. There are few alternate employment sites located in the surrounding area of this type. There are retail and professional based businesses located within the town centre, however these do not offer the same job opportunities.
Deprivation in local communities:	E01020495 - Beaminster North: IMD County Rank – 167 (out of 247) Employment Indicator County Rank– 159 (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:	Very Limited - 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; Development Boundary • SA1; AONB • SA3; Landscape Character Area, Beaminster
Recommendations	
Other Comments and Recommendation	
Known constraints /possible conflicts:	<ul style="list-style-type: none"> • The location within the DDB makes the site attractive for a variety of potential uses.
Additional comments:	There is little opportunity for additional employment development at this site without redevelopment or intensification which would involve significant disruption to existing occupiers. Though the existing businesses make an important contribution to the local economy and offer important employment opportunities.
Recommendation:	The site should be protected for employment uses.

No picture available	Site ref no:	BEAM 07
	Site area (ha):	1.38
	Site Address:	Horn Park Quarry Business Park DT8 3PT
	Site description and location:	The business park is located upon the former Horn Park Quarry site,

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

Age and quality of buildings:	The existing development is of a good quality and condition due to the age of the site.
Noise and other pollutants:	There are no concerns relating to noise or other sources of pollution due to the isolated nature of the site from any surrounding development.
State of external area and public realm:	The quality of the on site development appears to be of a good standard.
Parking, internal circulation and servicing:	Parking provisions are adequate for the existing units. Circulation across the site is via an access road running along the eastern side of the site.

Market Conditions/Perceptions/Demand

Market appraisal:	Demand for both employment land and finished units are likely to be limited. Demand is likely to favour smaller units which would appeal to local owner occupiers who would be seeking cost effective units, constructed to a basic specification. There would be no demand for offices in this location.
Current site status:	The site is currently in use for industrial purposes, with restricted access for only those permitted by the on site businesses and special access to the SSSI by Natural England. It must be noted that there are future plans to open up this site of importance to public access.
Development viability:	Unknown, though as the site is currently in employment use further development is likely to be viable.
Is site being actively marketed:	No active site marketing.

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 site is located upon a private road off of the B3163 with a nearby connection to the A3066.
Proximity to rail/sea/air freight:	None.

Quality of Wider Environment







Adjacent Land uses:	The site has no immediate neighbours and is located in open countryside.
Wider environmental quality:	High quality natural landscape within the Dorset AONB.
Local Facilities:	There are minimal local facilities within a close proximity of the site, however, there are usable local facilities within Beaminster town centre.
Subject to flood risk:	The site is not in a flood risk zone.
Site Development Constraints	
Site access:	The site is accessible from the B3163
Topography and shape:	Following the topography of the local area, the site slopes upwards from South to North, however, this is mitigated in part due to the extensive quarrying activity which occurred as a result of the original use of 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:	Part of the site has been designated as a National Nature Reserve as a result of the fantastically well preserved ammonite fossils which have been found here, and also has SSSI designation.
Contamination, land stability and on site structures:	The site may have contamination issues which will need to be investigated. There are potential stability issues related to new development upon the site as a result of the previous quarry excavation activities upon the site.
Accessibility	
Workforce:	The workforce catchment for the site originates from Beaminster and the surrounding communities: <ul style="list-style-type: none"> • Overall Population; 3,136 • Of a Working Age; 2,150 (69%) • Economically Active; 1,318 (61%)
Access by public transport:	There are no public transport links close to the site.
Sequential Test and Brownfield/Greenfield	
Urban/urban edge/rural:	Rural.
Previously Developed Land:	The developed portion of the site could be considered 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 150 firms (excluding the self employed) and 900 people who work in the town.

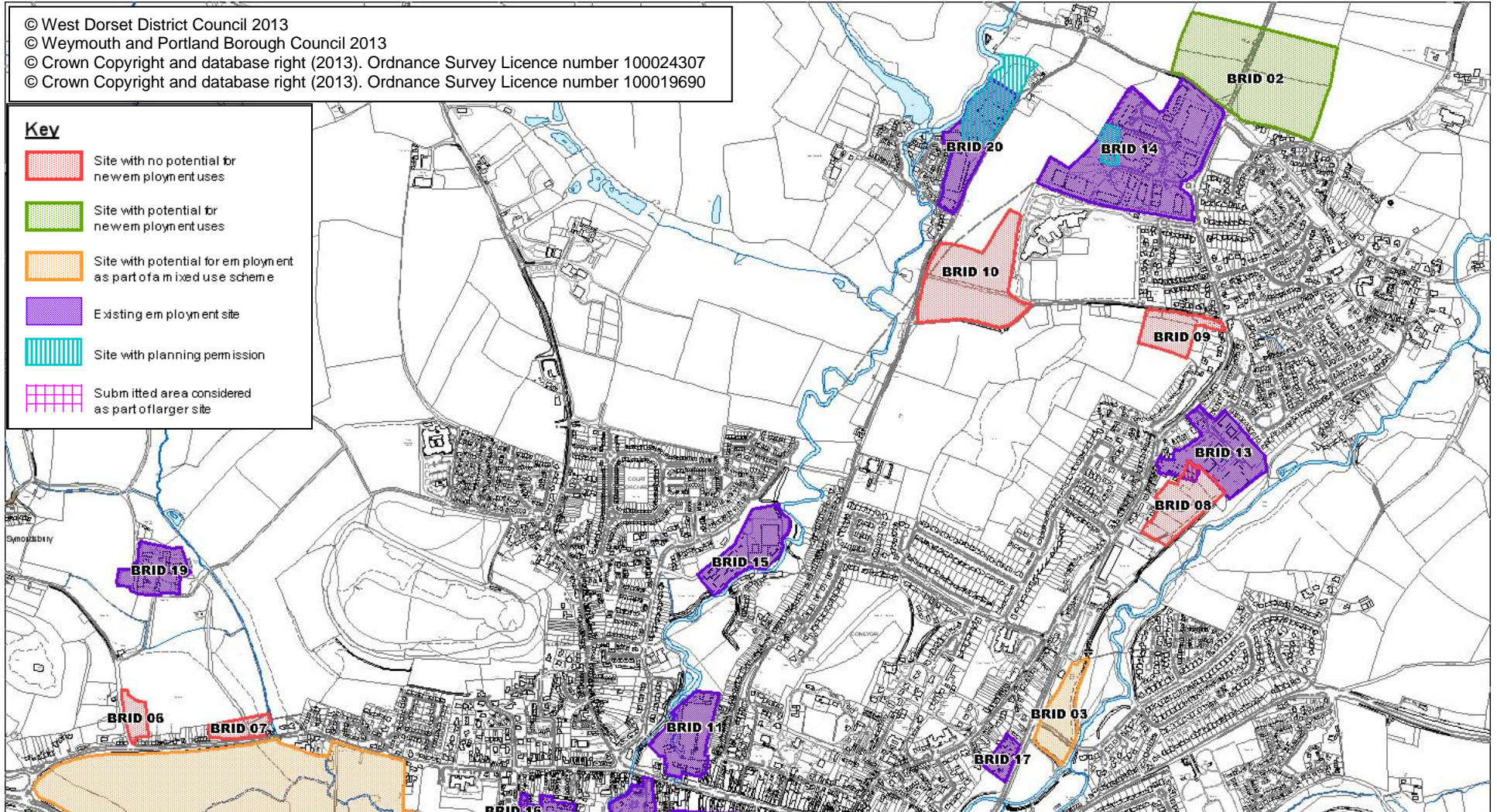
	There are minimal numbers of the other employment opportunities within the local vicinity of the site, more specifically of this industrial typology and scale.
Deprivation in local communities:	E01020506 Broadwindsor: IMD County Rank – 43 (out of 247) Employment Indicator County Rank – 53 (out of 247)
Priority regeneration designation:	The site is not formally identified for regeneration in the local economic strategy or development plan.
Potential availability of 'gap' funding:	Very Limited - currently no funding available
Ability to support particular economic development priority:	
Other Policy Considerations	
Alternative uses if no longer allocated for employment:	Given the isolated nature of the site alongside its protected status and potential issues regarding ground contamination, suitable alternative uses would be limited. There may be some potential to develop an attraction/facility in relation to the sites nature designations.
Policy considerations:	<ul style="list-style-type: none"> • SA1; AONB • SA3; Landscape Character Area, Beaminster • SA9; SNCI • SS3; outside the DDB
Recommendations	
Other Comments and Recommendation	
Known constraints /possible conflicts:	<ul style="list-style-type: none"> • The land is additionally subject to a Section 106 agreement in relation to its development.
Additional comments:	The restrictions on the undeveloped portion of the site and the nature of the current development limit the opportunities for further development. Redevelopment or intensification would involve significant disruption to existing occupiers. Though the existing businesses make an important contribution to the local economy and offer important employment opportunities.
Recommendation:	The site should be protected for employment uses.

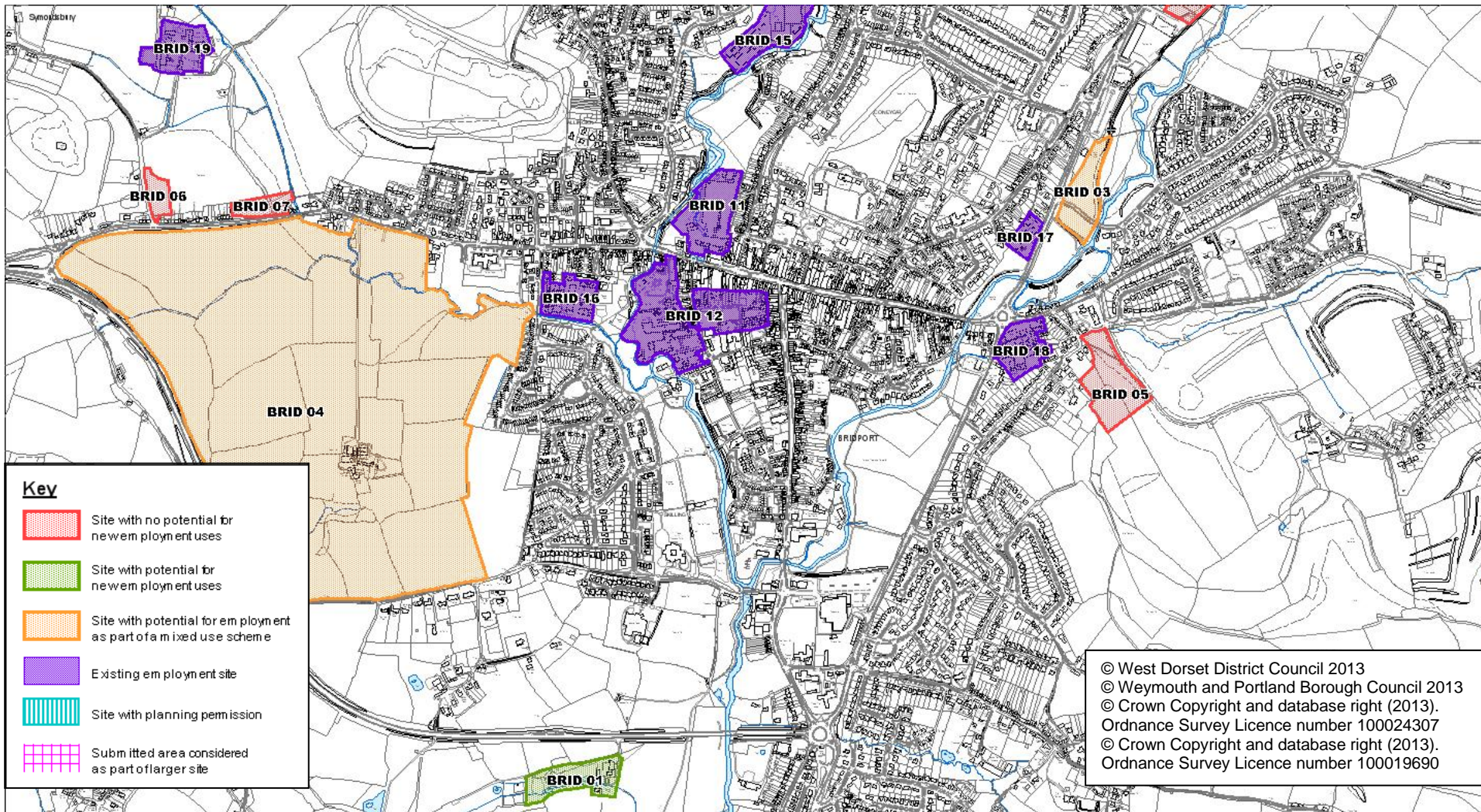
Bridport

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Key

-  Site with no potential for new employment uses
-  Site with potential for new employment uses
-  Site with potential for employment as part of a mixed use scheme
-  Existing employment site
-  Site with planning permission
-  Submitted area considered as part of larger site





Key

- Site with no potential for new employment uses
- Site with potential for new employment uses
- Site with potential for employment as part of a mixed use scheme
- Existing employment site
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Sites with Potential for New Additional Employment Uses

Site Ref	Source	Address	Area	Shortlisted for Detailed Assessment	Comments
BRID 01	Submitted Site	Broomhills Farm	1.77	Yes	The costs that may be potentially associated with improving access makes the site commercially unattractive, however if the access issues were resolved this site may offer development potential.
BRID 02	Officer Identified	Land Adj to Gore Cross	8.35	Yes	Development at this site could form an extension to the existing employment site at Gore Cross . Potential impacts would need to be carefully managed through the provision of significant landscaping and development would be dependant on the necessary infrastructure improvements.

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

Site Ref	Source	Address	Area	Shortlisted for Detailed Assessment	Comments
BRID 03	Officer Identified	Land Adj Bredy Vet Centre	1.68	Yes	The site could be more productively used. Development here would need to be sensitively designed to avoid adverse landscape impacts, and the site may be more appropriate for a mixed use scheme.
BRID 04	Submitted Site	Vearse Farm	69.92	Yes	If considered suitable for development this extensive site could offer the opportunity to provide a comprehensive mixed use extension to the town including some employment uses. Highways issues will need to be resolved.

Sites with No potential for New Additional Employment Uses

Site Ref	Source	Address	Area	Shortlisted for Detailed Assessment	Reason for Exclusion
BRID 05	Officer Identified	Land Adj 1 Crock Lane	2.36	Yes	Poor access constrains development at this site.
BRID 06	Officer Identified	Land South West of Ryeberry Hill	0.56	Yes	This site has been assessed as economically unviable due to topographical constraints. There are also landscape issues with development in this location.
BRID 07	Officer Identified	Land South East of Ryeberry Hill	0.65	Yes	The site has been found to be unviable for employment uses. Landscape issues make the site unsuitable for development.
BRID 08	2006 Local Plan Allocation	Land at St Andrews	2.05	Yes	Site has been assessed as economically unviable. Additional costs associated with adverse ground conditions and highways issues impact deliverability.
BRID 09	Submitted Site	Dodhams Lane	1.43	Yes	The site is clearly open and rural in character, and prominently located. Development here would have significant landscape impacts. The topography of the site would make development here difficult and the site has been assessed as economically unviable.
BRID 10	Submitted Site	Land adj to Colfox School	4.82	Yes	There are highways issues with this site in terms of access and traffic generation. The site is clearly open and rural in character, and prominently located. Development here would have significant landscape impacts and is unsuitable for development.

