

Table of Existing Industrial Estates

SITE REFERENCE	LOCATION	SITE ADDRESS	SITE SIZE (HA)	SITE SIZE (ACRES)	DESK STUDY	SITE INSP.	FULL FEAS.	COMMENTS	RECOMMENDATION
BMWK CS 001	Broadmayne	Roman Hill Trading Estate	1.4	3.46	Y	Y	N	Established employment uses. Limited potential to extend (pond?) although possible enhancement	Retain existing use
BRID CS 010	Bridport	Pymore Mills	2.83	6.99	Y	Y	N	Established employment uses. Very poor access significantly restricts further development	Retain existing use
CERNE CS 001	Cerne Abbas	Buildings at Francombe Farm, Acreman Street	0.49	1.21	Y	Y	N	Established employment use (albeit small office/warehouse only).	Retain existing use
CHICK CS 005	Chickerell	The Granby	34.21	84.50	Y	Y	N	Established Industrial estate with various uses/age/quality of property	Retain existing use
CHMIN CS 001	Charminster	Charminster Farm, Wanchard Lane	0.79	1.95	Y	Y	N	Established small industrial estate - may offer potential to expand in part of CHMIN 002	Retain existing use
DORCH CS 001	Dorchester	Poundbury			Y	Y	N	Mixed use scheme with employment land on an 'as and when' basis	Retain existing use and allocation for mixed use development
DORCH CS 006	Dorchester	Louds Mill	2.58	6.37	Y	Y	N	Established industrial use on edge of town with fair access	Retain existing use with possible intensification or redevelopment
DORCH CS 011	Dorchester	Marabout / The Grove Trading Estate	11.9	29.39	Y	Y	N	Established industrial estate with various ages/types/quality of property. Could be extended if TA move	Retain existing use
DORCH CS 013	Dorchester	Casterbridge Trading Estate	1.31	3.24	Y	Y	N	Established industrial estate close to town and with good access to A35	Retain existing use with possible intensification or redevelopment of part
PIDD CS 001	Piddlehinton	Piddlehinton Enterprise Camp	10.53	26.01	Y	Y	N	Established industrial estate with various property. Offers infill development opportunities	Retain existing use with potential for infill

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SHE CS 006	Sherborne	Sherborne Hotel	2.2	5.43	Y	Y	N	Established hotel in prominent location. Offers potential to expand or alternative leisure uses	Retain existing use
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Site Ref BMWK CS001
Address Roman Hill Trading Estate
Settlement BROADMAYNE
Size 1.4 ha (3.46 acres)
Current Use Existing employment site
Inspected Yes



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Rural industrial estate	2
Site Size	Fair for location - limited potential to expand	2
Accessibility	Located adjacent to A352 with access off this road	2
Development Constraints	Narrow site sloping to the south. Overhead cable cross site. Limited potential to expand	1
Planning Constraints	Allocated for employment uses. Outside DDB	3
Sustainability	Brownfield site adjacent to 3 times daily bus route. Relatively small potential workforce	2
Commercial Appeal	Limited demand for location, although the estate appears popular	2

Anticipated Demand Demand for significant future employment land and units is likely to be limited in Broadmayne. Site offers potential for some expansion with likely units ranging from 500-1,000 sq ft. Local demand only.

Economic Deliverability Unviable/Potentially Viable

Recommendations and Comments Site provides rural industrial units with majority of occupiers being local tenants. It is recommended that the site is **retained for employment uses.**

Site Ref BRID CS 010
Address Pymore Mills
Settlement BRIDPORT
Size 2.83 ha (6.99 acres)
Current Use Allocated for Employment with some retail
Inspected Yes



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Urban edge. Existing employment site with large retail units. Adjoins new residential development	3
Site Size	Fair for size of town. Offers potential to extend/intensify	2
Accessibility	Very Poor. Narrow roads or via residential areas	1
Development Constraints	Site has some existing buildings and is located within floodzones and AONB.	1
Planning Constraints	Allocated for employment uses. Outside DDB	3
Sustainability	Brownfield site, over 500m from hourly bus routes. Located outside town. Nearby Bridport has large potential workforce	2
Commercial Appeal	Limited demand for site as access restricts expansion	1

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

Economic Deliverability Unviable/Potentially Viable

Recommendations and Comments The site offers employment land with a number of units. Due to the access, it offers limited potential to expand. Notwithstanding this it is recommended that the **existing use is retained**.

