

# **Cranborne Chase and West Wiltshire Downs AONB**

## **Market Town Growth**

Final Report

May 2006

Entec UK Limited



---

**Report for**

Richard Burden  
Planning and Landscape Officer  
AONB Office  
Castle Street  
Cranborne  
Dorset  
BH21 5PZ

---

**Main Contributors**

David Fovargue  
Robert Deanwood  
Tim Perkins

---

**Issued by**

.....  
Robert Deanwood

---

**Approved by**

.....  
Tim Perkins

---

**Entec UK Limited**

Gables House  
Kenilworth Road  
Leamington Spa  
Warwickshire  
CV32 6JX  
England  
Tel: +44 (0) 1926 439000  
Fax: +44 (0) 1926 439010

h:\projects\lea-210\17000-17999\17566 cranborne chase planning  
research\data\reports\final market town growth report 30 may.doc

# Cranborne Chase and West Wiltshire Downs AONB

## Market Town Growth

Final Report

May 2006

Entec UK Limited



Certificate No. EMS 69090

Certificate No. FS 13881

In accordance with an environmentally responsible approach,  
this document is printed on recycled paper produced from 100%  
post-consumer waste, or on ECF (elemental chlorine free) paper



---

# Contents

---

<b>1.</b>	<b>Future Market Town Growth</b>	<b>1</b>
1.1	<b>Introduction</b>	<b>1</b>
1.1.1	Background	1
1.1.2	Structure of the review	1
<b>1.2</b>	<b>Planned Developments</b>	<b>2</b>
1.2.1	Approach	2
<b>1.3</b>	<b>Locations for growth with potential impacts</b>	<b>3</b>
<b>1.4</b>	<b>The potential for future growth</b>	<b>4</b>
<b>1.5</b>	<b>Potential Impacts on the AONB from the emerging Regional Spatial Strategies</b>	<b>5</b>
<b>1.6</b>	<b>Conclusions</b>	<b>7</b>
1.6.1	Existing Local Plan allocations within the AONB	7
1.6.2	Existing Local Plan allocations outside AONB	7
1.6.3	Growth areas within the emerging Regional Spatial Strategy	7
<b>1.7</b>	<b>Recommendations for the Cranborne Chase and West Wiltshire Downs AONB Partnership</b>	<b>8</b>
	Table 1.1 All allocations for growth within Cranborne Chase AONB	3
	Table 1.2 Current and future housing and employment provision	4
	Appendix A Land allocations	
	Appendix B Maps Indicating Locations of Planned Growth	



---

# 1. Future Market Town Growth

---

## 1.1 Introduction

### 1.1.1 Background

The aim of this review is to explore the level of growth and development currently planned within and on the boundaries of, the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB), with a focus on housing and employment. This is important for two reasons: firstly, to draw attention to the *location and scale* of planned developments and secondly using professional judgement to assess the *potential significance* of these developments in terms of their impact on the AONB, both within and adjacent (or close) to its borders (hence potentially affecting the setting of the AONB).

Planned levels of housing and employment growth are examined through looking at the local plans covering the area of the AONB, identifying all site specific allocations within the AONB or within five kilometres<sup>1</sup> of its boundary. Comments are also made on the character of the settlement, location and potential for further development pressure within the settlements to which the allocations relate. All research for this analysis was undertaken using documents published on the Internet. No fieldwork was undertaken.

The review also discusses potential for future growth (post 2011<sup>2</sup>) – i.e. beyond that which is currently planned. This is based on looking at the growth proposals in the emerging Regional Spatial Strategies for the South West (in which the AONB lies) and South East (which has some overlaps to across the south eastern boundary<sup>3</sup>). The growth strategies set out in the emerging RSSs could have significant implications for the pressures faced within and surrounding the AONB in the future.

The review concludes with recommendations for the Cranborne Chase and West Wiltshire Downs AONB Partnership.

### 1.1.2 Structure of the review

**Section 1.2** provides an analysis of planned developments by settlement – i.e. housing or employment allocations that are expected to come forward for development within the Local Plan period.

---

<sup>1</sup> A buffer zone of 5km was selected to account for potential views out of the AONB, along with the potential effects of cumulative development occurring within striking distance of the AONB boundary.

<sup>2</sup> 2011 is the time horizon of all local plans in this area.

<sup>3</sup> Part of New Forest District is in AONB. This lies within Hampshire County and part of the South East Region.

**Section 1.3** provides some further analysis and commentary on the findings from Section 1.2, particularly in terms of allocations/locations that the AONB Partnership may wish to monitor given their potential impacts.

**Section 1.4** examines the emerging RSS and the potential implications of this on future development pressures in the area.

**Section 1.5** provides some recommendations for the AONB Partnership to follow up in respect of the issues presented in this review.

## 1.2 Planned Developments

### 1.2.1 Approach

The first stage is to examine the levels of growth planned in existing local plans for the major settlements surrounding the AONB boundary. Any housing or employment allocations within the AONB or within 5km of the AONB boundary are examined.