Existing Employment Sites

Site Ref	Address	Area (ha)	Shortlisted for Detailed	Comments
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			Assessment	
BRID 11	Amsafe Buildings	2.28	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 due to the skilled nature of the employment offered. Its town centre location makes the site attractive for a variety of uses and it could be subject to development pressure for non employment uses.
BRID 12	St Michaels Trading Estate	3.36	Yes	St Michaels Trading Estate already has many local start up businesses and the development of the site should provide similar units that businesses can benefit from. In addition it may also be of benefit to provide some larger units to act as 'stepping stones'. Employment uses could be considered at this broad location as part of a mixed use scheme should the site be deemed suitable for development
BRID 13	St Andrews Trading Estate	3.18	Yes	The site is suitable for continued employment use and provides valuable local employment opportunities. However, its location in the DDB means it could be subject to development pressure for non employment uses.
BRID 14	Gore Cross	8.93	Yes	This high quality business site makes an important contribution to the local economy and has the potential to deliver additional employment uses. However, its location in the DDB means it could be subject to development pressure for non employment uses.
BRID 15	North Mills Trading Estate	2.29	Yes	The site is suitable for continued employment uses. An area of vacant/underused land at the periphery could provide the opportunity to extend the existing employment uses, though access and traffic issues may limit the scale of development that is acceptable.
BRID 16	Dreadnought Trading Estate	1.29	Yes	The site has limited capacity for additional development but is suitable for continued use. It provides valuable local employment opportunities

				though its location could mean that it could be subject to development pressure for non employment uses.
BRID 17	Old Laundry Trading Estate	0.54	Yes	Site is suitable for continued employment use, though there is limited potential for redevelopment or intensification. alternative uses could also be considered.
BRID 18	East Road Business Park	1.36	Yes	Site is suitable for continued employment use, though there is limited potential for redevelopment or intensification. alternative uses could also be considered.
BRID 19	Crepe Farm Business Park	1.67	Yes	The site is suitable for continued employment use. Although the workshops on site are in poor condition, older commercial premises can meet important needs for small, marginal or starter businesses, possibly un-neighbourly ones, which new buildings may not satisfy. Despite the tidy and run down nature of the site the evidence indicates the buildings are still in use and many units are occupied. The site may have the potential for additional development which could enhance the landscaping associated with the existing site.
BRID 20	Pymore Mills	2.69	Yes	The site is suitable for continued employment use and provides valuable local job opportunities though additional development in this location may be limited by highway and access issues.

Sites with Permission for Employment Uses

Address	Area	Comments	Under Construction
Pymore Mills Industrial Estate	2.05	Part of existing employment site (Site Ref 13). Not started.	
Unit 7a St Andrews Trading Estate	0.02		

No picture available	Site ref no:	BRID 01
	Site area (ha):	1.77
	Site Address:	Broomhills Farm
	Site description and location:	The site is located to the south of the A35 and feels separate from the rest of Bridport. The site is currently used as a garden nursery.

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

Age and quality of buildings:	Several structures on site associated with the current use. Wooden cladding, corrugated metal etc. Not particularly good quality.
Noise and other pollutants:	Road noise from the A35
State of external area and public realm:	External areas are well maintained.
Parking, internal circulation and servicing:	One access road into/out of the site directly from the A35. Current use has some associated parking.

Market Conditions/Perceptions/Demand

Market appraisal:	Demand for employment land and finished units in Bridport are anticipated to be fair. Demand is likely to be for units ranging from 1,000-2,500 sq ft. There are currently 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. Limited demand for offices. The towns location is unlikely to attract inward investment as it is not strategically located.
Current site status:	The site is not identified in the 2006 West Dorset District Local Plan. The site is currently in use as a garden nursery.
Development viability:	Unviable
Is site being actively marketed:	Unknown

Ownership and Constraints on Development

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

Sustainability Factors

Strategic Access

Ease of access to main road network:	direct access to the A35
Proximity to rail/sea/air freight:	none

Quality of Wider Environment

Adjacent Land uses:	The site has few immediate neighbours. A35 road to the North. Given its location there is potential to consider a wider range of uses on the site.
Wider environmental quality:	
Local Facilities:	Good selection of facilities in Bridport centre, though none close by Bridport is West Dorset's second largest town and the centre for a larger surrounding rural area. It has a popular weekly market, a good range of local and national shops as well as other facilities and services.
Subject to flood risk:	Negligible - not in floodzone
Site Development Constraints	
Site access:	Existing access in place, directly from the A35. The isolated location of this site from the remainder of Bridport would likely create a reliance on private transport which could result in an increased number of trips on the strategic road network. Employment at this location would need to be accompanied by demand management measures to encourage a reduction in car journeys.
Topography and shape:	Narrow rectangular site. Level.
Utilities:	Would need to be investigated
On site environmental, nature conservation, cultural heritage, trees and landscape:	Adjacent to Broomhills Meadow SNCI to the west. Though not on site there are a number of trees to the north that provide screening from the A35. Planting at the site boundaries. Pond in the centre of the site. Large scale development would have a significant adverse landscape impact in this rural location. However it may be possible to accommodate small scale development associated with the existing site buildings.
Contamination, land stability and on site structures:	Polytunnels and other structures associated with the current use.
Accessibility	
Workforce:	The workforce for the site is expected to originate from Bridport and the surrounding communities: <ul style="list-style-type: none"> • Overall Population; 8,332 • Of a Working Age; 5,885 (71%) • Economically Active; 4,032 (69%)
Access by public transport:	There is nearby access to several Bus Transit Links from the site providing links to the local area.
Sequential Test and Brownfield/Greenfield	
Urban/urban edge/rural:	Urban Edge
Previously Developed Land:	Brownfield

Located within a protected employment area:	The site is not afforded policy protection for employment uses by the 2006 West Dorset Local Plan
Social and Regeneration Policy	
Availability of other jobs locally:	Number of firms (excluding self employed) 520 Total number of people working in the town 5,000
Deprivation in local communities:	E01020517 - Chideock & Symondsburry, IMD County Rank Rank– 58 (out of 247) Employment Deprivation County Rank Rank– 84 (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"> • SA1; AONB • SS3; Outside the DDB • Article 4 area • SA3; Brit valley (and part Chideock Hills) landscape character area • SA19/20; Broomhills Farmhouse is Grade II listed
Recommendations	
Other Comments and Recommendation	
Known constraints /possible conflicts:	<ul style="list-style-type: none"> • Site is in current use.
Additional comments:	The costs that may be potentially associated with improving access makes the site commercially unattractive, however if the access issues were resolved this site may offer development potential.
Recommendation:	Site has potential for future employment uses

No picture available	Site ref no:	BRID 02
	Site area (ha):	8.35
	Site Address:	Land North of Gore Cross A3066
	Site description and location:	Located at the north of Bridport on the A3066. Site comprises several different fields currently in agricultural use.

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

Age and quality of buildings:	None
Noise and other pollutants:	None
State of external area and public realm:	High quality natural environment
Parking, internal circulation and servicing:	None

Market Conditions/Perceptions/Demand

Market appraisal:	Demand for employment land and finished units in Bridport is anticipated to be fair. Demand is likely to be for units ranging from 1,000-2,500 sq ft. There are currently 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. Limited demand for offices. The towns location is unlikely to attract inward investment as it is not strategically located.
Current site status:	The site is not identified in the 2006 West Dorset District Local Plan. The site is
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:	The site is directly adjacent to the A3066, the main north south route in this part of the district
Proximity to rail/sea/air freight:	No proximity to rail, sea or air freight

Quality of Wider Environment

Adjacent Land uses:	High quality business park (Gore Cross) to the south west New residential development to the south east. Amenity of the residential properties to the south will have to be considered
Wider environmental quality:	High quality natural environment
Local Facilities:	No facilities in the immediate locality, though a good range of facilities in Bridport centre. Bridport is West Dorset's second largest town and the centre for a larger surrounding rural area. It has a popular weekly market, a good range of local and national shops as well as other facilities and services.
Subject to flood risk:	Negligible - not in floodzone
Site Development Constraints	
Site access:	No existing access. It may be possible to access the site from the A3066 but this is a fast/busy road and a new roundabout may be required. These improvements could be expensive.
Topography and shape:	Flat site
Utilities:	Would need to be investigated
On site environmental, nature conservation, cultural heritage, trees and landscape:	This site would represent an extension into the wider countryside which could impact on the setting of the town. However, the flatter, eastern parts of this site have the potential to accommodate some development provided significant landscaping is incorporated in any proposals. Any development will still be visible from distant high points, however to reduce its landscape impact it would be necessary to ensure the development was well screened and appeared visually connected to existing developed areas. If these issues can be successfully addressed it may be possible to reduce landscape impacts to an acceptable level. A full landscape impact assessment should be undertaken
Contamination, land stability and on site structures:	Telecom mast on the western part of the site
Accessibility	
Workforce:	The workforce for the site is expected to originate from Bridport and the surrounding communities. <ul style="list-style-type: none"> • Overall Population; 8,332 • Of a Working Age; 5,885 (71%) • Economically Active; 4,032 (69%)
Access by public transport:	There is nearby access to several Bus Transit Links directly adjacent to the site providing links to the local area.
Sequential Test and Brownfield/Greenfield	

Urban/urban edge/rural:	Urban edge
Previously Developed Land:	Greenfield
Located within a protected employment area:	The site is not afforded any policy protection for employment uses by the 2006 West Dorset Local Plan
Social and Regeneration Policy	
Availability of other jobs locally:	Number of firms (excluding self employed) 520 Total number of people working in the town 5,000
Deprivation in local communities:	E01020498 – Bradpole, IMD County Rank – 91 (out of 247) Employment Deprivation County Rank – 73 (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"> • SA1; AONB • SS3; Outside the DDB (but adjoining) • SA3; Brit Valley landscape character area
Recommendations	
Other Comments and Recommendation	
Known constraints /possible conflicts:	<ul style="list-style-type: none"> • Part of the site was been submitted to SHLAA which could indicate the owner has aspirations of residential development.
Additional comments:	Development at this site could form an extension to the existing employment site at Gore Cross . Potential impacts would need to be carefully managed through the provision of significant landscaping and development would be dependant on the necessary infrastructure improvements.
Recommendation:	Site has potential for future employment uses.

No picture available	Site ref no:	BRID 03
	Site area (ha):	1.68
	Site Address:	Land East of Bready Vet Centre, Sea Road North, Bridport
	Site description and location:	The site is an area of unmanaged waste ground directly adjoining Sea Road North to the west.

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

Age and quality of buildings:	No buildings on site
Noise and other pollutants:	Site is located on a busy road
State of external area and public realm:	Good quality natural environment
Parking, internal circulation and servicing:	None

Market Conditions/Perceptions/Demand

Market appraisal:	Demand for employment land and finished units in Bridport is anticipated to be fair. Demand is likely to be for units ranging from 1,000-2,500 sq ft. There are currently 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. Limited demand for offices. The towns location is unlikely to attract inward investment as it is not strategically located.
Current site status:	The site is not identified in the 2006 West Dorset District Local Plan. The site is currently an area of unmanaged waste ground.
Development viability:	Unknown
Is site being actively marketed:	Unknown

Ownership and Constraints on Development

Ownership:	Multiple ownership
% 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 to the A35 and direct access to the A3066.
Proximity to rail/sea/air freight:	None

Quality of Wider Environment

Adjacent Land uses:	Veterinary centre to the north. Some commercial/industrial uses to the west. The site is not immediately adjacent to housing but is within walking distance of residential areas.
Wider environmental quality:	High quality natural environment to the east/south along the river bank. Mixture of built development of varying qualities to the west.
Local Facilities:	Good range of facilities in Bridport town centre. Supermarket and garage nearby.
Subject to flood risk:	Not in floodzone. Adjacent to floodzone 3
Site Development Constraints	
Site access:	Potential access from Jessops Avenue. The impact of traffic on Sea Road North and the East Street roundabout will be a consideration.
Topography and shape:	Long site, bisected by a road. Wider in the South
Utilities:	Would need to be investigated
On site environmental, nature conservation, cultural heritage, trees and landscape:	The site forms part of a green link running through into the heart of Bridport along the River Asker. The area is low-lying, and well enclosed by existing mature vegetation and nearby development. A large tree canopy in this area forms an important landscape feature. Jessopp Avenue cuts across the southern portion of the site, and adjacent footpaths form important pedestrian links to open spaces from within Bridport urban area. The degree to which existing vegetation can be retained and supplemented with new characteristic tree planting would determine significance of impacts on the local character and views. The existing visual quality of the site is relatively poor, and measures should be taken to improve this through any development. The site would be seen within the existing urban fabric of Bridport, and is therefore not considered to have significant visual impacts.
Contamination, land stability and on site structures:	None
Accessibility	
Workforce:	The workforce for the site is expected to originate from Bridport and the surrounding communities. <ul style="list-style-type: none"> • Overall Population; 8,332 • Of a Working Age; 5,885 (71%) • Economically Active; 4,032 (69%)
Access by public transport:	There is nearby access to several Bus Transit Links directly adjacent to the site; providing links to the local area.
Sequential Test and Brownfield/Greenfield	
Urban/urban edge/rural:	Urban

Previously Developed Land:	Greenfield
Located within a protected employment area:	The site is not afforded policy protection for employment uses by the 2006 West Dorset Local Plan
Social and Regeneration Policy	
Availability of other jobs locally:	Number of firms (excluding self employed) 520 Total number of people working in the town 5,000
Deprivation in local communities:	E01020501 – Bridport Coneygar, IMD County Rank – 75 (out of 247) Employment Deprivation County Rank – 45 (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"> • SA1; Within the AONB • SA3; Within the Brit Valley Landscape Character Area • Outside the DDB
Recommendations	
Other Comments and Recommendation	
Known constraints /possible conflicts:	<ul style="list-style-type: none"> • Site has been submitted to SHLAA which could indicate aspirations of residential development • Public right of way along southern boundary
Additional comments:	The site could be more productively used. Development here would need to be sensitively designed to avoid adverse landscape impacts, and the site may be more appropriate for a mixed use scheme.
Recommendation:	The site has potential for employment uses as part of a mixed use development.

No picture available	Site ref no:	BRID 04
	Site area (ha):	69.92
	Site Address:	Vearse Farm, West Allington
	Site description and location:	Located on the western side of Bridport, the site is undeveloped and in agricultural use. River Symene flows through northern portion of the site which comprises small irregular shaped fields bounded by hedgerows and some areas of woodland. The A35 forms the sites western boundary.

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

Age and quality of buildings:	No existing employment buildings on site.
Noise and other pollutants:	Possible noise from the A35
State of external area and public realm:	High quality natural environment
Parking, internal circulation and servicing:	None

Market Conditions/Perceptions/Demand

Market appraisal:	Demand for employment land and finished units in Bridport is anticipated to be fair. Demand is likely to be for units ranging from 1,000-2,500 sq ft. There are currently 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. Limited demand for offices. The towns location is unlikely to attract inward investment as it is not strategically located.
Current site status:	The site is not identified in the 2006 West Dorset District Local Plan. The site is currently in agricultural use.
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:	Adjacent to the A35 though there are concerns surrounding the potential trip generation and the impact of additional traffic at Miles Cross and the SRN. Further information is likely to be needed on trip rates and impact on the SRN. Junction and infrastructure improvements will be required which may be expensive.
Proximity to rail/sea/air freight:	None
Quality of Wider Environment	
Adjacent Land uses:	Residential uses to the north, east and south of the site, some of which overlook the area. Some employment uses to the north, along with a medical centre.
Wider environmental quality:	
Local Facilities:	Within walking distance of a range of facilities and services.
Subject to flood risk:	There are areas at risk of flooding from the main river and more localised.
Site Development Constraints	
Site access:	There is an existing access to the Vearse Farm buildings from West Road. Skilling Hill Road is unsuited for additional traffic and there are no pavements for pedestrians.
Topography and shape:	flat at north near the road, steeply sloping up to the south which is highly elevated
Utilities:	Would need to be investigated
On site environmental, nature conservation, cultural heritage, trees and landscape:	<p>The site is part of an area characterised by small oak, ash and hazel woodlands on rolling valley sides with large arable and grassland fields enclosed by trimmed hedgerows below open hilltops. The urban influence of the settlement edge of Allington and Skilling, and influence of A35 transport corridor impact upon the site. The site rises to the south, and becomes more exposed on this higher ground.</p> <p>There is the potential for views from an area directly to the north of the site, which would view the site with only a small built context of development at Allington and Skilling. Design mitigation would need to ensure that the development is respectful of the character and appearance of these areas. In all other views, the site is seen in close association with the existing urban fabric of Bridport and is therefore an acceptable location in principle for development.</p> <p>There are no recorded features of ecological interest but high probability of badger and bat foraging areas. Extensive network of hedgerows which also offer</p>

	habitat for dormice and nesting birds. Reptiles may also be present. Farm buildings may provide bat roosts, and nesting opportunities for a variety of birds incl. barn owls. The River has the potential to provide habitat for water voles, otters and native freshwater crayfish. The areas that are subject to flooding may also have potential for typical water meadow/wetland flora.
Contamination, land stability and on site structures:	Agricultural buildings at centre of the site. Verse Farm complex includes the Grade II listed Vearse Farm House with a traditional walled garden and a landscaped gardens setting to the south.
Accessibility	
Workforce:	The workforce for the site is expected to originate from Bridport and the surrounding communities. <ul style="list-style-type: none"> • Overall Population; 8,332 • Of a Working Age; 5,885 (71%) • Economically Active; 4,032 (69%)
Access by public transport:	There is nearby access to several Bus Transit Links directly adjacent to the site providing links to the local area.
Sequential Test and Brownfield/Greenfield	
Urban/urban edge/rural:	Urban extension site
Previously Developed Land:	Predominantly Greenfield, some Brownfield
Located within a protected employment area:	The site is not afforded policy protection for employment uses by the 2006 West Dorset Local Plan
Social and Regeneration Policy	
Availability of other jobs locally:	Number of firms (excluding self employed) 520 Total number of people working in the town 5,000
Deprivation in local communities:	E01020517 Chideock & Symondsburry: IMD County Rank – 58 (out of 247) Employment Deprivation County Rank – 84 (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"> • SA1; AONB • SS3; Outside the DDB (but adjoining) • Article 4 area • SA3; Brit Valley/Chideock Hills landscape character area

	<ul style="list-style-type: none"> • SA19/20; Vearse Farm is a grade II listed building • North Eastern part of the site along the river corridor is within floodzones 2 and 3
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Recommendations

Other Comments and Recommendation

Known constraints /possible conflicts:	<ul style="list-style-type: none"> • A number of footpaths cross the area • 8m Main River Constraint
Additional comments:	If considered suitable for development this extensive site could offer the opportunity to provide a comprehensive mixed use extension to the town including some employment uses. Highways issues will need to be resolved.
Recommendation:	The site has potential for employment uses as part of a mixed use development.

