

PROPOSED MODIFICATIONS TO POLICY PC1 CHRISTCHURCH AND EAST DORSET EMPLOYMENT LAND HIERARCHY (MATTER 8) (FD10)

- 1 The proposed modification provides clarification on the sites in Christchurch that form part of the 'other higher quality' sites category in Christchurch.
- 1.1 Policy PC1 referred to 'the former BAE site, Grange Road' which is an area of employment land accessed from Grange Road and the Runway in Christchurch. It was an area of vacant employment land which had become surplus to the requirements of BAE systems who have now rationalised their business to the north of this site. Following recent development in this area the 'former BAE site' is now referred to as 'Christchurch Business Park'. The 'BAE site' to the north was not previously included as the site is developed. However, it is a higher quality site which should be protected for employment land uses and included in the hierarchy.
- 1.2 The Priory Industrial Park also forms part of this employment area and adjoins the Christchurch Business Park. This area has the attributes of a higher quality site and should be referred to specifically within this category of the Christchurch hierarchy.

Policy PC1

Christchurch and East Dorset employment land hierarchy

The following site hierarchy is proposed to influence the location of employment uses across sites in Christchurch and East Dorset. 'Higher order' uses that are economically productive offering highly skilled and well paid employment will be located on 'Strategic Higher Quality' and 'Higher Quality' sites which offer the necessary locational attributes. A more flexible approach toward employment uses will be adopted towards other employment sites in the Christchurch and East Dorset hierarchy.

The following sites are considered to be 'higher quality' and offer the necessary locational attributes to attract 'higher order' uses. These sites will be the focus for meeting projected requirements for B1 (Office and Light Industrial uses), B2 (General Industry) and B8 (Warehousing and Distribution) uses as set out in Key Strategy Policy KS5. Strategic and higher quality sites set out below will be protected for employment uses within B1, B2 and B8. On these sites employment activity within non B use class (other employment generating uses) will only be considered where it makes a significant contribution to raising levels of productivity and offers skilled employment opportunities. Non employment uses ancillary to core employment functions will be considered on 'Strategic Higher Quality' Sites where such facilities are required to meet the needs of workers.

Strategic Higher Quality Sites

- Bournemouth Airport Northern Business Park (North West and North East Sectors), Christchurch.

Other Higher Quality Sites

- [The former](#)-BAE site, Grange Road
- [Christchurch Business Park](#)
- [Priory Industrial Park](#)
- Sites located directly off Airfield Way, Airfield Road, and Wilverley Road including:
 - Silver Business Park
 - Airfield Industrial Estate
 - Ambassador Industrial Estate
 - Beaver Industrial Estate
 - Sea Vixen Industrial Estate
 - Somerford Business Park
 - Hughes Business Centre

The following sites will also be a focus for meeting projected requirements for B1 (Office and Light Industrial uses), B2 (General Industry) and B8 (Warehousing and Distribution) uses as set out in Key Strategy Policy KS5. Employment uses within B1, B2 and B8 use classes will be protected in accordance with Policy PC2. A more flexible approach will be adopted for the following sites where B1, B2 and B8 uses will be accommodated in addition to a more diverse range of non B employment uses, as well as non-employment uses ancillary to core employment functions:

- Avon Trading Park, Christchurch
- Stony Lane South including the Gasworks Site, Christchurch
- Groveley Road, Christchurch
- Somerford Road, Christchurch
- Brook Road Industrial Estate, Wimborne, East Dorset
- Gundrymoor Industrial Estate, West Moors, East Dorset
- Riverside Park Industrial Estate, Wimborne, East Dorset
- Uddens Industrial Estate, Ferndown, East Dorset
- Ferndown Industrial Estate, East Dorset
- Woolsbridge Industrial Estate, Three Legged Cross, East Dorset
- Ebblake Industrial Estate, Verwood, East Dorset
- Bailie Gate Industrial Estate, Sturminster Marshall, East Dorset

The following sites have been identified for upgrading:

- Bournemouth Airport Northern Business Park (North West and North East Sectors), Christchurch
- In order to realise its potential for attracting business activity this site will require 'upgrading' to ensure it offers the necessary locational site attributes. This will include improvements in transport infrastructure, flood risk management infrastructure, on site environmental improvements and the delivery of new employment units to meet market requirements.
- Sites located directly off Airfield Way, Airfield Road, and Wilverley Road as set out above.

The upgrading of these sites will involve the provision of an enhanced range of higher quality employment premises to meet market requirements and to attract a more diverse range of business activity to the Borough. This may also include business park environmental enhancements and improvements to broadband infrastructure. Transport infrastructure improvements will be delivered on Stony Lane, Christchurch, as identified in the Key Strategy Policy KS10.