These allocations are not considered in isolation – it is useful to understand them in terms of the settlements to which they relate. Some comments are therefore also provided on the general characteristics of the respective settlements and the broad policy basis context for growth set in local plans.

The housing or employment allocations are examined in terms of their ‘potential’ for impacting the AONB in terms of:

- **Proximity:** distant (between 2 and 5km of the AONB boundary), close (0 to 2km of the AONB boundary) or within the AONB. Allocations within or close to the AONB are likely to require particular attention, because of their direct impacts and the implications for the appreciation of the AONB from its borders.
- **Size:** small (less than 1ha), medium (2-5ha), large (5+ ha). The largest sites are likely to have the most potential for impacts, especially when considered in relation to proximity – i.e. a large site within or close to the AONB could have more significant impacts. A number of small sites could have a similar potential for impacts as a single large site however - this is addressed under potential cumulative impact (see below).
- **Potential cumulative impact:** when considered with other allocations: minor (no other allocation within 1km), partial (allocation within 1km), major (allocation on adjacent site). The aim of this category is to take account of the potential impacts of a number of sites in a particular locality coming forward together. When considered in isolation, the impacts of developing one site may not be too great, however if one or two neighbouring sites also come forward the impacts could increase. Scale and density of buildings will also be an important consideration in terms of potential cumulative impacts – however it is not possible to determine this at this stage as it will depend on the details of any development proposed.

A consideration of all of these factors will be important in order to draw attention to particular allocations, settlements or localities that the AONB Partnership may wish to consider in further detail.

Planned growth, by settlement, is set out in **Appendix A**, with maps of the locations of these settlements and sites of the allocations provided in **Figures 1 & 2** in **Appendix B**.

### 1.3 Locations for growth with potential impacts

One of the main issues to draw attention to is allocations for development within the AONB. There are four settlements with allocations proposed within the AONB (**Table 1.1**).

**Table 1.1 All allocations for growth within Cranborne Chase AONB**

Settlements (ranked)	Level of Growth	Comments on Impacts
1. Blandford (North Dorset)	390 dwellings and employment land across 22 hectares of predominantly greenfield land within the AONB over the plan period to 2011.	Potentially significant given that all growth is proposed in the AONB. Further development pressures may require further greenfield land release and incursions into the AONB in addition to the growth which is already allocated.  Blandford is clearly the key location for growth in North Dorset District.
2. Dinton (Salisbury)	There are 2 allocations providing for around 30 dwellings and 1ha employment space in the plan period to 2011.	Potentially significant given that the site is in the AONB, and both of the allocations are outside the existing settlement boundary.
3. Sixpenny Handley (East Dorset)	There are 2 allocations in the village allocated for housing covering 1.3ha over the plan period to 2011. (at 30 dwellings per hectare these sites could potentially accommodate 39 dwellings – the potential yield of these sites is not stated in the Plan).	Sixpenny Handley is a relatively small settlement, and although the levels of growth proposed are not great, they could have potentially significant impacts on the AONB given that they will add to the built-up area of the village and the overall level of development within the AONB.
4. Tisbury (Salisbury)	There are 2 allocations providing around 45 dwellings and 1.4ha employment space over the plan period to 2011.	The growth proposed in Tisbury would form an extension to the north western part of the settlement on to greenfield land. As with the other allocations within the AONB the impacts could be significant in terms of adding to the built-up area of the village and the level of development within the AONB.

Further analysis of the visual, environmental and impacts on the character of the AONB for all of these proposals is warranted. The degree of impact will depend on the topography and broader landscape quality in this area (in terms of the potential for screening etc) and the exact details of any development proposed in terms of design and siting.

All of these developments are programmed to come forward prior to 2011 in the respective local plans. The pressures on Blandford are likely to have the most significant potential impacts, given its size and status as a location for growth in North Dorset. It is also bounded by AONB on its northern, eastern and western boundaries (Cranborne and West Wiltshire Downs to the north and east and Dorset to the north and west).

## 1.4 The potential for future growth

Current allocations are based on meeting the housing and employment requirements set in the respective Structure Plans. However following revisions to the planning system the responsibility for setting spatial allocation targets has passed to the regional level, and new figures for growth will be proposed in the forthcoming RSS10. The South West Regional Assembly are due to submit the Draft RSS to the ODPM in March 2006. Currently, there is a pre-submission version 'Draft RSS Version 3.2' which is referred to in this Study because it at least shows the direction that the Region is potentially heading in providing for future growth. Consideration also needs to be given to the draft South East Plan (the draft Regional Spatial Strategy for the South East - RSS9) which impacts growth proposals to the south east of the AONB in the New Forest.