No picture available	Site ref no:	BRID 05
	Site area (ha):	2.36
	Site Address:	Land adj to 1 Crock Lane
	Site description and location:	Located on the eastern edge of Bridport this undeveloped site forms part of the Walditch conservation area.

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

Age and quality of buildings:	None
Noise and other pollutants:	None
State of external area and public realm:	high quality undeveloped site
Parking, internal circulation and servicing:	None

Market Conditions/Perceptions/Demand

Market appraisal:	Demand for employment land and finished units in Bridport is anticipated to be fair. Demand is likely to be for units ranging from 1,000-2,500 sq ft. There are currently 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. Limited demand for offices. The towns location is unlikely to attract inward investment as it is not strategically located.
Current site status:	The site is not identified in the 2006 West Dorset District Local Plan.
Development viability:	Unviable
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:	0.01km from an A class road (A35)
Proximity to rail/sea/air freight:	No proximity to rail, sea or air freight

Quality of Wider Environment

Adjacent Land uses:	Residential to the north and east. Open countryside to the west and south. Assessment Amenity of adjacent residential properties will need to be considered and could limit the uses that would be acceptable on site.
Wider environmental quality:	High quality
Local Facilities:	A good choice of facilities in Bridport.
Subject to flood risk:	Not in floodzone
Site Development Constraints	
Site access:	None existing Road is quite narrow. Access is unacceptable.
Topography and shape:	Sloping
Utilities:	Would need to be investigated
On site environmental, nature conservation, cultural heritage, trees and landscape:	A number of mature trees on site. High quality landscape Adj to Walditch Meadow SNCI and Jellyfields SNR SNCI. AONB This site is currently a highly attractive undeveloped parkland landscape. New development on this site would have significant adverse landscape impacts on here and surrounding parkland area
Contamination, land stability and on site structures:	None
Accessibility	
Workforce:	The workforce for the site is expected to originate from Bridport and the surrounding communities. <ul style="list-style-type: none"> • Overall Population; 8,332 • Of a Working Age; 5,885 (71%) • Economically Active; 4,032 (69%)
Access by public transport:	There is nearby access to several Bus Transit Links from the site; providing links to the local area.
Sequential Test and Brownfield/Greenfield	
Urban/urban edge/rural:	Urban edge
Previously Developed Land:	Greenfield
Located within a protected employment area:	The site is not afforded policy protection for employment uses by the 2006 West Dorset Local Plan
Social and Regeneration Policy	
Availability of other jobs locally:	Number of firms (excluding self employed) 520 Total number of people working in the town 5,000
Deprivation in local communities:	E01020531 – Loders, IMD County Rank – 110 (out of 247) Employment Deprivation County Rank – 187 (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"> • SA1; AONB • SS3; Outside the DDB (but adjoining) • SA21 & SA22; Within the Walditch Conservation Area • SA3; Brit valley / Powerstock Hills landscape character area
Recommendations	
Other Comments and Recommendation	
Known constraints /possible conflicts:	
Additional comments:	Poor access constrains development at this site.
Recommendation:	Site has no potential for future employment uses

No picture available	Site ref no:	BRID 06
	Site area (ha):	0.56
	Site Address:	Land South West of Ryeberry Hill
	Site description and location:	Located on the B3162 road on the western side of Bridport this site feels quite distant from the town.

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

Age and quality of buildings:	No existing employment buildings
Noise and other pollutants:	None
State of external area and public realm:	Greenfield
Parking, internal circulation and servicing:	None

Market Conditions/Perceptions/Demand

Market appraisal:	Demand for employment land and finished units in Bridport is anticipated to be fair. Demand is likely to be for units ranging from 1,000-2,500 sq ft. There are currently 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. Limited demand for offices. The towns location is unlikely to attract inward investment as it is not strategically located.
Current site status:	The site is not identified in the 2006 West Dorset District Local Plan.
Development viability:	Unviable
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:	0.34km from an A road
Proximity to rail/sea/air freight:	No proximity to rail, sea or air freight

Quality of Wider Environment

Adjacent Land uses:	Residential Adjacent residential properties may limit the uses that are acceptable
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	on this site
Wider environmental quality:	
Local Facilities:	Good selection of facilities available in Bridport town centre
Subject to flood risk:	Not in floodzone
Site Development Constraints	
Site access:	site access is acceptable
Topography and shape:	Site slopes steeply, flatter near road. Topography may prohibit development.
Utilities:	Would need to be investigated
On site environmental, nature conservation, cultural heritage, trees and landscape:	AONB. Development here would extend the built up area into the open countryside and not be in keeping with the existing direction of growth. This is currently an open, rural site forming part of a distinctive hill. Development of this site would be highly conspicuous and have a significant adverse landscape impact. Attempts to screen development here would have a significant impact on the character of this landscape A full ecological and landscape ecological impact assessment should therefore be undertaken
Contamination, land stability and on site structures:	None
Accessibility	
Workforce:	The workforce for the site is expected to originate from Bridport and the surrounding communities. <ul style="list-style-type: none"> • Overall Population; 8,332 • Of a Working Age; 5,885 (71%) • Economically Active; 4,032 (69%)
Access by public transport:	There is nearby access to several Bus Transit Links directly adjacent to the site; providing links to the local area.
Sequential Test and Brownfield/Greenfield	
Urban/urban edge/rural:	Urban Edge
Previously Developed Land:	Greenfield
Located within a protected employment area:	The site is not afforded policy protection for employment uses by the 2006 West Dorset Local Plan.
Social and Regeneration Policy	
Availability of other jobs locally:	Number of firms (excluding self employed) 520 Total number of people working in the town 5,000

Deprivation in local communities:	E01020517 - Chideock & Symondsburry, IMD County Rank – 58 (out of 247) Employment Deprivation County Rank – 84 (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"> • SA1; AONB • SS3; Outside the DDB • Article 4 area • SA3; Chideock Hills landscape character area
Recommendations	
Other Comments and Recommendation	
Known constraints /possible conflicts:	
Additional comments:	This site has been assessed as economically unviable due to topographical constraints. There are also landscape issues with development in this location.
Recommendation:	Site has no potential for future employment uses

No picture available	Site ref no:	BRID 07
	Site area (ha):	0.65
	Site Address:	Land South East of Ryeberry Hill
	Site description and location:	Located on the B3162 on the west side of Bridport the site represents a gap in the ribbon development that has previously taken place along this road.

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

Age and quality of buildings:	None on site
Noise and other pollutants:	None
State of external area and public realm:	
Parking, internal circulation and servicing:	None

Market Conditions/Perceptions/Demand

Market appraisal:	Demand for employment land and finished units in Bridport is anticipated to be fair. Demand is likely to be for units ranging from 1,000-2,500 sq ft. There are currently 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. Limited demand for offices. The towns location is unlikely to attract inward investment as it is not strategically located.
Current site status:	The site is not identified in the 2006 West Dorset District Local Plan.
Development viability:	Unviable
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:	0.59km to an A road
Proximity to rail/sea/air freight:	No proximity to rail, sea or air freight

Quality of Wider Environment

Adjacent Land uses:	Residential development to the east and west. The proximity of residential uses could limit the potential uses acceptable on the site
Wider environmental quality:	
Local Facilities:	There is a good selection of facilities in Bridport centre
Subject to flood risk:	Part of the site to the east of the road is in floodzone 2, small part in floodzone 3
Site Development Constraints	
Site access:	Highways Authority Comments: existing access is acceptable
Topography and shape:	mainly flat, but some sloping up to north
Utilities:	Would need to be investigated
On site environmental, nature conservation, cultural heritage, trees and landscape:	Some large trees on site. Existing planting provides some screening from the road at the southern boundary. AONB This area does not feel well related to the existing settlement of Bridport. The site also forms part of an important undeveloped green wedge between Allington Hill and Ryeberry Hill.
Contamination, land stability and on site structures:	None
Accessibility	
Workforce:	The workforce for the site is expected to originate from Bridport and the surrounding communities. <ul style="list-style-type: none"> • Overall Population; 8,332 • Of a Working Age; 5,885 (71%) • Economically Active; 4,032 (69%)
Access by public transport:	There is nearby access to several Bus Transit Links directly adjacent to the site; providing links to the local area.
Sequential Test and Brownfield/Greenfield	
Urban/urban edge/rural:	Urban edge
Previously Developed Land:	Greenfield
Located within a protected employment area:	The site is not afforded any policy protection for employment uses by the 2006 West Dorset Local Plan.
Social and Regeneration Policy	
Availability of other jobs locally:	Number of firms (excluding self employed) 520 Total number of people working in the town 5,000
Deprivation in local communities:	E01020517 - Chideock & Symondsbury, IMD County Rank – 58 (out of 247) Employment Deprivation County Rank – 84 (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"> • SA1; AONB • SS3; Outside the DDB (but adjoining) • SA3; Brit Valley/Chideock Hills landscape character area • Article 4 area • Eastern part of site is within floodzone
Recommendations	
Other Comments and Recommendation	
Known constraints /possible conflicts:	<ul style="list-style-type: none"> • Footpath and road runs through site
Additional comments:	The site has been found to be unviable for employment uses. Landscape issues make the site unsuitable for development.
Recommendation:	Site has no potential for future employment uses

No picture available	Site ref no:	BRID 08
	Site area (ha):	2.05
	Site Address:	Land Adjoining St Andrews Industrial Estate, Bridport
	Site description and location:	The site is a field bounded by mature trees. Set back from the road, surrounded on three sides by existing development and on the forth by a river valley this site has access issues. However, its location adjacent to the existing St Andrews industrial estate provides some potential for future development as an extension, providing the residential amenity of nearby properties is protected.

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

Age and quality of buildings:	No buildings on the main part of the site though the allocation takes in part of a building on the existing St Andrews Industrial estate
Noise and other pollutants:	Some noise from the existing industrial park it neighbours as well as the nearby busy A3066 road
State of external area and public realm:	High quality natural environment
Parking, internal circulation and servicing:	None

Market Conditions/Perceptions/Demand

Market appraisal:	Demand for employment land and finished units in Bridport is anticipated to be fair. Demand is likely to be for units ranging from 1,000-2,500 sq ft. There are currently 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. Limited demand for offices. The towns location is unlikely to attract inward investment as it is not strategically located.
Current site status:	Allocated in the 2006 West Dorset Local Plan by policy WA12 for B1 employment uses Allocation carried over from 1998 Local Plan.
Development viability:	Unviable
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:	Situated alongside the A3066, and approximately 1km from the A35 There are concerns regarding the potential impact that development may have on the strategic road network. A TA is likely to be needed and any development would probably be required to contribute to junction improvement
Proximity to rail/sea/air freight:	None
Quality of Wider Environment	
Adjacent Land uses:	Although the site is adjacent to the existing St Andrews Industrial Estate and a timber yard, there are several residential properties along the boundaries of the site along its western boundary Residential properties on the western side overlook the site and will need screening
Wider environmental quality:	Built environment of average quality. Particularly high quality natural environment to the east where the River Asker runs
Local Facilities:	Nearby facilities (pub/shop etc) and a very wide selection of facilities available in the town centre
Subject to flood risk:	Very small amount of land in floodzone 2 along the boundary with the Travis Perkins site
Site Development Constraints	
Site access:	Currently no site access, would have to be accessed through the existing adjacent industrial estate. Access will need to be provided via an extension to the existing road on the St Andrews Industrial Estate.
Topography and shape:	Irregular shape
Utilities:	Would need to be investigated
On site environmental, nature conservation, cultural heritage, trees and landscape:	Many large mature trees and shrubs on site; within the AONB; currently quite overgrown, there are a variety of plants on site which may need further investigation; will need screening from the River valley floor
Contamination, land stability and on site structures:	Potential instability problems. 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 Bridport and the surrounding communities.</p> <ul style="list-style-type: none"> • Overall Population; 8,332 • Of a Working Age; 5,885 (71%) • Economically Active; 4,032 (69%)
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>Nearby bus stops at Travis Perkins and Knightstone Rise Bridport Road.</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:	<p>Number of firms (excluding self employed) 520</p> <p>Total number of people working in the town 5,000</p>
Deprivation in local communities:	<p>E01020501 - Bridport Coneygar,</p> <p>IMD County Rank – 75 (out of 247)</p> <p>Employment Deprivation County Rank – 45 (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:	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"> • SA1; Within the Area of Outstanding Natural Beauty. • SS1; Within the Defined Development Boundary. • SA3; Within the Brit Valley Landscape Character Area.
Recommendations	
Other Comments and Recommendation	
Known constraints /possible conflicts:	<ul style="list-style-type: none"> • Land has not previously come forward due to complex ownership, access, stability and drainage issues. Landscaped screening of the site will be required to the East and West. • Excessive access and drainage costs, developer will be required to submit detailed drainage and stability report – development cost may exceed final value. ROW - Footpath through southern corner of site.
Additional comments:	Site has been assessed as economically unviable. Additional costs associated with adverse ground conditions and highways issues

	impact deliverability.
Recommendation:	Site has no potential for future employment uses

No picture available	Site ref no:	BRID 09
	Site area (ha):	1.43
	Site Address:	Land south of Dodhams Lane
	Site description and location:	Located to the north of Bridport town centre on St Andrews road the site is elevated in relation to the adjacent Dodhams Lane, and slopes steeply up to the west.

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

Age and quality of buildings:	None
Noise and other pollutants:	None
State of external area and public realm:	
Parking, internal circulation and servicing:	None

Market Conditions/Perceptions/Demand

Market appraisal:	Demand for employment land and finished units in Bridport is anticipated to be fair. Demand is likely to be for units ranging from 1,000-2,500 sq ft. There are currently 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. Limited demand for offices. The towns location is unlikely to attract inward investment as it is not strategically located.
Current site status:	The site is not identified in the 2006 West Dorset District Local Plan.
Development viability:	Unviable
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:	Located on the A3066 (St Andrews Road)
Proximity to rail/sea/air freight:	No proximity to rail, sea or air freight

Quality of Wider Environment

Adjacent Land uses:	Adjacent development mainly residential. Fields to the west and south Amenity of the adjacent residential properties would have to be protected and this may limit the uses that are acceptable on the site
Wider environmental quality:	
Local Facilities:	The site is adjacent to pub and has a supermarket close by. Additional facilities are located in Bridport centre.
Subject to flood risk:	Not in floodzone
Site Development Constraints	
Site access:	Highways Authority Comments: Although the site has a limited frontage, development here shouldn't be ruled out.
Topography and shape:	Fairly regularly shaped site. Slopes steeply to the west
Utilities:	Would need to be investigated
On site environmental, nature conservation, cultural heritage, trees and landscape:	Trees form site boundaries, no tree cover on site AONB Proposed development on the highest ground at the south of the site will have an adverse landscape impact, being visible on the horizon from views to the northeast. Due to the steeply sloping nature of the site it would be difficult to screen such development effectively. It may be possible to accommodate some limited development on the lower ground at the north of the site whilst containing landscape impacts to an acceptable level. The area associated with Watton Hill would also appear to have considerable potential for enhanced public access to countryside in close proximity to the town. A full landscape and ecological impact assessment of the wider area is needed.
Contamination, land stability and on site structures:	No obvious contamination or stability issues
Accessibility	
Workforce:	The workforce for the site is expected to originate from Bridport and the surrounding communities. <ul style="list-style-type: none"> • Overall Population; 8,332 • Of a Working Age; 5,885 (71%) • Economically Active; 4,032 (69%)
Access by public transport:	There is nearby access to several Bus Transit Links directly adjacent to the site; providing links to the local area.
Sequential Test and Brownfield/Greenfield	
Urban/urban edge/rural:	urban edge

Previously Developed Land:	greenfield
Located within a protected employment area:	The site is not afforded policy protect for employment uses by the 2006 West Dorset Local Plan
Social and Regeneration Policy	
Availability of other jobs locally:	Number of firms (excluding self employed) 520 Total number of people working in the town 5,000
Deprivation in local communities:	E01020501 - Bridport Coneygar, IMD County Rank – 75 (out of 247) Employment Deprivation County Rank – 45 (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"> • SA1; AONB • SS3; Outside the DDB (but adjoining) • SA3; Brit Valley landscape character area • Western part of site within a school buffer
Recommendations	
Other Comments and Recommendation	
Known constraints /possible conflicts:	<ul style="list-style-type: none"> • Site has also been submitted to the SHLAA so the owner may have aspirations for housing on the site.
Additional comments:	The site is clearly open and rural in character, and prominently located. Development here would have significant landscape impacts. The topography of the site would make development here difficult and the site has been assessed as economically unviable.
Recommendation:	The site has no potential for future employment uses.