Site Ref CERN CS 001
Address Employment Land at Acreman Street, Francombe Farm
Settlement CERNE ABBAS
Size 0.49 ha (1.21 acres)
Current Use Employment
Inspected Yes



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Small cluster of buildings used for employment purposes, including an office	2
Site Size	Small site with some potential to expand	2
Accessibility	Directly adjacent to A352 with access off this road.	2
Development Constraints	Long, narrow site, adjoins residential property.	1
Planning Constraints	Allocated for employment uses in local plan. Within DDB (partially)	3
Sustainability	Brownfield site with 3 times daily bus route. Small potential workforce	2
Commercial Appeal	Limited demand for site, which would suit small rural units	1

Anticipated Demand Demand for significant future employment land and units is likely to be limited in Cerne Abbas. Site offers potential for some expansion with likely units ranging from 500-1,000 sq ft. Local demand only.

Economic Deliverability Unviable/Potentially Viable

Recommendations and Comments Site provides rural industrial units and offers some potential to expand/intensify. It is recommended that the site is **retained for employment uses.**

Site Ref CHICK CS 005

Address The Granby

Settlement CHICKERELL

Size 34.21 ha (84.50 acres)

Current Use Employment with some retail

Inspected Yes



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Established industrial estate providing extensive employment land for Chickerell and Weymouth	3
Site Size	Fair size for location	3
Accessibility	Good access off existing Chickerell Relief Road	3
Development Constraints	Estate offers potential to intensify, however provides a range of units in both size and quality	3
Planning Constraints	Allocated as employment land. Within DDB	3
Sustainability	Brownfield site, with good access to arterial roads in area. Chickerell/Weymouth have a good workforce catchment	3
Commercial Appeal	Prominent, popular industrial estate, with good demand	3

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

Economic Deliverability Unviable/Potentially Viable

Recommendations and Comments Large, popular, established industrial estate with a range of units in both quality and size. The estate could offer potential to intensify/part redevelop. It is recommended that the site is **retained for employment uses**

Site Ref CHMIN CS001

Address Charminster Farm

Settlement CHARMINSTER

Size 0.79 ha (1.95 acres)

Current Use Employment - mostly small workshops

Inspected Yes



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Small rural industrial estate, on edge of village, opposite Dorset County Council's Depot	2
Site Size	Fair size for location	2
Accessibility	Poor access to site past residential property. Fairly close to A352 & A37	1
Development Constraints	Converted farm buildings. Possible potential to expand through further refurbishment	2
Planning Constraints	Level site. Outside DDB (but adjoining)	2
Sustainability	Brownfield site close to hourly bus route. Small local workforce although close to Dorchester	2
Commercial Appeal	Fairly limited demand, although in close proximity to Dorchester. Comprises lesser quality buildings	2

Anticipated Demand Charminster is located in close proximity to Dorchester. Demand for employment land and finished units is anticipated to be reasonable although, many occupiers would likely prefer Dorchester. Demand likely to be for lower value units ranging from 750-1,500 sq ft. Small existing industrial estate comprising converted former agricultural buildings.

Economic Deliverability Unviable/Potentially Viable

Recommendations and Comments Site provides rural industrial units and offers some potential to expand/intensify. It is recommended that the site is **retained for employment uses**.

Site Ref DORCH CS 001, CS016, CS017

Address Poundbury

Settlement DORCHESTER

Size

Current Use Currently vacant but allocated in Local Plan for mixed uses to include B1 and B2 employment

Inspected Yes



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Urban extension allocated for mix use development. Adjoining Dorchester	3
Site Size	Significant potential for redevelopment as part of Phased development	3
Accessibility	Excellent strategic access, with infrastructure improvements as part of the development	3
Development Constraints	Undulating site and irregular in shape. Mixed use development, predominantly residential which may restrict some employment uses	2
Planning Constraints	Various restrictions on development (Poundbury Development Brief). Within DDB and AONB	2
Sustainability	Greenfield site. Close to local amenities and bus routes. Dorchester has large potential workforce	2
Commercial Appeal	Fair demand for employment land in Poundbury. However values are generally high due to increased build costs	2

Anticipated Demand Demand for employment property in Poundbury is generally on an 'as and when' basis, with few speculative schemes. Property ranges from small retail units, to office and large industrial premises, with various types of occupier. Demand is generally fair, however values (both freehold and rental) are generally higher than nearby Dorchester due to the increased build costs associated with development in this location