**Table 1.2 Current and future housing and employment provision**

	Current Requirements (Structure Plans)		POTENTIAL Future Requirements in RSS <sup>4</sup>	
	Housing (annual requirements in brackets)	Employment (hectares)	Housing (annual requirements in brackets)	Employment (hectares)
<b>SOUTH WEST REGION (RSS10): 2006-2026</b>				
<b>WILTSHIRE</b> (Structure Plan – Deposit Draft 2003)	60,000 (1996-2016)	720		
<b>West Wiltshire</b>	11,750 (590)	140	10,500 (525)	
<b>Salisbury</b>	8,000 (400)	80	9,200* (460)	
<b>SOMERSET</b> (Structure Plan – Deposit Draft 2004)	42,000 (1996-2016)	405		
<b>Mendip</b>	7,000 (350)	60	7,200 (360)	
<b>South Somerset</b>	12,000 (600)	125	13,600* (680)	
<b>DORSET</b> (Bournemouth, Dorset and Poole Structure Plan, October 2000) 1994-2011	52,900 (1994-2011)	300		

<sup>4</sup> Note: Neither RSS10 or RSS9 have been adopted yet so the provision figures are subject to change. The current figures should therefore be seen as indicative, in terms of the potential levels of growth likely to be allocated in the respective areas.

There will also be overlaps between the current Structure Plan and RSS Plan periods. Once the RSS is adopted it is the annual build rates required here that will override those formerly set in the Structure Plans.

	Current Requirements (Structure Plans)		POTENTIAL Future Requirements in RSS <sup>4</sup>	
	Housing (annual requirements in brackets)	Employment (hectares)	Housing (annual requirements in brackets)	Employment (hectares)
<b>East Dorset</b>	4,400 (260)	20	5,400 (270)	
<b>North Dorset</b>	5,900 (350)	40	4,500 (225)	
<b>SOUTH EAST REGION (RSS9): 2001-2026</b>				
<b>HAMPSHIRE</b> (Hampshire Structure Plan 1996-2011)	80,290 (1996-2011)			
<b>New Forest</b>	5,480 (365)		4,183 (207)	

The key messages emerging from Table 1.2 are as follows:

- Potential future levels of growth in draft RSS are higher than current Structure Plan requirements in Salisbury, Mendip and South Somerset (highlighted red) which could potentially increase growth pressures on settlements in these areas:
  - In Salisbury increasing by 60 dwellings per annum – an increase in provision of 15% on the annual rate.
  - In Mendip increasing by 10 dwellings per annum – an increase in provision of 3% on the annual rate.
  - In South Somerset increasing by 80 dwellings per annum – an increase in provision of 13% on the annual rate.
- The impact of these increases in growth on particular settlements and the subsequent impacts on the AONB would depend on the spatial strategy adopted by the respective local planning authorities to deliver these growth targets. This depends on the capacity of the existing settlements and their adjoining areas to accommodate this additional growth. It is therefore not possible to anticipate in what settlements will accommodate this additional growth.
- Provision set for other Districts is generally reduced, potentially reducing pressures for new land in the settlements within these authorities.

## 1.5 Potential Impacts on the AONB from the emerging Regional Spatial Strategies

The key messages shown above should be seen in the context of the key settlements within the AONB and how they are addressed within the emerging Regional Spatial Strategies which

impact on the AONB. For the vast majority of the AONB, RSS10 applies, but a small part of the AONB falls within New Forest District and thus is covered by RSS9 (The South East Plan).

Within the emerging RSS10, specific reference is made to four of the larger towns close to the AONB in the emerging RSS. These are Warminster, Frome, Wimborne Minster and Salisbury.

The AONB boundary lies close to the north west edge of Wimborne Minster. The town is specifically identified in Policy SR28 of the emerging RSS as providing for an urban extension through an “*Area of Search to the north and west of the town*”. This expansion of the town would bring urban development closer to the AONB. **The AONB partnership should therefore be closely involved in the process of allocating this land through the Local Development Framework.**

As regards Warminster and Frome, these are both considered in the context of growth associated with the Trowbridge Travel to Work Area (TTWA), recognising that they are closely linked functionally to Trowbridge. (Policy SS22) The emerging RSS provides no further guidance on these towns and indeed recognises that further work is required through the Local Development Documents on these and other related towns. **It is important that the AONB Partnership maintains close liaison with Mendip and West Wiltshire District Councils regarding any potential future impacts on the AONB arising from this policy.**

Salisbury is identified as a strategically significant settlement in the RSS and Policy SR29 states that “*the LDD should enable balanced growth of jobs and homes*” The RSS also acknowledges that potential major expansion of the town is constrained by the AONB. Whilst the AONB boundary lies several kilometers from Salisbury **it is important that the AONB Partnership continues to monitor and input into future development proposals in liaison with Salisbury District Council.**

Other market towns are dealt with by Policy B in the RSS which states that towns which meet certain criteria will be identified for locally significant development. This policy is likely to apply to certain towns within or on the edge of the AONB such as Blandford Forum and Shaftesbury and **any future development allocations at these settlements will need to be considered carefully for their effect on the AONB.**

Policy C of the RSS applies to small towns and villages setting out that development will be appropriate where it meets certain criteria. This policy which will be addressed in detail in the Local Development Frameworks may affect a number of the settlements within the AONB.