No picture available	Site ref no:	BRID 10
	Site area (ha):	4.82
	Site Address:	Land adj to Colfox School, Pymore
	Site description and location:	The site comprises two fields to the north of Bridport near the Pymore Mills development. The site is detached from the existing built form of the town and has quite a rural feel, though it is located only 1km from the centre and its facilities.

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

Age and quality of buildings:	None
Noise and other pollutants:	None
State of external area and public realm:	
Parking, internal circulation and servicing:	None

Market Conditions/Perceptions/Demand

Market appraisal:	Demand for employment land and finished units in Bridport is anticipated to be fair. Demand is likely to be for units ranging from 1,000-2,500 sq ft. There are currently 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. Limited demand for offices. The towns location is unlikely to attract inward investment as it is not strategically located.
Current site status:	The site is not identified in the 2006 West Dorset District Local Plan.
Development viability:	Unviable
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:	0.52km from an A road
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Proximity to rail/sea/air freight:	No proximity to rail, sea or air freight
Quality of Wider Environment	
Adjacent Land uses:	Colfox School to the east. Pymore mills development to the north. Development here would have to not have a detrimental effect on the adjacent
Wider environmental quality:	
Local Facilities:	A pub is located to the north in Pymore. A selection of facilities in Bridport centre.
Subject to flood risk:	Not in floodzone
Site Development Constraints	
Site access:	No existing access. Pymore Lane and Gypsy Lane are small and there are capacity issues in trying to gain access from these routes.
Topography and shape:	Sloping site
Utilities:	
On site environmental, nature conservation, cultural heritage, trees and landscape:	Trees and hedgerows at boundaries. AONB Development on this site would appear highly conspicuous from a wide range of views to the west. New development would appear in isolation, surrounded by undeveloped countryside further emphasizing its landscape impacts. It would not be seen in context with the neighbouring school to the east as the school sits just over the crest of the hill on which this site is located thereby obscuring the school from key views from the west. Would represent a significant extension of Bradpole that is likely to be prominent from neighbouring higher ground. Would also partially block a green corridor into the town which is likely to represent a local wildlife corridor. A full landscape and ecological impact assessment should therefore be undertaken
Contamination, land stability and on site structures:	Overhead cables on north west corner of the site 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:	The workforce for the site is expected to originate from Bridport and the surrounding communities. <ul style="list-style-type: none"> • Overall Population; 8,332 • Of a Working Age; 5,885 (71%)

	<ul style="list-style-type: none"> Economically Active; 4,032 (69%)
Access by public transport:	There is nearby access to several Bus Transit Links from the site; providing links to the local area.
Sequential Test and Brownfield/Greenfield	
Urban/urban edge/rural:	urban edge
Previously Developed Land:	Greenfield
Located within a protected employment area:	The site is not afforded policy protection for employment uses by the 2006 West Dorset Local Plan
Social and Regeneration Policy	
Availability of other jobs locally:	Number of firms (excluding self employed) 520 Total number of people working in the town 5,000
Deprivation in local communities:	E01020498 – Bradpole, IMD County Rank – 91 (out of 247) Employment Deprivation County Rank – 73 (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"> SA1; AONB SS3; Outside the DDB SA3; Brit Valley landscape character area Eastern part of site within a school buffer
Recommendations	
Other Comments and Recommendation	
Known constraints /possible conflicts:	<ul style="list-style-type: none"> ROW - footpath through the middle of the site
Additional comments:	There are highways issues with this site in terms of access and traffic generation. The site is clearly open and rural in character, and prominently located. Development here would have significant landscape impacts and is unsuitable for development.
Recommendation:	Site has no potential for future employment uses

No picture available	Site ref no:	BRID 11
	Site area (ha):	2.28
	Site Address:	AMSAFE DT6 3QU
	Site description and location:	Located on the edge of Bridport Town centre the site is home to the defence based engineering company. The site is private and access is controlled by a security firm.

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

Age and quality of buildings:	The buildings are of a good quality and well maintained. The buildings are tightly packed, making the best use of the available space and very little land is left undeveloped.
Noise and other pollutants:	None
State of external area and public realm:	The external area is of a good quality; the site appears to be well maintained and serviced.
Parking, internal circulation and servicing:	There is private visitor parking to the western side of the site, with further private parking beyond the main security gates. There is also a small amount of private parking, in front of the listed buildings on the high street; in a secure off road area. Circulation is constrained by the number, size and layout of the buildings on site.

Market Conditions/Perceptions/Demand

Market appraisal:	Demand for employment land and finished units in Bridport is anticipated to be fair. Demand is likely to be for units ranging from 1,000-2,500 sq ft. There are currently 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. Limited demand for offices. The towns location is unlikely to attract inward investment as it is not strategically located.
Current site status:	The site is not identified in the 2006 West Dorset District Local Plan. The site is currently in full use by a single occupier, offering no potential for further development or new occupation.
Development viability:	Unknown
Is site being actively marketed:	The site is not being actively marketed.

Ownership and Constraints on Development

Ownership:	One owner
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% 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 A35 approximately 0.75km to the east via the B3162 through the town centre.
Proximity to rail/sea/air freight:	None
Quality of Wider Environment	
Adjacent Land uses:	Adjacent sites are primarily used for residential development; with retail located on the high street along the southern edge of the site. North of the site is an open expanse of Greenfield land.
Wider environmental quality:	The local environment is of mixed quality.
Local Facilities:	There is access to extensive local facilities upon the Bridport high street, neighbouring the site to the south.
Subject to flood risk:	In the west, much of the site is within flood risk zone 2, with a small amount in flood risk zone 3.
Site Development Constraints	
Site access:	The site has good access to the road network via the B3162 West Street There is pedestrian access from St Swithins Road to the high street, through the western side of the site, with this exception the site is private
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:	Engineering shop, training centre and store are grade II listed. No onsite environmental concerns.
Contamination, land stability and on site structures:	As a result of its historic use the site may have contamination issues which will need to be investigated.
Accessibility	
Workforce:	The workforce for the sites is expected to originate from Bridport and the wider West Dorset area, due to the specialised nature of the business type and activities. <ul style="list-style-type: none"> • Overall Population; 8,332 • Of a Working Age; 5,885 (71%) • Economically Active; 4,032 (69%)
Access by public transport:	There are good links to both bus and coach transit options.

Sequential Test and Brownfield/Greenfield	
Urban/urban edge/rural:	Urban edge/Urban
Previously Developed Land:	Brownfield
Located within a protected employment area:	As an existing employment site this location 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 self employed) 520 Total number of people working in the town 5,000
Deprivation in local communities:	E01020500 - Bridport Centre North, IMD County Rank – 36 (out of 247) Employment Deprivation County Rank – 38 (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:	The town centre location of the site make it potentially suitable for a range of retail or service/leisure uses should it no longer be required for employment. However, development may be constrained as a result of the flood risk.
Policy considerations:	<ul style="list-style-type: none"> • SS1; Development Boundary • SA1; AONB • SA3; Landscape Character Area, Brit Valley & Bridport • AH1; Flood Risk Zone 3 (high risk) • SA19, SA20 Listed Buildings
Recommendations	
Other Comments and Recommendation	
Known constraints /possible conflicts:	<ul style="list-style-type: none"> • ROW – footpath through the south west of the site
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 due to the skilled nature of the employment offered. Its town centre 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 use.

No picture available	Site ref no:	BRID 12
	Site area (ha):	3.36
	Site Address:	South West Quadrant
	Site description and location:	The South West Quadrant occupies an edge of centre site in Bridport that offers a regeneration opportunity through mixed use development

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

Age and quality of buildings:	A variety of existing buildings on site.
Noise and other pollutants:	Elevated noise levels in parts of the site
State of external area and public realm:	Could use upgrading
Parking, internal circulation and servicing:	

Market Conditions/Perceptions/Demand

Market appraisal:	Demand for employment land and finished units in Bridport is anticipated to be fair. Demand is likely to be for units ranging from 1,000-2,500 sq ft. There are currently 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. Limited demand for offices. The towns location is unlikely to attract inward investment as it is not strategically located.
Current site status:	Allocated under policies WA3 WA4 WA5 and WA6 of the 2006 Local Plan for mixed uses
Development viability:	Potentially viable
Is site being actively marketed:	Unknown

Ownership and Constraints on Development

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

Sustainability Factors

Strategic Access

Ease of access to main road network:	Roads would need to be improved Approximately 1km from an A road
Proximity to rail/sea/air freight:	None

Quality of Wider Environment

Adjacent Land uses:	The site adjoins a mix of uses; housing, employment, retail, bus depot. The amenity of neighbouring residential uses will be a consideration.
Wider environmental quality:	Important industrial heritage buildings (rope making) including listed buildings.
Local Facilities:	Good selection of facilities nearby in Bridport town centre
Subject to flood risk:	Site is mostly in floodzone 2 with some areas of floodzone 3
Site Development Constraints	
Site access:	Existing, could use improvement
Topography and shape:	Flat
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:	<p>Grade II listed buildings on St Michaels Lane and Rope Walks. St Michaels trading estate is important to Bridports industrial heritage. This will need to be reflected in the retention and enhancement of historic buildings, and in any new designs.</p> <p>Development here could improve the condition of the buildings.</p> <p>The western site boundary is created by the River Brit which forms a wildlife corridor . Development should seek to re establish a buffer of vegetation along the river banks.</p>
Contamination, land stability and on site structures:	Due to the historical use of the site there is 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
Accessibility	
Workforce:	<p>The workforce for the site is expected to originate from Bridport and the surrounding communities:</p> <ul style="list-style-type: none"> • Overall Population; 8,332 • Of a Working Age; 5,885 (71%) • Economically Active; 4,032 (69%)
Access by public transport:	<p>There is nearby access to several Bus Transit links directly adjacent to the site providing links to the local area.</p> <p>The site is close to the town centre and there is opportunity to encourage sustainable travel.</p>
Sequential Test and Brownfield/Greenfield	
Urban/urban edge/rural:	Urban

Previously Developed Land:	Previously developed
Located within a protected employment area:	Yes, the site is formally allocated in the 2006 West Dorset Local Plan
Social and Regeneration Policy	
Availability of other jobs locally:	Number of firms (excluding self employed) 520 Total number of people working in the town 5,000
Deprivation in local communities:	E01020502 Bridport Skilling: IMD County Rank – 12 (out of 247) Employment Deprivation County Rank – 12 (out of 247)
Priority regeneration designation:	Yes, the site is formally identified for regeneration in the local economic strategy / development plan
Potential availability of 'gap' funding:	Currently no funding available
Ability to support particular economic development priority:	Development here will contribute to the regeneration of the centre of Bridport
Other Policy Considerations	
Alternative uses if no longer allocated for employment:	The location within the DDB close to the town centre make the site attractive to a mix of uses.
Policy considerations:	<ul style="list-style-type: none"> • SA1; AONB • SA21 & SA22, Conservation area • AH1, Within floodzones 2&3 • SS1; With the DDB • SA3; Within developed area of Bridport but adj to Brit Valley Landscape Character Area • School buffer zone • Bank width buffer alongside the river • SA19, SA20 Listed Buildings
Recommendations	
Other Comments and Recommendation	
Known constraints /possible conflicts:	<ul style="list-style-type: none"> • Employment here would be brought forward as part of a comprehensive mixed use scheme including retail and employment uses. • Public parking would have to be retained as part of the scheme • 8m Main River Constraint
Additional comments:	St Michaels Trading Estate already has many local start up businesses and the development of the site should provide similar units that businesses can benefit from. In addition it may also be of benefit to provide some larger units to act as 'stepping stones'. 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 uses as part of a mixed use development.

No picture available	Site ref no:	BRID 13
	Site area (ha):	3.18
	Site Address:	St Andrews Trading Estate DT6 3EX
	Site description and location:	The site is located within a valley with the surrounding land sloping down to the site. Located on the fringe of a housing development, there are several residences with views over the site, as well as physically backing on to it.

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

Age and quality of buildings:	Many of the buildings are looking tired and in a relative state of disrepair, however there are some obviously newer units that are of a good general condition.
Noise and other pollutants:	None.
State of external area and public realm:	The public realm and roadways are of a very basic and in places poor condition, in need of revitalisation if new development were to be proposed.
Parking, internal circulation and servicing:	Parking provision appears to be inadequate with a high number of vehicles parked on the road. As a result access for larger vehicles or traffic from both directions as is difficult because of the decreased road width.

Market Conditions/Perceptions/Demand

Market appraisal:	Demand for employment land and finished units in Bridport is anticipated to be fair. Demand is likely to be for units ranging from 1,000-2,500 sq ft. There are currently 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. Limited demand for offices. The towns location is unlikely to attract inward investment as it is not strategically located.
Current site status:	The site is not identified in the 2006 West Dorset District Local Plan. Site is currently in occupation by a variety of light industrial related businesses.
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:	No active 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 from the site on Shoe Lane to the A3066 St Andrews Road.
Proximity to rail/sea/air freight:	None

Quality of Wider Environment

Adjacent Land uses:	The site is situated amongst a residential estate, with similar neighbouring industrial land to the West and undeveloped Greenfield land to the South. The proximity of neighbouring residential development may limit the activities that can take place on site.
Wider environmental quality:	The local built environment is of average quality.
Local Facilities:	There is a good selection of local facilities within a close distance of the site.
Subject to flood risk:	There area of the site closest to the river is within flood risk zone 2

Site Development Constraints

Site access:	There is adequate access to the site from the A3066 St Andrews Road, however, the parking situation on site has somewhat of a detrimental impact on the road width and could cause issues for large vehicle access.
Topography and shape:	The site slopes downwards to the bottom of the valley from North to South, with the southern end of the site levelling out. The estate is grouped together in a relatively compact cluster.
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:	No relevant environmental concerns on site or in the neighbouring area beside the Dorset AONB.
Contamination, land stability and on site structures:	No contamination or stability issues evident.

Accessibility

Workforce:	<p>The workforce for the site is likely to originate from Bridport and the surrounding communities:</p> <ul style="list-style-type: none"> • Overall Population; 8,332 • Of a Working Age; 5,885 (71%) • Economically Active; 4,032 (69%)
Access by public transport:	There are several local bus transit links located within the nearby area.

Sequential Test and Brownfield/Greenfield

Urban/urban edge/rural:	Urban edge/Rural.
Previously Developed Land:	Brownfield

Located within a protected employment area:	As an existing employment site this location 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 self employed) 520 Total number of people working in the town 5,000 There are several other business estates located within the local area offering employment of a similar category.
Deprivation in local communities:	E01020501 Bridport Coneygar: IMD County Rank – 75 (out of 247) Employment Deprivation County Rank – 45 (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 development may be limited within the area at flood risk.
Policy considerations:	<ul style="list-style-type: none"> • SS1; Development Boundary • SA1; AONB • SA3; Landscape Character Area, Brit Valley & Bridport
Recommendations	
Other Comments and Recommendation	
Known constraints /possible conflicts:	
Additional comments:	The site is suitable for continued employment use and provides valuable local employment opportunities. However, its location in the DDB means it could be subject to development pressure for non employment uses.
Recommendation:	The site should be protected for employment use.