Economic Deliverability Unviable/Potentially Viable

Recommendations and Comments Mixed use scheme (urban extension) on an 'as and when' basis. Predominantly residential interspersed with employment uses. It is recommended that this **mixed use allocation is retained**

Site Ref DORCH CS 006

Address Louds Mill

Settlement DORCHESTER

Size 2.58 ha (6.37 acres)

Current Use Employment (and some retail)

Inspected Yes



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Established, small industrial estate on edge of town	3
Site Size	Fair size for location	2
Accessibility	Fair access, although via residential feeder roads. Improvements due to be undertaken	2
Development Constraints	Some potential expansion/intensification could be undertaken. Irregular shaped site	2
Planning Constraints	Partly located within floodzone, access improvements required. Within DDB	1
Sustainability	Brownfield site. Fairly close to town centre facilities, bus routes and train. Dorchester has large potential workforce	3
Commercial Appeal	Good demand for employment land in Dorchester. Potential to intensify	2

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

Economic Deliverability Unviable/Potentially Viable

Recommendations and Comments Established industrial estate with a range of units in both quality and size. The estate could offer potential to intensify/part redevelop. It is recommended that the site is **retained for employment uses**

Site Ref DORCH CS 011
Address Marabout/The Grove Trading Estate
Settlement DORCHESTER
Size 11.9 ha (29.39 acres)
Current Use Mostly employment with some retail



Inspected Yes

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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Established industrial estates providing extensive employment land in Dorchester	3
Site Size	Fair size for location	3
Accessibility	Good access, close to town centre	3
Development Constraints	Estate offers potential to intensify, however provides a range of units in both size and quality	3
Planning Constraints	Allocated as employment land. Within DDB	3
Sustainability	Brownfield site, with good access to arterial roads in area. Dorchester has a good workforce catchment	3
Commercial Appeal	Prominent, popular industrial estate, with good demand	3

Anticipated Demand

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

Economic Deliverability

Unviable/Potentially Viable

Recommendations and Comments

Large, popular, established industrial estate with a range of units in both quality and size. The estate could offer potential to intensify/part redevelop. It is recommended that the site is **retained for employment uses**

Site Ref DORCH CS 013

Address Casterbridge Trading Estate
Settlement DORCHESTER
Size 1.31 ha (3.24acres)

Current Use Employment Use

Inspected Yes



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Small industrial estate providing basic units. Located in close proximity to town centre.	2
Site Size	Fair size for location	2
Accessibility	Close to town centre with established access	3
Development Constraints	Flat with existing buildings and garages on site. Offers potential for redevelopment/enhancement	2
Planning Constraints	Located within DDB. Adjoins conservation area and is within floodzones. Allocated for employment uses	3
Sustainability	Brownfield site. Close to town centre facilities, bus routes and train. Dorchester has large potential workforce	3
Commercial Appeal	Good demand for employment land in Dorchester. Poor quality units on site at present	2

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

Economic Deliverability Unviable/Potentially Viable

Recommendations and Comments Established industrial estate predominantly offering poorer quality units. The estate offers potential to intensify/part redevelop. It is recommended that the site is **retained for employment uses**

Site Ref PIDD CS 001
Address Piddlehinton Enterprise Camp
Settlement PIDDLEHINTON
Size 10.53 ha (26.01 acres)
Current Use Employment
Inspected Yes



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

Criteria	Comments	Score
Location and Proximity to other Industrial Estates	Rural industrial estate (former army barracks)	2
Site Size	Large site, however occupied by a relatively small number of units	2
Accessibility	Fair access onto B314. However road unlikely to support increased traffic	1
Development Constraints	Site slopes away from road. Prominent above road level. Significant room to expand (subject to consents)	2
Planning Constraints	Highway unlikely to support expansion therefore refurbishment preferable. Outside DDB	1
Sustainability	Brownfield site with 3 times daily bus route. Small local workforce	2
Commercial Appeal	Fair demand for units in this location	2

Anticipated Demand Former army barracks to the south of the village on B314 which have been converted into various commercial units. Anticipate a fair demand for new employment units in this location. Likely end units ranging from 500 sq ft - 1,500 sq ft. Offers refurbishment potential and or possibly some expansion

Economic Deliverability Unviable/Potentially Viable

Recommendations and Comments Site provides rural industrial units and offers some potential to refurbish. It is recommended that the site is **retained for employment uses.**