With regard to RSS9, following a general strategy of urban concentration (section 3.4.1), policies relating to nationally protected landscapes apply, with housing growth within the New Forest District (within Salisbury Housing Market Area) being 207 dwellings per annum for the period 2006 – 2026 (Policy H1). Policy H3 states that most new housing will be directed to sustainable locations, but qualifies this with the view that: “in rural areas some housing development will be needed in order to meet identified social or economic needs and provision should be set out in policies in Local Development Documents”. **It is therefore unlikely that there will be any significant pressure for development either in or adjacent to that part of the AONB covered by RSS9, with any significant local housing development being directed to the Salisbury area (covered by RSS10) or the south Hampshire sub-region.**

---

## 1.6 Conclusions

This report has outlined the main development allocations within and close to the AONB both in existing Local Plans and in the emerging Regional Spatial Strategy. It is evident that there are a considerable number of potential development sites and areas which could impact on the AONB directly or indirectly.

The allocations can broadly be divided into three categories;

- ◆ Existing Local Plan allocations within the AONB;
- ◆ Existing Local Plan allocations close to the AONB; and
- ◆ Future potential growth areas identified in the Regional Spatial Strategy.

### 1.6.1 Existing Local Plan allocations within the AONB

This study has shown that there are four towns/large villages within the AONB which have development allocations namely Blandford Forum, Dinton, Tisbury and Sixpenny Handley. By far the largest scale allocations are at Blandford Forum and some of these sites have already been built out. Blandford is identified as a town for major growth in the Local Plan. Whilst the allocations at the other three settlements are smaller they are significant in terms of the size of the settlement.

### 1.6.2 Existing Local Plan allocations outside AONB

The largest allocations outside of the AONB, which could have potential impacts are at Shaftesbury, with a large mixed use development allocated comprising 680 dwellings, commercial, community and education uses. Although outside the AONB, this site is sufficiently close to the AONB boundary to warrant very careful consideration by the AONB Partnership. Other smaller allocations which are within 2km of the AONB boundary include sites at Wimborne Minster, Mere, Wilton, Downton and Verwood. With the exception of Verwood, where the site allocation covers 3.7 ha, the other sites in question are all below 3 ha. There are many other towns and villages with Local Plan allocations further from the AONB boundary (2-5km distance) and the largest of these occur at Frome, Verwood and Sturminster Newton.

### 1.6.3 Growth areas within the emerging Regional Spatial Strategy

The focus of growth for the RSS is the Principal Urban Areas, and none of these settlements are located within 5km of the AONB. Only four of the settlements covered by this study are mentioned specifically in the RSS. The largest of these, Salisbury, is identified for growth although there is a clear recognition that future urban expansion is constrained by the AONB. Both Frome and Warminster are mentioned in the context of growth in the Trowbridge Travel to Work Area and there is an acknowledgement that their role needs further consideration through the Local Development Framework.

Perhaps of most significance is the growth identified for Wimborne Minster and the designation of an Area of Search for future urban expansion to the north of the town. This would bring development closer to the AONB and there may be potential impacts on the designated landscape.

---

## 1.7 Recommendations for the Cranborne Chase and West Wiltshire Downs AONB Partnership

1. Copy the Tables in **Appendix A** into an Excel spreadsheet to form the basis of a systematic monitoring schedule for development proposals in or adjacent to the AONB.
2. Investigate in detail the allocations for growth in the AONB (**Table 1.1**) at Blandford Forum, Tisbury, Dinton and Sixpenny Handley. This should involve discussions with the Local Planning Authority to clarify the status of development proposals on each site, field visits to assess potential landscape impacts, and inspection of any detailed proposals lodged with the Local Planning Authority.
3. Investigate development allocations close to the AONB boundary at Shaftesbury Wimborne Minster, Mere, Wilton, Downton and Verwood. This should involve discussions with the Local Planning Authority to clarify the status of development proposals on each site, field visits to assess potential landscape impacts, and inspection of any detailed proposals lodged with the Local Planning Authority.
4. Use the Tables in **Appendix A** and the existing Planning Protocol to guide consultation responses on planning applications which may come forward on the allocated site.
5. Discuss with forward planning officers the potential implications of the housing provisions proposed in the RSS, particularly at Wimborne Minster where specific growth proposals are identified and with West Wiltshire District, North Dorset District Salisbury District and Mendip District (in relation to Frome) where there are the most significant growth issues.
6. Review the capacity of the AONB Management Plan in terms of the potential to mitigate the visual impact of new development in or adjacent to the AONB through screening by tree planting and other landscaping measures.