No picture available	Site ref no:	BRID 14
	Site area (ha):	8.93
	Site Address:	Gore Cross, Bridport DT6 3UX
	Site description and location:	Industrial and business estate located on the northern fringe of Bridport.

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

Age and quality of buildings:	The buildings upon site appear to be of a good quality and state of repair; several newer units appear to have only recently been completed.
Noise and other pollutants:	None
State of external area and public realm:	The public realm is of a good quality, allowing for easy pedestrian access throughout the site. The external areas are well maintained and make good use of the available space.
Parking, internal circulation and servicing:	There are sufficient parking provisions for each individual unit within their plot boundaries, leaving the roadways clear of cars and allowing for easy access and circulation within the site. Circulation within the site is via a well set out road system which has the potential for extension alongside future development.

Market Conditions/Perceptions/Demand

Market appraisal:	Demand for employment land and finished units in Bridport is anticipated to be fair. Demand is likely to be for units ranging from 1,000-2,500 sq ft. There are currently 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. Limited demand for offices. The towns location is unlikely to attract inward investment as it is not strategically located.
Current site status:	The site is not identified in the 2006 West Dorset District Local Plan. The site is in current occupation for a variety of business uses; there are several viable plots for future development and intensification of the current employment use.
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:	The site is not actively marketed 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:	There is direct access to the A3066 Beaminster Road, a main local transit route.
Proximity to rail/sea/air freight:	None.

Quality of Wider Environment

Adjacent Land uses:	To the east of the site is a housing development with a school to the south. The northern and western boundaries are to extensive areas of greenfield land.
Wider environmental quality:	The site is situated within the Dorset Countryside providing a high quality surrounding natural environment.
Local Facilities:	There are a variety of local facilities nearby and a wider range of services and facilities in Bridport town centre.
Subject to flood risk:	The site is not in a flood risk zone.

Site Development Constraints

Site access:	The site is well accessible from the A3066, providing good links throughout the local area.
Topography and shape:	The site topography can be considered to be on a level as there is very little deviation across the site. The estate is very compact making good use of the available space, however there are potential infill plots which could be developed in the future.
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, though development should seek to minimise its prominence in wider views.
Contamination, land stability and on site structures:	No obvious contamination or stability issues.

Accessibility

Workforce:	<p>The workforce for the site is expected to be originating from Bridport and the surrounding communities:</p> <ul style="list-style-type: none"> • Overall Population; 8,332 • Of a Working Age; 5,885 (71%) • Economically Active; 4,032 (69%)
Access by public transport:	There are localised accessible bus transit links within a close proximity of the site.

Sequential Test and Brownfield/Greenfield

Urban/urban edge/rural:	Rural/Urban-Edge.
Previously Developed Land:	Brownfield

Located within a protected employment area:	As an existing employment site this location is protected for employment uses under policy ET1 of the 2006 West Dorset Local Plan.
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Social and Regeneration Policy

Availability of other jobs locally:	Number of firms (excluding self employed) 520 Total number of people working in the town 5,000
Deprivation in local communities:	E01020498 Bradpole: IMD County Rank – 91 (out of 247) Employment Deprivation County Rank – 73 (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; Development Boundary • SA1; AONB • SA3; Landscape Character Area, Brit Valley & Bridport

Recommendations

Other Comments and Recommendation

Known constraints /possible conflicts:	<ul style="list-style-type: none"> • There is a public footpath through the site
Additional comments:	This high quality business site makes an important contribution to the local economy and has the potential to deliver additional employment uses. However, its location in the DDB means 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:	BRID 15
	Site area (ha):	2.29
	Site Address:	Land at North Mills, Bridport
	Site description and location:	An existing employment site with

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

Age and quality of buildings:	A complex of former mill buildings that have been converted into commercial units.
Noise and other pollutants:	Noise generated by the businesses on site.
State of external area and public realm:	Some of the external area could be improved; overgrown, broken fencing.
Parking, internal circulation and servicing:	Some hard standing for parking, internal circulation follows the same pattern as the existing development at the trading estate

Market Conditions/Perceptions/Demand

Market appraisal:	Demand for employment land and finished units in Bridport is anticipated to be fair. Demand is likely to be for units ranging from 1,000-2,500 sq ft. There are currently 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. Limited demand for offices. The towns location is unlikely to attract inward investment as it is not strategically located.
Current site status:	Part of the site has been allocated in the 2006 West Dorset Local Plan under Policy WA14 for B1 or B2 use.
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:	1.5km drive through the centre of Bridport to join the A35, or approximately 2km to join the A35 to the west of Bridport
Proximity to rail/sea/air freight:	None

Quality of Wider Environment

Adjacent Land uses:	There are some residential uses to the south, north and west; open recreational There are several residential properties nearby that
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	overlook the site. A strip of public open space with community uses runs to the west and north. River Brit runs to the east.
Wider environmental quality:	Average quality built environment.
Local Facilities:	Not much in the immediate vicinity, but a good selection of facilities in Bridport town centre
Subject to flood risk:	Entirely within floodzone 2, though site is protected by flood defences.
Site Development Constraints	
Site access:	Existing vehicular access to the site from west by St Swithins road. Unauthorised access from the east off Victoria Grove. The existing access is narrow and may need widening. Victoria Grove and North Mills Road are unsuitable for additional traffic, especially for commercial and industrial purposes. Increased traffic generation could add to existing access problems. Small scale development would be acceptable. Pedestrian Link across the Brit being provided as part of the Pibon View development.
Topography and shape:	The site is level
Utilities:	Would need to be investigated
On site environmental, nature conservation, cultural heritage, trees and landscape:	Treed river corridor provides good screening to the east.. The site is not very visible in the wider landscape. The River Brit forms one of the site boundaries an adequate buffer from the river corridor should be maintained. The main warehouse is grade II listed. Listed buildings and rope walks to the south
Contamination, land stability and on site structures:	No obvious contamination or stability issues, existing hard standing may need repair or removal. Boundary fence would have to be repositioned. 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.
Accessibility	
Workforce:	The workforce for the site is expected to originate from Bridport and the surrounding communities: <ul style="list-style-type: none"> • Overall Population; 8,332 • Of a Working Age; 5,885 (71%) • Economically Active; 4,032 (69%)
Access by public transport:	There is nearby access to several Bus Transit Links from the site providing links to the local area. Bus services from Armstrong Road/St Swithens road.

Sequential Test and Brownfield/Greenfield	
Urban/urban edge/rural:	Urban edge
Previously Developed Land:	Brownfield site, previously developed land
Located within a protected employment area:	Yes, part of the site is formally allocated in the 2006 West Dorset Local Plan for employment uses. As an existing employment site this location is also protected for employment uses under policy ET1 of the Plan.
Social and Regeneration Policy	
Availability of other jobs locally:	Number of firms (excluding self employed) 520 Total number of people working in the town 5,000
Deprivation in local communities:	E01020500 Bridport Centre North: IMD County Rank – 36 (out of 247) Employment Deprivation County Rank – 38 (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:	The location within a flood risk zone would limit the uses that could be considered if the site was no longer required for employment.
Policy considerations:	<ul style="list-style-type: none"> • AH1, Completely within floodzone 2. • SA1; Within the Area of Outstanding Natural Beauty. • SS1; Within the Defined Development Boundary. • SA3; Within the developed area of Bridport adj to the Brit Valley Landscape Character Area. • SA19, SA20 Main warehouse at North Mills is grade II listed.
Recommendations	
Other Comments and Recommendation	
Known constraints /possible conflicts:	<ul style="list-style-type: none"> • May be flood defence requirements from the Environment Agency.
Additional comments:	The site is suitable for continued employment uses. An area of vacant/underused land at the periphery could provide the opportunity to extend the existing employment uses, though access and traffic issues may limit the scale of development that is acceptable.
Recommendation:	Site should be protected for employment uses

No picture available	Site ref no:	BRID 16
	Site area (ha):	1.29
	Site Address:	Dreadnought Trading Estate, Bridport DT6 5BU
	Site description and location:	The trading estate is located off of the western end of the main Bridport High Street, the B3162, within a surrounding residential estate.

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

Age and quality of buildings:	The building units on site are of a relatively good quality and a well maintained general condition. Several of the units are currently vacant and being actively marketed. The long building spanning the western edge of the site is in a poorer general condition due to its age and obvious re-use as a building pre-dating a majority of the other development on site.
Noise and other pollutants:	There is a potential for significant noise to be generated on site with several automobile engineering businesses. The relative proximity of nearby residential development may cause problems if further similar industry is to be introduced to this site. The engineering units give rise to the risk of other pollutant sources which may require closer examination if further development was desired.
State of external area and public realm:	The trading estate has no public realm to speak of. The external areas could be improved.
Parking, internal circulation and servicing:	There is parking provision for each of the individual units on site, as well as an additional private parking area to the South Eastern corner of the site. The circulation within the site is rather tight when there are HGVs on site for delivery or collection of goods. This alongside the parking in front of the units can cause some access problems due to reduced roadway width.

Market Conditions/Perceptions/Demand

Market appraisal:	Demand for employment land and finished units in Bridport is anticipated to be fair. Demand is likely to be for units ranging from 1,000-2,500 sq ft. There are currently 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. Limited demand for offices. The towns location is unlikely to attract inward investment as it is not strategically located.
Current site status:	The site is not identified in the 2006 West Dorset District Local Plan. The site is currently in partial occupation, with several units advertised as being up for Let.

Development viability:	
Is site being actively marketed:	Parts of the site are currently actively marketed.
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:	There is nearby access from the B3162 to the A35.
Proximity to rail/sea/air freight:	None
Quality of Wider Environment	
Adjacent Land uses:	There is a recreational site to the Eastern edge and open Greenfield land to the West. The site is also adjoined by residential and retail uses. The amenity of neighbouring uses is a consideration.
Wider environmental quality:	The local built environment is of a reasonable quality with a mix of both new and older buildings.
Local Facilities:	A wide range of facilities are available in Bridport town centre within short walking distance.
Subject to flood risk:	The south east part of the site is within flood risk zone 2.
Site Development Constraints	
Site access:	Access to the site is provided from Magdalen Lane. Two bridges provide access on to the main road through the site. There is no footway provision.
Topography and shape:	Level, regular shaped 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:	To the northern end of the site, there is a Historic Parks and Gardens designation to 'the Rope Walks'. 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:	The workforce for the site is expected to originate from Bridport and the surrounding communities:

	<ul style="list-style-type: none"> • Overall Population; 8,332 • Of a Working Age; 5,885 (71%) • Economically Active; 4,032 (69%)
Access by public transport:	There is nearby access to both bus and coach services within the town centre.
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 this location 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 self employed) 520 Total number of people working in the town 5,000 There are several other similar employment sites within the nearby locality that offer employment of a comparable industry and skill requirement.</p>
Deprivation in local communities:	<p>E01020502 Bridport Skilling: IMD County Rank – 12 (out of 247) Employment Deprivation County Rank – 12 (out of 247)</p> <p>E01020503 Bridport Centre & Allington: IMD County Rank – 26 (out of 247) Employment Deprivation County Rank – 24 (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:	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; Development Boundary • SA1; AONB • SA3; Landscape Character Area, Brit Valley & Bridport • AH1; Flood Risk Zone (Medium and High)
Recommendations	
Other Comments and Recommendation	
Known constraints /possible conflicts:	

Additional comments:	The site has limited capacity for additional development but is suitable for continued use. It provides valuable local employment opportunities though its location could mean that 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:	BRID 17
	Site area (ha):	0.54
	Site Address:	OLD LAUNDRY TRADING ESTATE, BRIDPORT DT5 3BD
	Site description and location:	The site, very small in size, is located alongside the A3066 Sea Road North. The trading estate houses a few businesses with an access road running through the centre of the tight site.

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

Age and quality of buildings:	The buildings on site appear to be in an acceptable condition and are all in current use.
Noise and other pollutants:	There are no concerns related to pollutant sources upon the site.
State of external area and public realm:	There is very little in the way of public realm, with shared vehicular and pedestrian routeways with no pavements.
Parking, internal circulation and servicing:	The internal circulation is very limited, taking the form of a rather tight corridor between buildings, hampered by parked vehicles. Parking is very limited, there are a few spaces allocated to the individual building units. There is very little additional customer parking and very limited space for manoeuvring larger vehicles.

Market Conditions/Perceptions/Demand

Market appraisal:	Demand for employment land and finished units in Bridport is anticipated to be fair. Demand is likely to be for units ranging from 1,000-2,500 sq ft. There are currently 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. Limited demand for offices. The towns location is unlikely to attract inward investment as it is not strategically located.
Current site status:	The site is not identified in the 2006 West Dorset District Local Plan. The site is currently in occupation by several businesses; all units are occupied.
Development viability:	
Is site being actively marketed:	There is no active site marketing.

Ownership and Constraints on Development

Ownership:	
% of long lease:	

Ransom strips / other ownership constraints:		
Sustainability Factors		
Strategic Access		
Ease of access to main road network:	The site is located directly alongside the A3066, a main route through the area.	
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 residential development with area of Greenfield land to the East.	
Wider environmental quality:	The local landscape is of a high quality, located within the Dorset AONB.	
Local Facilities:	There are a selection of local facilities nearby in the Bridport town centre.	
Subject to flood risk:	The site is within floodzone 2	
Site Development Constraints		
Site access:	Access to the site from the A3066 bears no issues, however the circulation through the site is more problematic, offering little room to manoeuvre if there are parked cars along the routeway.	
Topography and shape:	The site level is below that of the neighbouring roadway, hence the propensity towards potential flooding. However, the site itself can be considered to be on a level.	
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 environmental concerns relating to the site with the exception of the Dorset AONB.	
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 Bridport and the surrounding communities.</p> <ul style="list-style-type: none"> • Overall Population; 8,332 • Of a Working Age; 5,885 (71%) • Economically Active; 4,032 (69%) 	
Access by public transport:	<p>There are several bus transit links within the nearby area.</p> <p>There are no alternative public transport methods</p>	
Sequential Test and Brownfield/Greenfield		
Urban/urban edge/rural:	Urban edge/Rural	
Previously Developed Land:	The site can be considered to be Brownfield development land. However, there is very little opportunity for development due to the small	

	saturated nature of the site. There is only prospect to existing employment.
Located within a protected employment area:	As an existing employment site this location 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 self employed) 520 Total number of people working in the town 5,000 There are several industrial and business parks located within the surrounding Bridport area offering similar employment opportunities.
Deprivation in local communities:	E01020501 – Bridport Coneygar, IMD County Rank – 75 (out of 247) Employment Deprivation County Rank – 45 (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:	The contaminated nature of the site, as well as its proximity to the roadway make it somewhat unsuitable for any alternative further development.
Policy considerations:	<ul style="list-style-type: none"> • SS1; Development Boundary • SA1; AONB • SA3; Landscape Character Area, Brit Valley & Bridport
Recommendations	
Other Comments and Recommendation	
Known constraints /possible conflicts:	
Additional comments:	Site is suitable for continued employment use, though there is limited potential for redevelopment or intensification. alternative uses could also be considered.
Recommendation:	Site is suitable for continued employment use but alternative uses could also be considered.

No picture available	Site ref no:	BRID 18
	Site area (ha):	1.36
	Site Address:	EAST ROAD BUSINESS PARK, BRIDPORT DT6 4RZ
	Site description and location:	Located in an intersection between the A35, A3066 and B3162, the site is well serviced by the local roadways. The site backs directly on to a housing development upon Crock Lane.

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

Age and quality of buildings:	<p>The buildings on site look increasingly tired, many in a relatively poor state of repair due to a lack of general maintenance; these are primarily located to the east of the site, with the remaining larger buildings to the west appearing to be in a better general condition.</p> <p>The petrol station and car sales garage to the north of the site are in a good general condition, well maintained and used.</p>
Noise and other pollutants:	<p>There are concerns over the level of noise that the site generated in relation to the neighbouring residential development, as a result of the factory and engineering businesses which occupy the site.</p> <p>Similarly, the factory activities may give rise to the production of pollutants that may have a detrimental effect upon the residents of neighbouring sites.</p>
State of external area and public realm:	<p>The external site area is in a poor condition, showing need for re-surfacing and repair to the routeway.</p> <p>The South Eastern corner of the site is particularly congested with a volume of motor vehicles and waste related to the business activities at this end of the site.</p> <p>The Eastern corner pertaining to the glazing business appeared cordoned off, with the units beyond appearing disused.</p> <p>There is no relevant public realm on the site beyond that which borders the roadway to the North and West of the site.</p>
Parking, internal circulation and servicing:	<p>Parking is an issue, with very little provision to cater for the business units on site, with no additional facilities for patronage.</p> <p>Circulation through the site is tight in places due to the proximity of buildings to one another, restricting the roadway.</p> <p>The rear of the site is regularly accessed by HGVs for delivery and collection, which congests the routeway through the site during these times.</p> <p>The location of the site on the main road network makes</p>

it very serviceable, and as an ideal location for employment facilities.

Market Conditions/Perceptions/Demand

Market appraisal:	Demand for employment land and finished units in Bridport is anticipated to be fair. Demand is likely to be for units ranging from 1,000-2,500 sq ft. There are currently 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. Limited demand for offices. The towns location is unlikely to attract inward investment as it is not strategically located.
Current site status:	The site is not identified in the 2006 West Dorset District Local Plan. The site is currently in partial occupation, with a couple of vacant or disused units to the Eastern side of the site.
Development viability:	Unknown
Is site being actively marketed:	The site is not currently actively marketed.

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:	There is ideal access to the main road network with the site directly located upon the main thoroughfare through the area, the A365.
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 used for residential development with extensive Greenfield land located to the South East. Further west is Bridport Town Centre.
Wider environmental quality:	The local environment is of a high quality due to the rural Dorset AONB location of the site.
Local Facilities:	There are numerous local facilities within a close proximity of the site in Bridport town centre.
Subject to flood risk:	The site is within floodzone 3.

Site Development Constraints

Site access:	Access to the site is excellent, however; the internal circulation leaves something to be desired due to the layout of the existing buildings.
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Topography and shape:	The topography of the land on site can be considered to be on a level, with very little change across the entirety of the site.
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 corner plot location would benefit from additional access on to the roadway, given the excellent local transit links; and allowing for better use of the available site space. There are no on site environmental considerations.
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 Bridport and the surrounding communities. <ul style="list-style-type: none"> • Overall Population; 8,332 • Of a Working Age; 5,885 (71%) • Economically Active; 4,032 (69%)
Access by public transport:	There are several local bus transit links close to the site offering the potential to travel to the site for local Bridport area residents.
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 this location 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 self employed) 520 Total number of people working in the town 5,000 There are similar employment sites located within the Bridport locale, which offer similar employment opportunities
Deprivation in local communities:	E01020503 - Bridport Centre & Allington, IMD County Rank – 26 (out of 247) Employment Deprivation County Rank – 24 (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 development may be limited by its location within a floodzone.
Policy considerations:	<ul style="list-style-type: none"> • SS1; Development Boundary • SA1; AONB • SA3; Landscape Character Area, Brit Valley & Bridport • AH1; Flood Risk Zone 3 (high risk)

Recommendations

Other Comments and Recommendation	
Known constraints /possible conflicts:	
Additional comments:	Site is suitable for continued employment use, though there is limited potential for redevelopment or intensification. alternative uses could also be considered.
Recommendation:	The site is suitable for continued employment use but alternative uses could also be considered.

No picture available	Site ref no:	BRID 19
	Site area (ha):	1.67
	Site Address:	CREPE FARM BUSINESS PARK, SYMONDSBURY DT6 66X
	Site description and location:	A former farm estate converted to commercial use after the previous use was superseded. Set in an isolated rural location west of Bridport.

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

Age and quality of buildings:	The buildings are aging and could use upgrading and improvement. Several are at present unusable as a result of their condition.
Noise and other pollutants:	None
State of external area and public realm:	There is no public realm to speak of. The external area is in a relatively poor condition at present due to a lack of maintenance. There are notable volumes of waste located near to several units.
Parking, internal circulation and servicing:	Parking on the site is not controlled, there are no designated areas or spaces. Access from the main road is via single track with passing points along the route.

Market Conditions/Perceptions/Demand

Market appraisal:	Demand for employment land and finished units in Bridport is anticipated to be fair. Demand is likely to be for units ranging from 1,000-2,500 sq ft. There are currently 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. Limited demand for offices. The towns location is unlikely to attract inward investment as it is not strategically located.
Current site status:	The site is not identified in the 2006 West Dorset District Local Plan. The site is currently under occupied with approximately half the units being vacant.
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 restrictions known

Sustainability Factors

Strategic Access

Ease of access to main road network:	Site is approximately 1km from the A35 which it can access without the need to go through the town centre.
Proximity to rail/sea/air freight:	None

Quality of Wider Environment

Adjacent Land uses:	The site has few immediate neighbours though the amenity of two nearby cottages is a consideration. Playing field to the south west.
Wider environmental quality:	Located within the Dorset AONB the local landscape is of a high quality.
Local Facilities:	A wide range of facilities available in Bridport town centre.
Subject to flood risk:	The site is not within a flood risk zone, though adjoining land to the east is within floodzone 3.

Site Development Constraints

Site access:	Access to the site is currently via two private single track unmade roadways. As a result the site is relatively inaccessible for larger vehicles.
Topography and shape:	The site has a fairly undulating topography with several changes in level 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:	Crepe Farmhouse is grade II listed. No on site environmental concerns, though the site does occupy a relatively elevated position. Development should seek to minimise its prominence in wider views.
Contamination, land stability and on site structures:	No obvious contamination issues, though given the current agricultural use this would need investigation. There are several structures (former farm buildings) of a relatively poor state of repair, which could have the potential for reuse or replacement.

Accessibility

Workforce:	The workforce for the site is expected to originate from Bridport and the surrounding communities. <ul style="list-style-type: none"> • Overall Population; 8,332 • Of a Working Age; 5,885 (71%) • Economically Active; 4,032 (69%)
Access by public transport:	There are several bus transit links within a close proximity to the access from the site on to the B3162 West Road.

Sequential Test and Brownfield/Greenfield

Urban/urban edge/rural:	Rural.
Previously Developed Land:	Predominantly brownfield

Located within a protected employment area:	As an existing employment site this location 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 self employed) 520 Total number of people working in the town 5,000
Deprivation in local communities:	E01020517 Chideock & Symondsburry: IMD County Rank – 58 (out of 247) Employment Deprivation County Rank – 84 (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:	Given the sites relatively isolated location outside the DDB suitable alternative uses would be limited should it no longer be required for employment purposes.
Policy considerations:	<ul style="list-style-type: none"> • SA1; AONB • SA3; Landscape Character Area, West Dorset Farmland, Chideock Hills • SS3; outside the DDB
Recommendations	
Other Comments and Recommendation	
Known constraints /possible conflicts:	
Additional comments:	The site is suitable for continued employment use. Although the workshops on site are in poor condition, older commercial premises can meet important needs for small, marginal or starter businesses, possibly un-neighbourly ones, which new buildings may not satisfy. Despite the tidy and run down nature of the site the evidence indicates the buildings are still in use and many units are occupied. The site may have the potential for additional development which could enhance the landscaping associated with the existing site.
Recommendation:	Site should be protected for employment uses

No picture available	Site ref no:	BRID 20
	Site area (ha):	2.69
	Site Address:	Pymore Mills
	Site description and location:	Located at Pymore, on the edge of Bridport, this site is already in employment use but may offer the opportunity for intensification/redevelopment subject to satisfactory access arrangements being agreed.

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

Age and quality of buildings:	A number of buildings on site including a stone grade II listed warehouse. Some more modern buildings of a lesser quality (asbestos etc)
Noise and other pollutants:	Could be pollution from the sites previous uses and noise generated by the existing employment uses.
State of external area and public realm:	Mixed quality, setting of the more modern buildings could be improved
Parking, internal circulation and servicing:	One entrance/exit point on to Pymore Road. Parking provided alongside the existing units.

Market Conditions/Perceptions/Demand

Market appraisal:	Demand for employment land and finished units in Bridport is anticipated to be fair. Demand is likely to be for units ranging from 1,000-2,500 sq ft. There are currently 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. Limited demand for offices. The towns location is unlikely to attract inward investment as it is not strategically located.
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:	Unknown
Ransom strips / other ownership constraints:	No restrictions known

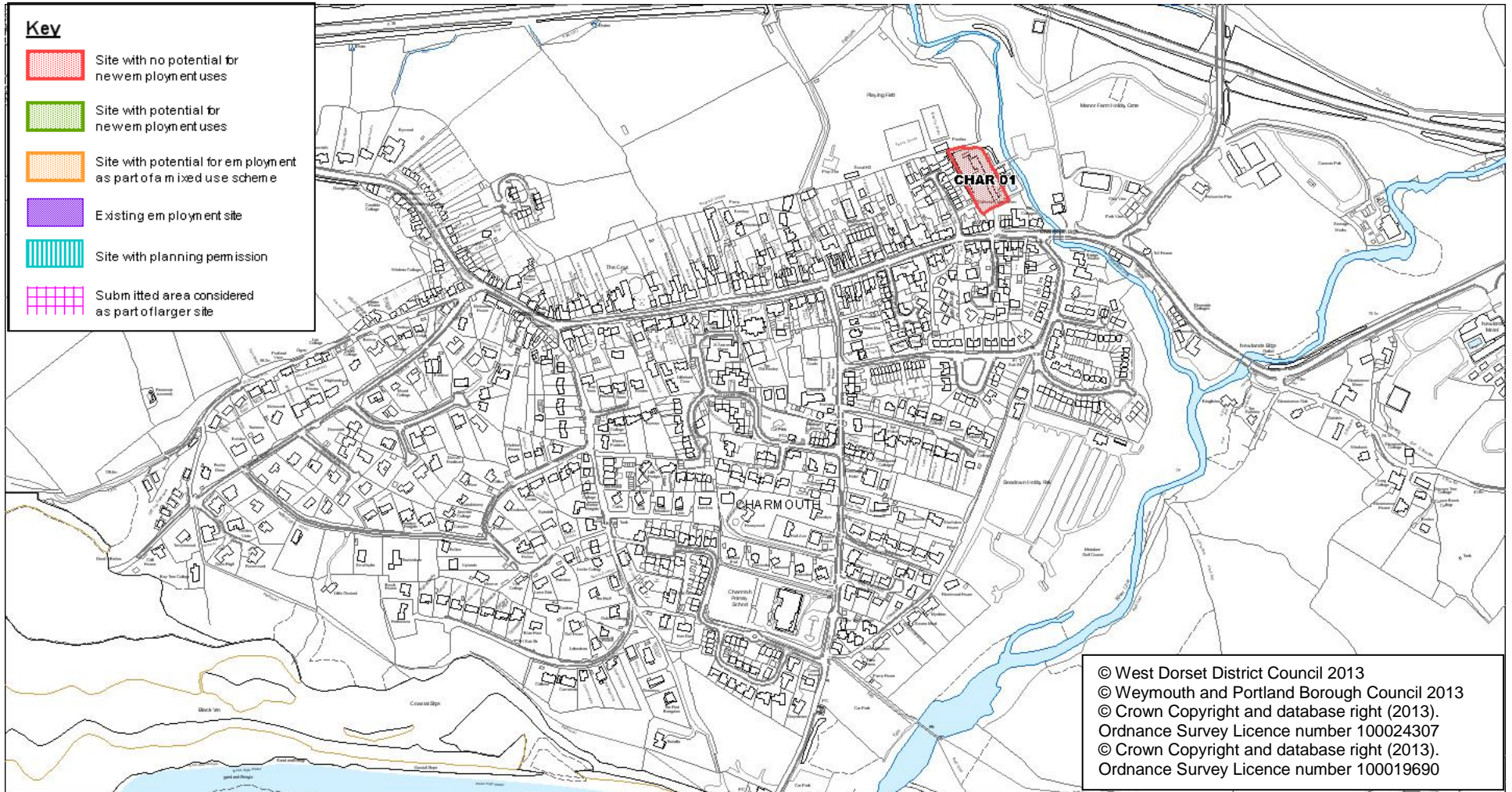
Sustainability Factors

Strategic Access

Ease of access to main road network:	0.79km to an A road
Proximity to rail/sea/air freight:	None
Quality of Wider Environment	
Adjacent Land uses:	The amenity of the adjacent residential properties to the west will have to be considered.
Wider environmental quality:	Good quality residential development and open countryside
Local Facilities:	A pub is located close to the site, with further facilities available in the centre of Bridport.
Subject to flood risk:	Site mostly within floodzone 2, some floodzone 3 along the north east edge. The environment agency have been involved in detailed discussion over development at Pymore for some time, and there are flood defences in place.
Site Development Constraints	
Site access:	Existing access is from Pymore road. This narrow local road is used by traffic generated by the current employment uses including larger vehicles and it does not have the capacity to accommodate additional trips generated by new development.
Topography and shape:	relatively flat, narrow 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:	Warehouse is grade II listed Part of the western boundary of the site is formed by the River Brit. Screening is provided by mature trees at the edges of the site. No on site environmental concerns. Development should seek to minimise its prominence in wider views.
Contamination, land stability and on site structures:	Within historic landfill buffer zone 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
Accessibility	
Workforce:	The workforce for the site is expected to originate from Bridport and the surrounding communities. <ul style="list-style-type: none"> • Overall Population; 8,332 • Of a Working Age; 5,885 (71%) • Economically Active; 4,032 (69%)
Access by public transport:	There is nearby access to several Bus Transit Links directly adjacent to the site providing links to 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 this location 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 self employed) 520 Total number of people working in the town 5,000
Deprivation in local communities:	E01020498 – Bradpole, IMD County Rank – 91 (out of 247) Employment Deprivation County Rank – 73 (out of 247)
Priority regeneration designation:	No, the site is not formally identified for regeneration in local, sub-regional, regional economic strategy or in the development
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:	
Policy considerations:	<ul style="list-style-type: none"> • AH1; Site mostly within floodzone 2, some floodzone 3 along the north east edge • SA1; AONB • SS3; Outside the DDB • SA3; Brit valley landscape character area
Recommendations	
Other Comments and Recommendation	
Known constraints /possible conflicts:	<ul style="list-style-type: none"> • Site was submitted to SHLAA so may be aspiration for residential development • 8m main river constraint
Additional comments:	The site is suitable for continued employment use and provides valuable local job opportunities though additional development in this location may be limited by highway and access issues.
Recommendation:	The site should be protected for employment use