---

# Appendix A

## Land allocations

---

**Note: these are allocations as they stand in the respective Local Plans – some of these sites may now have come forward for development.**

The housing or employment allocations are examined in terms of their ‘potential’ for impacting the AONB in terms of:

- **Proximity:** distant (between 2 and 5km of the AONB boundary), close (0 to 2km of the AONB boundary) or within the AONB. Allocations within or close to the AONB are likely to require particular attention, because of their direct impacts and the implications for the appreciation of the AONB from its borders.
- **Size:** small (less than 1ha), medium (2-5ha), large (5+ ha). The largest sites are likely to have the most potential for impacts, especially when considered in relation to proximity – i.e. a large site within or close to the AONB could have more significant impacts. A number of small sites could have a similar potential for impacts as a single large site however - this is addressed under potential cumulative impact (see below).
- **Potential cumulative impact:** when considered with other allocations: minor (no other allocation within 1km), partial (allocation within 1km), major (allocation on adjacent site). The aim of this category is to take account of the potential impacts of a number of sites in a particular locality coming forward together. When considered in isolation, the impacts of developing one site may not be too great, however if one or two neighbouring sites also come forward the impacts could increase. Scale and density of buildings will also be an important consideration in terms of potential cumulative impacts – however it is not possible to determine this at this stage as it will depend on the details of any development proposed.

The purpose of this section is to draw attention to particular allocations that the AONB Partnership may wish to consider in more detail using a traffic light system. Any site with a red box is seen as having the ‘potential’ for impacts based on either: proximity, size or cumulative impact and based purely on the thresholds listed above. No further assessment is undertaken in terms of how these impacts may be felt or their significance.

---

It is also important to note that a site may be highlighted as red for size but green/amber for cumulative impact since it is the only allocation in an area, however the fact that it is red for size means that it should be looked at in more detail in any case.

## 1. BLANDFORD FORUM (NORTH DORSET DISTRICT)

### Settlement Planning Policy Context

- Blandford is well placed for development as it is on the A350 and A354 giving links to the S.E. Dorset conurbation, Dorchester and Salisbury. Improvements to the A350 and C13 to Shaftesbury will ease access to the railway station at Gillingham. These locational advantages however need to be considered against the landscape constraints.
- Despite these landscape constraints, Blandford has a continuing role to play as a town for controlled housing and economic development and it has therefore been selected under the Local Plan Strategy as a town for major growth on the main integrated transport network. Developments defined as "major" may be permitted within the defined Settlement Boundary.
- In order to allow for the expansion of the town, additional provision of community infrastructure is required.
- There are 3 site allocations for Blandford identified in the Local Plan for a total of 390 dwellings and 8 hectares of employment land over the Plan period to 2011.

BLANDFORD SITE ALLOCATIONS: (REF NUMBERS RELATE TO LOCAL PLANS)	PROXIMITY	SIZE	POTENTIAL CUMULATIVE IMPACT
<b>BL4: Housing:</b> Land off Shaftesbury Lane and Salisbury Road. 330 dwellings on 11.3 ha site. Site is on high ground adjoining bypass and <b>within AONB</b>	Within	Large (11.3ha)	Major (BL5 employment allocation on adjacent site)
<b>BL5: Employment:</b> Land of Shaftesbury Lane. Allocated for B1, B2 and B8 use. Adjacent to residential allocation BL4 and <b>within AONB</b> .	Within	Large (7.5ha)	Major (BL4 residential allocation on adjacent site)
<b>BL3: Housing:</b> 60 dwellings on 3.4 ha site. (Note: may already have been built).	Within	Medium (3.4ha)	Partial (BL4 Housing just over 1km away)

## 2. SHAFTESBURY (NORTH DORSET DISTRICT)

### Settlement Planning Policy Context

- Shaftesbury is in a key position to attract economic development being at the crossroads of the A30 and A350. The flat plateau land to the east offers further potential development land. Under the Local Plan Strategy, Shaftesbury has therefore, been selected as a town for major growth on the main integrated transport network and developments defined as "major" may be permitted within the defined Settlement Boundary.
- In order to retain this unique hilltop character, the overall planning policy for the town aims to safeguard the open wooded slopes from further development and concentrate a phased and co-ordinated area for development on the flat plateau land to the east.
- There are 2 site allocations in Shaftesbury identified in the Local (23ha, 680 dwellings to the east of the settlement, 7ha employment land) over the Plan period to 2011.

SHAFTESBURY SITE ALLOCATIONS:	PROXIMITY	SIZE	POTENTIAL CUMULATIVE IMPACT
<b>SB8 land east of Shaftesbury</b> extending between A30 in the south to Wincombe Lane in the north (23ha) Will be developed for a mix of predominantly residential, as well as commercial, education and community uses in two phases. 680 dwellings	Close	Large (23ha)	Major (SB12 adjoins site to south)
<b>SB12 Land south of Salisbury Road</b> , south eastern edge of settlement (7ha) will be developed for business, industrial and warehousing purposes.	Close	Large (23ha)	Major (SB12 adjoins site to south)

### 3. GILLINGHAM (NORTH DORSET DISTRICT)

#### Settlement Planning Policy Context

- Gillingham is in a key position to attract economic development, being located in the heart of the Blackmore Vale lowlands, with relatively few constraints to future expansion. It is located on the main Salisbury-Exeter rail link and is close to the A303/A350 primary routes. Under the Local Plan Strategy it has therefore been selected as a town for major growth on the main integrated transport network and developments defined as "major" may be permitted within the Settlement Boundary.
- There are 5 site allocations identified in the Local Plan for approximately 350 dwellings and 8.5 hectares of employment land over the plan period to 2011.