Charmouth









Sites with no potential for new additional employment uses

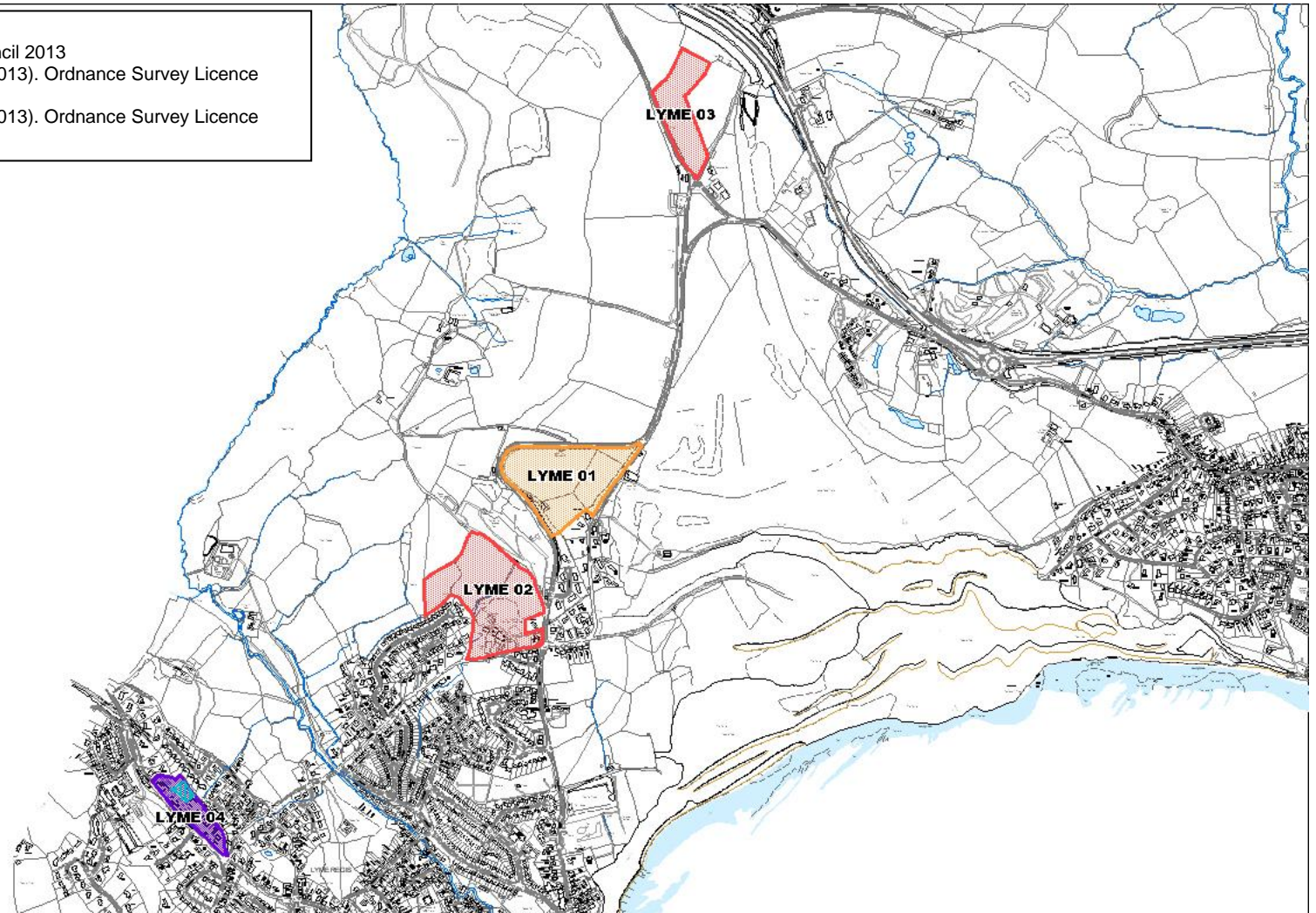
Site Ref	Source	Address	Area	Shortlisted for Detailed Assessment	Reason for Exclusion
CHAR 01	2006 Local Plan Allocation	Catherstone Manor Farm	0.28	No	

Lyme Regis

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Key

-  Site with no potential for new employment uses
-  Site with potential for new employment uses
-  Site with potential for employment as part of a mixed use scheme
-  Existing employment site
-  Site with planning permission
-  Submitted area considered as part of larger site



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

Site Ref	Source	Address	Area	Shortlisted for Detailed Assessment	Comments
LYME 01	Officer Identified	Land at Timber Hill	5.68	Yes	The site distant from the town centre and detached from the built up area. It projects into the green and unspoilt landscape of the AONB.. Employment uses could be considered at this broad location as part of a mixed use scheme should the site be deemed suitable for development though it may be difficult to integrate development here within the existing settlement.


Sites with No potential for New Additional Employment Uses

Site Ref	Source	Address	Area	Shortlisted for Detailed Assessment	Reason for Exclusion
LYME 02	2006 Local Plan Allocation	Woodberry Down	6.59	Yes	Poor access and topography issues restrict potential employment uses for the site. The site has been assessed as unviable and has limited potential for additional employment uses. However, the current uses to provide some local employment opportunities which should be retained.
LYME 03	Officer Identified	Land at Penn Cross	2.78	Yes	Site is currently being promoted as a potential future employment location by the Lyme Forward group. Site is not well related to settlement. Location and access restrict the development potential of the site.

Existing Employment Sites

Site Ref	Address	Area	Shortlisted for Detailed Assessment	Comments
LYME 04	Lyme Regis Industrial Estate and Uplyme Road Business Park	1.48	Yes	Further development in this location is marginal at the moment, though the site may offer potential in the future if values improve. Given the lack of alternative sites in the town this site is an important location for employment, though it may be subject to development pressure from alternative non-employment uses.

Sites with Permission for Employment Uses

Address	Area	Comments	Under Construction
St Michaels Business Centre, Church Street	0.01	Under Construction	
Uplyme Park Business Park	0.15	Not started	

No picture available	Site ref no:	LYME 01
	Site area (ha):	5.68
	Site Address:	Land at Timber Hill Lyme Regis
	Site description and location:	Located to the north of Lyme Regis town, land at Timber Hill could provide a potential development site for mixed uses including an element of employment. The site comprises 3 fields, and is bounded by established trees and hedgerows. The site is elevated land close to the main approach road to Lyme Regis

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

Age and quality of buildings:	None
Noise and other pollutants:	No obvious pollutants. Some traffic noise
State of external area and public realm:	Good quality natural environment
Parking, internal circulation and servicing:	None

Market Conditions/Perceptions/Demand

Market appraisal:	Lyme Regis has one existing industrial estate with a fairly limited demand for units in the town. Anticipate limited demand for employment land in the foreseeable future; predominantly small units for local occupiers including possible studios/workshops.
Current site status:	The site is not identified in the current development plan
Development viability:	Unviable
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:	Direct access to the A3052, the main route into Lyme Regis which also joins the A35. Concerns about the development of the site given its distance from facilities and its proximity to
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	(and hence potential impact on) SRN, which is subject to existing operational problems
Proximity to rail/sea/air freight:	No proximity to rail, sea or air freight
Quality of Wider Environment	
Adjacent Land uses:	Golf course to the east, caravan park to the south west, residential to the south, open countryside to the north There are some residential properties to the south of the site, as well as a caravan studios/workshops. Additional residential development would likely be part of the mix of uses on site. Any B2 uses would have to be buffered.
Wider environmental quality:	Good quality natural environment
Local Facilities:	No facilities in the immediate locality. Selection of facilities in Lyme Regis town
Subject to flood risk:	Not in floodzone
Site Development Constraints	
Site access:	One existing access point which would be usable
Topography and shape:	Large, triangular shaped site. Sloped
Utilities:	Would need to be investigated
On site environmental, nature conservation, cultural heritage, trees and landscape:	Established trees and hedgerows at boundaries. Although this site lies at a high elevation and partially faces the opposite side of Lyme Regis it does have potential to accommodate some development where landscape impacts could be reduced to an acceptable level. The reduction of landscape impacts would require substantial and considered landscape screening planting and scheme layout design, utilizing the site topography to screen key views. Landscape impact assessment should be undertaken.
Contamination, land stability and on site structures:	The site is within Lyme Instability Zone 1 so there are unlikely to be any difficulties or significant constraints arising from slope instability.
Accessibility	
Workforce:	The workforce for the site is expected to originate from Lyme Regis and the surrounding communities. <ul style="list-style-type: none"> • Overall Population; 3,671 • Of a Working Age; 2,530 (69%) • Economically Active; 1,539 (61%)
Access by public transport:	There is nearby access to several Bus Transit Links from the site; providing links to the local area.
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 self-employed) 200 Total number of people working in the town 1,300
Deprivation in local communities:	E01020533 – Lyme Regis East IMD County – 71 (out of 247) Employment County – 58 (out of 247)
Priority regeneration designation:	No, the site is not formally identified for regeneration in local, sub-regional, national economic strategy or in the development plan
Potential availability of 'gap' funding:	Currently no funding available
Ability to support particular economic development priority:	Number of firms (excluding self-employed) 200 Total number of people working in the town 1,300
Other Policy Considerations	
Alternative uses if no longer allocated for employment:	N/A
Policy considerations:	<ul style="list-style-type: none"> • SS3; Outside the DDB • SA1; Within the AONB • AH5; Lyme Instability Zone 1 • Article 4 Area • SA3; Wooton Hills Landscape Character Area
Recommendations	
Other Comments and Recommendation	
Known constraints /possible conflicts:	<ul style="list-style-type: none"> • Site was submitted to SHLAA - owner may have aspirations for residential development. • Site is removed from the existing built form and with its comparatively elevated position development here could be highly conspicuous.
Additional comments:	The site distant from the town centre and detached from the built up area. It projects into the green and unspoilt landscape of the AONB.. Employment uses could be considered at this broad location as part of a mixed use scheme should the site be deemed suitable for development though it may be difficult to integrate development here within the existing settlement.
Recommendation:	The site has potential for employment uses as part of a mixed use scheme

No picture available	Site ref no:	LYME 02
	Site area (ha):	6.59
	Site Address:	Woodberry Down, Lyme Regis
	Site description and location:	Consists of a large late 19th/early 20th century house with more recent ancillary buildings. Grounds include two large open fields, mixed woodland, formal gardens and tennis courts

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

Age and quality of buildings:	A number of buildings on site; a large C19th house and some smaller more modern ancillary buildings
Noise and other pollutants:	No obvious pollutants, some noise from the A3052
State of external area and public realm:	Well kept external areas; currently used as an educational outdoor activity centre; grounds include a swimming pool, tennis courts, garden and an area of woodland
Parking, internal circulation and servicing:	There is parking on hard standing in a separate car park on the southern part of the site; there is one route onto the site from Colway lane that branches off in different directions in the southern part of the site

Market Conditions/Perceptions/Demand

Market appraisal:	Lyme Regis has one existing industrial estate with a fairly limited demand for units in the town. Anticipate limited demand for employment land in the foreseeable future; predominantly small units for local occupiers including possible studios/workshops.
Current site status:	The site is allocated in the Local Plan under Policy WA24 of the 2006 West Dorset Local Plan for B1 use as part of a mixed use scheme.
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:	Located on the A3052, the main route into Lyme Regis
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Proximity to rail/sea/air freight:	None
Quality of Wider Environment	
Adjacent Land uses:	The site is located between a caravan park to the north and residential development, and there is an open field to the north of the site. Residential uses close by but is screened by boundary trees/shrubs etc.
Wider environmental quality:	Good quality environment, large detached residential properties and large open
Local Facilities:	No facilities nearby
Subject to flood risk:	Negligible - not in floodzone
Site Development Constraints	
Site access:	Existing access is from Colway Lane, a small single track road unsuited for additional traffic and would need to be addressed by any development on this site. Links to the main A3052 approach road into Lyme Regis. Existing rights of way link the site to the town centre and the wider countryside.
Topography and shape:	The site is steeply sloping in places, rising towards the caravan park in the North
Utilities:	Would need to be investigated
On site environmental, nature conservation, cultural heritage, trees and landscape:	The site is comprised of sloping grassland fields, which form part of an elevated landscape setting to the settlement at Lyme Regis. Development to the south west and the caravan park to the north east form conspicuous built elements in the landscape. A number of important landscape features are present, including dense and bushy hedgerows, and a significant tree presence. This high level of tree and woodland planting on the slopes in this area offer opportunities for substantial new areas of screening planting. The dense hedgerows and trees are also likely to support a range of protected species, perhaps most notably dormouse and bats. A full ecological and landscape impact assessment should be undertaken The site is visually contained to the north, east and south set against a backdrop of static caravans. There is the potential for views of the site from the high ground to the west around Holcombe, which would view the site without seeing it alongside the existing urban form at Lyme Regis. This is as a result of the elevated nature of the north eastern portions of the site. The remainder of the site would be seen alongside the existing urban fabric of Lyme Regis.

Contamination, land stability and on site structures:	Located in Lyme Instability Zone 2. Several structures on site which could be re used. Run-off problems.
Accessibility	
Workforce:	The workforce for the site is expected to originate from Lyme Regis and the surrounding communities: <ul style="list-style-type: none"> • Overall Population; 3,671 • Of a Working Age; 2,530 (69%) • Economically Active; 1,539 (61%)
Access by public transport:	There is nearby access to several Bus Transit Links from the site; providing links to the local area.
Sequential Test and Brownfield/Greenfield	
Urban/urban edge/rural:	Urban edge
Previously Developed Land:	Part previously developed
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 self-employed) 200 Total number of people working in the town 1,300
Deprivation in local communities:	E01020533 Lyme Regis East: IMD County – 71 (out of 247) Employment County – 58 (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 to be assessed for mixed use / residential suitability through SHLAA process
Policy considerations:	<ul style="list-style-type: none"> • SS1; Partially within the Defined Development Boundary • SA3; Wootton Hills Landscape Character Area • AH5; Lyme Instability Zone 2 • SA1; Area of Outstanding Natural Beauty • WA24; Land Allocated for Mixed use Development
Recommendations	
Other Comments and Recommendation	
Known constraints /possible conflicts:	<ul style="list-style-type: none"> • Existing watercourse will need protecting. • Policy WA24 allocates land at Woodberry Down for use as a heritage centre, or use for B1 uses in the event that this is proved to be unfeasible – so there may be issues surrounding availability and deliverability. • The site is subject to a tree preservation order

Additional comments:	Poor access and topography issues restrict potential employment uses for the site. The site has been assessed as unviable and has limited potential for additional employment uses. However, the current uses to provide some local employment opportunities which should be retained.
Recommendation:	The site has no potential for new employment uses

No picture available	Site ref no:	LYME 03
	Site area (ha):	2.78
	Site Address:	Land at Penn Cross Lyme Regis
	Site description and location:	This site consists of farmland in a largely rural location outside Lyme Regis. It comprises largely level land at the top of a hill overlooking the town, enclosed by established hedges and trees.

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

Age and quality of buildings:	None
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:	Lyme Regis has one existing industrial estate with a fairly limited demand for units in the town. Anticipate limited demand for employment land in the foreseeable future; predominantly small units for local occupiers including possible studios/workshops.
Current site status:	The site is not identified in the current development plan
Development viability:	Unviable
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:	A35 road runs to the north. Access to the site is via small rural lanes. Junction has visibility issues. Problems unlikely to be overcome. Concern about the sites distance to housing and services within the settlement of Lyme Regis and its proximity to, and hence potential impact on, the SRN which is subject to existing operational problems.
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Proximity to rail/sea/air freight:	No proximity to rail, sea or air freight
Quality of Wider Environment	
Adjacent Land uses:	The field to the east of the site is used as a camp site. Electric sub station to the south. Mainly surrounded by open countryside. The relatively isolated position of the site would give scope to consider a wider range of employment uses at this site. However there is a residential property to the south east
Wider environmental quality:	Good quality natural environment. AONB
Local Facilities:	No facilities in the immediate locality. Selection of facilities available in Lyme Regis town centre
Subject to flood risk:	Negligible - not in floodzone
Site Development Constraints	
Site access:	There would need to be major reconstruction of the lanes to allow development here as well as junction improvements. It is possible but would be expensive. These costs would be prohibitive to employment development.
Topography and shape:	"L" shaped site that is largely level
Utilities:	Would need to be investigated
On site environmental, nature conservation, cultural heritage, trees and landscape:	Elevated site within AONB. Some enclosure provided by established hedges and trees.. Green field site, detached from any existing settlement and would appear to represent a significant intrusion into wider countryside. A full landscape impact assessment should therefore be undertaken.
Contamination, land stability and on site structures:	Two sets of overhead cables cross the site. 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:	The workforce for the site is expected to originate from Lyme Regis and the surrounding communities. <ul style="list-style-type: none"> • Overall Population; 3,671 • Of a Working Age; 2,530 (69%) • Economically Active; 1,539 (61%)
Access by public transport:	There are no relevant public transit links within the local area.
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:	Number of firms (excluding self-employed) 200 Total number of people working in the town 1,300
Deprivation in local communities:	E01020511 – Charmouth IMD County – 74 (out of 247) Employment County – 77 (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; The site is outside the DDB • SA1; Within the AONB • SA3; Within the Wootton Hills Landscape Character Area • Within contaminated land sites buffer • Article 4 Area
Recommendations	
Other Comments and Recommendation	
Known constraints /possible conflicts:	<ul style="list-style-type: none"> • Site is not well related to the existing built development. • Considered that the distance and gradient from residential areas of the town would severely discourage access by cycling or walking, creating a dependency on private vehicles - unsustainable location.
Additional comments:	Site is currently being promoted as a potential future employment location by the Lyme Forward group. Site is not well related to settlement. Location and access restrict the development potential of the site.
Recommendation:	Site has no potential for future employment uses

No picture available	Site ref no:	LYME 04
	Site area (ha):	0.48
	Site Address:	Land at Uplyme Business Park Lyme Regis
	Site description and location:	This site is the only existing industrial/business area in Lyme Regis. Currently well occupied there is a parcel of land to the rear of St Georges House which could provide the opportunity for further employment development. The site is essentially split into two parts; Lyme Regis Industrial Estate and Uplyme Road Industrial Estate.