GILLINGHAM SITE ALLOCATIONS:	PROXIMITY	SIZE	POTENTIAL CUMULATIVE IMPACT
<b>GH5 Land adjacent to Ham Farm</b> , located to the south eastern edge of the settlement. It is allocated for 260 dwellings (8.8ha site) forming the rounding off to development to the south east of Ham.	Distant	Large (8.8ha site)	Major (GH4, GH9 and GH8 all in this locality).
<b>GH4 Land south of the Meadows</b> , located to the south eastern edge of the settlement for 90 dwellings (3ha site).	Distant	Medium (3ha site)	Major (GH5, GH9 and GH8 all in this locality)
<b>GH9 Higher Ham Farm</b> , located to the south eastern edge of the settlement, 1.5ha allocated for industrial/business/storage/distribution.	Distant	Small (1.5ha)	Major (GH5, GH4 and GH8 all in this locality)
<b>GH8 Land at Park Farm</b> , located to the south eastern edge of the settlement, 4.5ha allocated for industrial/business/storage/distribution.	Distant	Medium (4.5ha)	Major (GH9, GH4 and GH5 all in this locality)
<b>GH6 Land at Peace Marsh</b> , located to the north west of the settlement, 2.5ha allocated for business/storage/distribution/community use.	Distant	Medium (2.5ha)	Minor (no other major allocations nearby).

## 4. SALISBURY (SALISBURY DISTRICT)

### Settlement Planning Policy Context

- Salisbury provides the main focus for development, being the major shopping, employment and cultural centre in the District.
- The City's historic character and high quality environment, together with its rail and road links to London, the south coast, the west of England and South Wales, offer the opportunity to provide development where public transport can be promoted and reliance on the use of the private car reduced.
- There are 7 site allocations for Salisbury town identified in the Local Plan providing for housing (1,259 dwellings across 64.5ha) and employment (approximately 6ha) over the plan period to 2011.

SALISBURY SITE ALLOCATIONS:	PROXIMITY	SIZE	POTENTIAL CUMULATIVE IMPACT
<b>H2 B Land at Bishops Down</b> , 6.6ha greenfield site located in the City Centre and allocated for 139 dwellings.	Distant	Large (6.6ha)	Partial (H2D within approximately 1km)
<b>H2C Netherhampton Road</b> , 3.8ha brownfield site located to the south of the settlement and allocated for 125 dwellings.	Distant	Medium (3.8ha site)	Minor
<b>H2D and E1, Land at Old Sarum</b> (former airfield), 39ha site allocated for 630 dwellings and 6ha employment land.	Distant	Large (39ha site)	Partial (H2B around 1km from site).
<b>H2E Land at Salisbury District Hospital</b> , 1.6ha brownfield site allocated for 45 dwellings.	Distant	Medium (1.6ha)	Minor
<b>H2F Land at Downton Road</b> . 4ha site allocated for 120 dwellings.	Distant	Medium (4ha)	Minor
<b>H2 G Land of Duck Lane, Laverstock</b> (east of Salisbury). 4ha greenfield site allocated for 120 dwellings.	Distant	Medium (4ha)	Partial (H2B within approximately 1km)
<b>H3 and E6 Old Manor Hospital</b> , residential and mixed use allocation for the redevelopment of Old Manor Hospital, includes 80 dwellings.	Distant	Size not known but unlikely to be more than 5ha.	Minor

## 5. WARMINSTER (WEST WILTSHIRE DISTRICT)

### Settlement Planning Policy Context

- In Bradford on Avon, Warminster, the villages and rural areas, the District Council will seek to achieve a sustainable balance between the competing demands for development and environmental protection.
- There are 8 site allocations for Warminster, providing over 400 dwellings (233 in the town centre and 190 on a greenfield site to the north west of the settlement) over the plan period to 2011.

WARMINSTER SITE ALLOCATIONS:	PROXIMITY	SIZE	POTENTIAL CUMULATIVE IMPACT
<b>H12 Land North of Victoria Road</b> , 6ha greenfield site to the west of settlement allocated for around 190 dwellings	Distant	Large (6ha)	Minor
<b>H3 R/O Vicarage St/West St</b> 20 dwellings (no site size stated in Plan)	Distant	Small (small town centre infill site)	Partial (all town centre location)
<b>H3 Land at West Street</b> 12 dwellings (no site size stated in Plan)	Distant	Small (small town centre infill site)	Partial (all town centre location)
<b>H3 Land off George Street</b> 30 dwellings (no site size stated in Plan)	Distant	Small (small town centre infill site)	Partial (all town centre location)
<b>H3 Land fronting Boot Hill</b> 18 dwellings (no site size stated in Plan)	Distant	Small (small town centre infill site)	Partial (all town centre location)
<b>H3 Rear of Westbury Road</b> 10 dwellings (no site size stated in Plan)	Distant	Small (small town centre infill site)	Partial (all town centre location)
<b>H3 Fairfield Road</b> 98 dwellings (no site size stated in Plan)	Distant	Medium	Partial (all town centre location)
<b>H3 Station Road</b> 30 dwellings (no site size stated in Plan)	Distant	Small (small town centre infill site)	Partial (all town centre location)
<b>H3 Imber Road</b> 15 dwellings (no site size stated in Plan)	Distant	Small (small town centre infill site)	Partial (all town centre location)