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

Age and quality of buildings:	Variations in age and quality
Noise and other pollutants:	Some noise from traffic and existing employment uses.
State of external area and public realm:	Could be improved
Parking, internal circulation and servicing:	Existing. Cul-de-sac. Parking generally outside each unit - formality of arrangement varies.

Market Conditions/Perceptions/Demand

Market appraisal:	Lyme Regis has one existing industrial estate with a fairly limited demand for units in the town. Anticipate limited demand for employment land in the foreseeable future; predominantly small units for local occupiers including possible studios/workshops.
Current site status:	The site is not identified in the 2006 West Dorset District Local Plan. The site is currently well occupied by a variety of businesses.
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

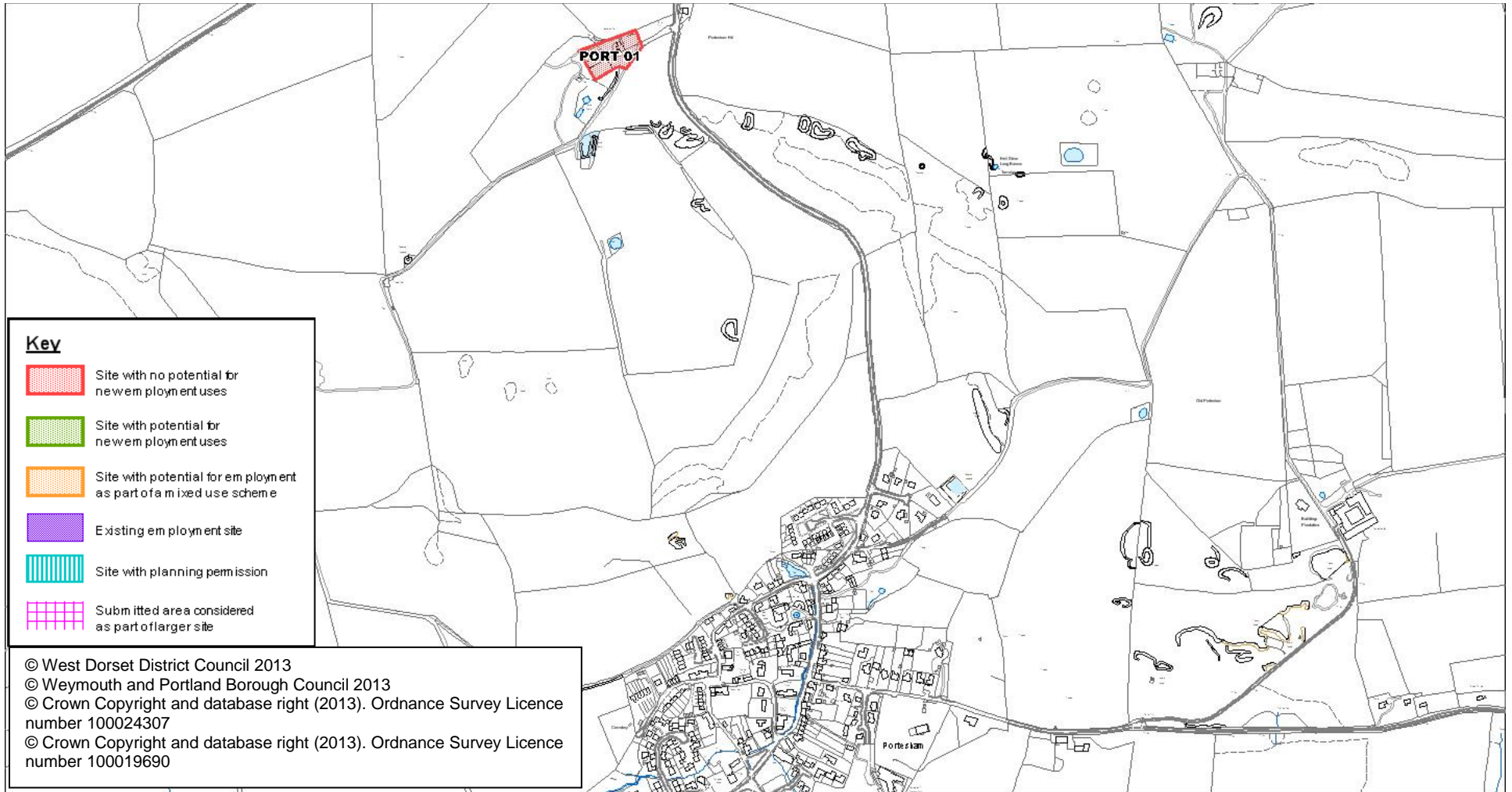
Strategic Access

Ease of access to main road network:	Located on the B3165 road.
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Proximity to rail/sea/air freight:	None
Quality of Wider Environment	
Adjacent Land uses:	Medical centre and pharmacy, residential, school Employment uses already on site, though the amenity of neighbouring residential properties will be a consideration
Wider environmental quality:	Mixed character
Local Facilities:	There are no facilities in the immediate locality. Selection of facilities available in Lyme Regis town centre.
Subject to flood risk:	The site is not in a flood risk zone
Site Development Constraints	
Site access:	Existing vehicular and pedestrian access off Uplyme Road (B3165). Access road is shared with the medical centre.
Topography and shape:	Site slopes down from the road. Long narrow site with additional development potential on a square parcel of land at the north.
Utilities:	Would need to be investigated
On site environmental, nature conservation, cultural heritage, trees and landscape:	Elevated position on north east facing slope, however from distant vantage points development will be viewed as part of the existing built up area of Lyme. Mature trees on the boundary of the site are an important characteristic of the locality and wider views.
Contamination, land stability and on site structures:	The site is within Lyme Regis Instability Zone 2 - this is an area where slope instability may impose constraints on development. A thorough ground investigation and/or geotechnical appraisal will be required and a report submitted as part of any planning application.
Accessibility	
Workforce:	The workforce for the site is expected to originate from Lyme Regis and the surrounding communities. <ul style="list-style-type: none"> • Overall Population; 3,671 • Of a Working Age; 2,530 (69%) • Economically Active; 1,539 (61%)
Access by public transport:	There is nearby access to several Bus Transit Links from the site providing links to the local area.
Sequential Test and Brownfield/Greenfield	
Urban/urban edge/rural:	Urban
Previously Developed Land:	Previously developed
Located within a protected employment area:	Partially - the site is classified as established employment land and afforded some policy

	protection
Social and Regeneration Policy	
Availability of other jobs locally:	Number of firms (excluding self-employed) 200 Total number of people working in the town 1,300
Deprivation in local communities:	E01020532 – Lyme Regis West IMD County – 146 (out of 247) Employment County – 178 (out of 247)
Priority regeneration designation:	No, the site is not formally identified for regeneration in local, sub-regional, national economic strategy or in the 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; Within the DDB • SA1; Within the AONB • SA3; Within the Lyme Regis Landscape Character Area • AH5; Within Lyme Regis Instability Zone 2
Recommendations	
Other Comments and Recommendation	
Known constraints /possible conflicts:	<ul style="list-style-type: none"> • The owner may have aspirations for residential uses • Within a School Buffer Zone • Tree Preservation Order along the boundary with the rear of properties at St Georges Hill and Uplyme Road
Additional comments:	Further development in this location is marginal at the moment, though the site may offer potential in the future if values improve. Given the lack of alternative sites in the town this site is an important location for employment, though it may be subject to development pressure from alternative non-employment uses.
Recommendation:	The site is suitable for continued employment use and could offer the potential for intensification/redevelopment

Portesham









Sites with No potential for New Additional Employment Uses

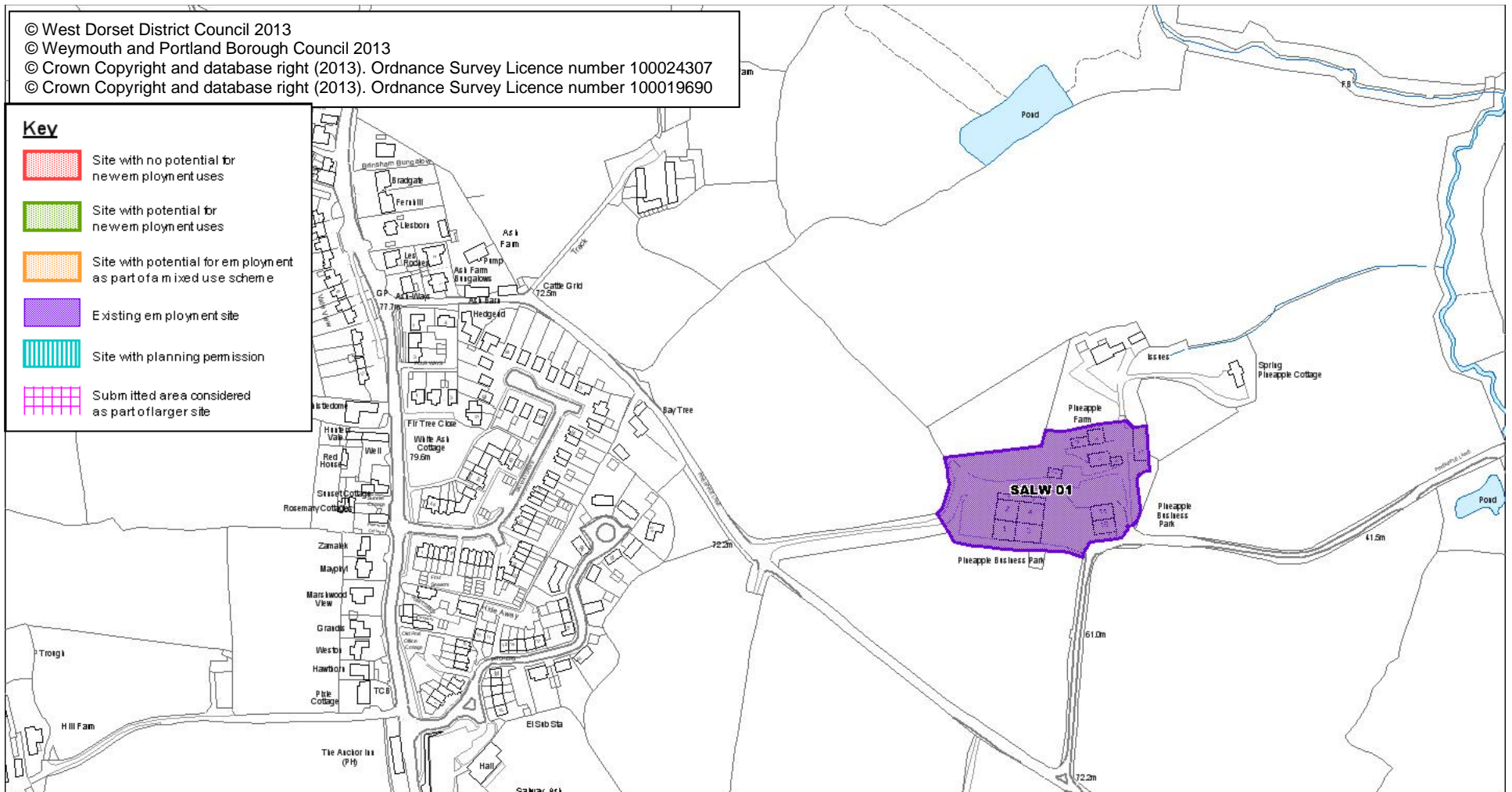
Site Ref	Source	Address	Area	Shortlisted for Detailed Assessment	Reason for Exclusion
PORT 01	Submitted Site	Hampton Barn	0.44	No	Site does not meet locational criteria. It is not well related to the settlement

Salway Ash

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Key

-  Site with no potential for new employment uses
-  Site with potential for new employment uses
-  Site with potential for employment as part of a mixed use scheme
-  Existing employment site
-  Site with planning permission
-  Submitted area considered as part of larger site



Existing Employment Sites

Site Ref	Address	Area	Shortlisted for Detailed Assessment	Comments
SALW 01	Pineapple Business Park	0.94	Yes	Site is suitable for continued employment use. Though highways issues may limit expansion/redevelopment opportunities

No picture available	Site ref no:	SALW 01
	Site area (ha):	0.94
	Site Address:	PINEAPPLE BUSINESS PARK, BRIDPORT DT6 5DB
	Site description and location:	The former farm site, now converted for use as a business park is located in an isolated valley within a close proximity of the small community of Salway Ash.

Market Attractiveness

Quality of Existing Portfolio and Internal Environment

Age and quality of buildings:	The business park is evidently a relatively new development, the buildings are in a good general condition and the site is being well maintained.
Noise and other pollutants:	The isolated nature of the site offsets any potential problems related to noisy activities taking place upon the site. There is no evidence of any other on site pollutant sources.
State of external area and public realm:	The site is in general in a very good condition, however there is a large volume of motor vehicles covering much of the South Eastern end of the site.
Parking, internal circulation and servicing:	Parking on the site is adequate, with generous provisions provided for each of the units. However, as mentioned, much of the Eastern area is being swamped by vehicles related to the garage business. Circulation throughout the site is good, via clear and wide roadways. The serviceability of the site is rather questionable due to its isolated location down a series of small track country lanes and directly entered via a very steep access point ~1:20 slope.

Market Conditions/Perceptions/Demand

Market appraisal:	
Current site status:	The site is not identified in the 2006 West Dorset District Local Plan. The site is at present in occupation by a selection of business uses. There are no vacant units or further development occurring.
Development viability:	Unknown
Is site being actively marketed:	There is no active marketing at present.

Ownership and Constraints on Development

Ownership:	One owner
% of long lease:	Unknown

Ransom strips / other ownership constraints:	No restraints known
Sustainability Factors	
Strategic Access	
Ease of access to main road network:	<p>The site is really isolated, accessible only via country lanes, which presents a problem when considering larger vehicles or access to the site at peak times.</p> <p>The nearby road network is also not designed to deal with sizeable vehicles and the site is a fair distance from the nearest large road – the A35.</p>
Proximity to rail/sea/air freight:	There is no relevant proximity to any alternatives to road freight.
Quality of Wider Environment	
Adjacent Land uses:	Land adjacent to the site, due to the isolated rural location is all Greenfield land. The nearest development being of the residential type in the small community of Salway Ash to the West.
Wider environmental quality:	The local environment is of a very high quality given the site location within the Dorset AONB. There has been very little development to the surrounding area, which has been retained in its natural state.
Local Facilities:	There are minimal local facilities close to the site; the nearest location for these services is in Bridport town centre.
Subject to flood risk:	Not in a floodzone
Site Development Constraints	
Site access:	<p>Access to the site is very poor; via small country roads and a very steep hill downwards to the site. There is a second access point to the South East of the site which presents similar issues.</p> <p>Access for vehicles larger than cars is likely to be a difficult process; meeting any other traffic down the single track country lanes is likely to cause significant issues.</p>
Topography and shape:	<p>The site is located within a valley, with steep access on to the site; the site slopes from South West to the North East, with several changes in level.</p> <p>The site is split across two main levels, an upper ridge then a larger area at the bottom of the valley.</p>
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 is a protected orchard site to the Eastern edge of the site. No other notable environmental constraints.
Contamination, land stability and on site structures:	There are no noted sources of contamination or issues relating to land stability on site.
Accessibility	

Workforce:	<p>The workforce for the site is expected to originate from Bridport and the surrounding communities.</p> <ul style="list-style-type: none"> • Overall Population; 8,332 • Of a Working Age; 5,885 (71%) • Economically Active; 4,032 (69%)
Access by public transport:	There is no relevant public transport access to the site or the nearby area.
Sequential Test and Brownfield/Greenfield	
Urban/urban edge/rural:	Rural.
Previously Developed Land:	There is no vacant land on site which would be noted as Brownfield development land. The undeveloped areas would be considered as Greenfield sites due to the rural AONB 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 several business and trading estates within the Bridport locale which offer similar employment opportunities in far more accessible locations.
Deprivation in local communities:	E01020536 – Netherbury, IMD County – 64 (out of 247) Employment County – 120 (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:	Given the isolated nature of the site suitable alternative uses would be limited.
Policy considerations:	<ul style="list-style-type: none"> • SA1; Brit Valley and West Dorset Farmland Landscape Character Assessment • SA3; Area of Natural Beauty • SS3; Outside DDB
Recommendations	
Other Comments and Recommendation	
Known constraints /possible conflicts:	
Additional comments:	Site is suitable for continued employment use. Though highways issues may limit expansion/redevelopment opportunities
Recommendation:	The site is suitable for continued employment use but alternative uses could also be considered.