## 6. FROME (MENDIP DISTRICT)

### Settlement Planning Policy Context

- It is classified as an 'identified town' in the Somerset Deposit Draft Structure Plan (2004)<sup>5</sup>
- Mendip District, Somerset County and Frome Town Councils are working in partnership with the Regional Development Agency and others to achieve the regeneration of Frome Town Centre.
- The initiative includes the provision of a major new site for employment purposes at Coalway Lane and a mixed use development in the Garsdale area, which includes a retail site to anchor the existing town centre.
- The Plan's policies and proposals have been formulated to support this initiative and help stimulate the economic vitality and viability of the town centre.
- There are 7 allocations in the Local Plan, providing around 700 dwellings, 7,000 sq m retail and at least 3ha employment floorspace over the plan period to 2011.

FROME SITE ALLOCATIONS:	PROXIMITY	SIZE	POTENTIAL CUMULATIVE IMPACT
<b>F1: Housing, land east of Vallis Road</b> , north west of Frome. Allocated for 50 dwellings on a brownfield site.	Distant	Medium (size not stated in Plan but likely to be between 1-5ha given yield)	Minor
<b>F2: Mixed use allocation at Wallbridge</b> , to the south east of the settlement. Greenfield site allocated for 400 dwellings, public open space and a school.	Distant	Large (size not stated in Plan but likely to be over 5ha given yield)	Partial (close to F3 and F4)
<b>F3: Mixed use allocation at Feltham Lane</b> to the south of the settlement. Allocated for 30 dwellings, a school extension and public open space.	Distant	Medium (size not stated in Plan but likely to be between 1-5ha given yield).	Partial (close to F2)
<b>F4: Mixed use allocation at the former Coloroll Site and Land Opposite Rodden Road</b> , located to the south east of the settlement. Allocated for 110 dwellings, business, general industrial, storage and distribution and food and drink uses.	Distant	Medium (size not stated in Plan but likely to be between 1-5ha given yield).	Partial (close to F2)

<sup>5</sup> 'Towns identified in Policy STR6 (Identified Towns) will accommodate a lower level of housing growth than that envisaged in previous development plan strategies. In these towns, priority will be given to promoting economic strength and diversity, and community development.'

<b>F5: Mixed use, Garsdale area, town centre.</b> Allocated for 110 dwellings, 4,600-5,600 square metres of food retail, 900-1,400 square metres of non-food retail and 3ha business and general industrial.	Distant	Large (size not stated in Plan but likely to be over 5ha given level of development proposed).	Minor
<b>F6: Employment allocation at Coalway Lane</b> to the south west of the settlement. Allocated for B1, B2 and B8 uses.	Distant		Minor
<b>F7: Employment allocation at Wessex Fields</b> to the south west of the settlement, allocated for B1, B2 and B8 uses.	Distant		Partial (Close to F3)

## 7. WIMBORNE MINSTER (EAST DORSET DISTRICT)

### Settlement Planning Policy Context

- The Plan seeks to conserve the heritage and environment of Wimborne, retaining the characteristic mix of uses, including housing, in the town centre. On several sites in the town, the form and quality of the development will be as important as the use to which it is put, and various uses, or a mixture of uses such as housing, offices and shops, would be equally acceptable.
- There are 3 site allocations in the Local Plan, all for housing, with 100 dwellings proposed across 3ha of land over the plan period to 2011.

WIMBORNE SITE ALLOCATIONS:	PROXIMITY	SIZE	POTENTIAL CUMULATIVE IMPACT
<b>WIMCO1 Old Road and Victoria Road.</b> 0.2ha site allocated for housing (15 dwellings) and mixed development (housing, offices or businesses).	Close	Small (0.2ha)	Partial
<b>WIMCO2 Land on North Bank, west of former railway.</b> 0.7ha site allocated for 25 dwellings.	Close	Small (0.7ha)	Partial
<b>WIMCO4 Brook Road.</b> 2ha site allocated for 60 dwellings.	Close	Medium (2ha)	Partial

## 8. FORDINGBRIDGE (NEW FOREST)

### Settlement Planning Policy Context

- It is a defined town centre in the New Forest Local Plan.
- Although there has been some growth over the past 30 years, mainly to the north of the original settlement, it has not had the major expansion associated with the other towns in the District.
- There are 3 residential allocations totalling approximately 12 dwellings and 0.65ha of employment land over the plan period to 2011.

FORDINGBRIDGE SITE ALLOCATIONS:	PROXIMITY	SIZE	POTENTIAL CUMULATIVE IMPACT
FB7: Residential allocation. 22 Provost Street in the town centre. Allocated for 10 dwellings.	Distant	Small (no size given in Local Plan but likely to be small given potential yield)	Minor
FB9: Employment and residential allocation on 0.65ha site at West Street.	Distant	Small (0.65ha)	Minor
FB8: Residential allocation on land to east of West Street in town centre (2 dwellings).	Distant	Small (no size given in local plan but likely to be small given yield of just 2 dwellings)	Minor

## 9. VERWOOD (EAST DORSET)

### Settlement Planning Policy Context

- The overall strategy for the town is one of restraint on any future outward growth, while allowing the pattern of development within the urban area to be completed.
- Verwood is the only major urban area within East Dorset which still contains a substantial amount of undeveloped land.
- There are 4 allocations in Verwood, totalling approximately 367 dwellings and 1.09ha of employment land over the plan period to 2011.

VERWOOD SITE ALLOCATIONS:	PROXIMITY	SIZE	POTENTIAL CUMULATIVE IMPACT
V1 Housing, Land at Aggis Farm, east of Dowlands Road, western Verwood. 111 dwellings on 3.7ha site.	Close	Medium (3.7ha)	Minor
V2 Housing, Hainault Farm, west of Newton Road, Central Verwood. 70 dwellings on 2.3ha site.	Distant	Medium (2.3ha)	Minor
V3 Housing, Land at Ebblake, southern Verwood. 186 dwellings on 6.2ha site.	Distant	Large (6.2ha)	Partial (close to V5)
V5: Employment Ebblake Industrial Estate. 1.09ha allocated for B8 use.	Distant	Medium (1.09ha)	Partial (close to V3)

## 10. SIXPENNY HANDLEY (EAST DORSET)

### Settlement Planning Policy Context

- Sixpenny Handley is a defined village in Cranborne Chase.
- The policy for defined villages in the East Dorset Local Plan is that further development would generally run counter to the objectives for sustainable development, but Sixpenny Handley is one of tow local centres where additional development is supported.
- There are 2 allocations in the village allocated for housing covering 1.3ha over the plan period to 2011 (at 30 dwellings per hectare these sites could potentially accommodate 39 dwellings – the potential yield of these sites is not stated in the Plan).

SIXPENNY HANDLEY SITE ALLOCATIONS:	PROXIMITY	SIZE	POTENTIAL CUMULATIVE IMPACT
Chase6, Back Lane, 0.8ha site allocated for housing	Within	Small (0.8ha)	Major
Chase7, Land adjoining Frogmore Lane, 0.5ha site allocated for housing	Within	Small (0.5ha)	Major

## 11. FERNDOWN (EAST DORSET)

### Settlement Planning Policy Context

- One of the major constraints to development in this area is the existence of significant areas of land designated as SSSIs and other rural land designations.
- There are 2 allocations providing for approximately 84 dwellings (assuming 30 dwellings per hectare – no yield quoted in Local Plan) and 8.48ha of employment land.

FERNDOWN SITE ALLOCATIONS:	PROXIMITY	SIZE	POTENTIAL CUMULATIVE IMPACT
FWP1: Housing (2.8ha)	Distant	Medium (2.8ha)	Minor
FWP2: Employment (8.48ha)	Distant	Large (8.48ha)	Minor

## 12. DINTON (SALISBURY DISTRICT)

### Settlement Planning Policy Context

- There are 2 allocations providing for around 30 dwellings and approximately 1ha employment space in the plan period to 2011.

DINTON SITE ALLOCATIONS:	PROXIMITY	SIZE	POTENTIAL CUMULATIVE IMPACT
H10 and E10 Housing and Employment allocation in Dinton. 1ha site proposed for approximately 30 dwellings and B1 and B2 use as part of the redevelopment of the RAF Baverstock site.	Within	Medium (1ha)	Major  (considering both allocations together).

## 13. MERE (SALISBURY DISTRICT)

### Settlement Planning Policy Context

- In the previous Local Plan, land for both housing and employment was provided in Mere with the intention that the development would help support the general level of services in the western part of the District. Not all this development land has been taken up and this plan therefore carries forward two previous housing allocations and the employment allocation.
- There are 3 allocations providing approximately 99 dwellings and 3ha employment land in the plan period to 2011.

MERE SITE ALLOCATIONS:	PROXIMITY	SIZE	POTENTIAL CUMULATIVE IMPACT
H13A, White Road, Mere. 1.9ha greenfield site allocated for around 50 dwellings.	Close	Medium (2.7ha)	Major (considering all 3 allocations in this village)
H13B Clements Lane, Mere. 1.7ha site allocated for 49 dwellings (greenfield/brownfield)	Close	Medium (1.7ha)	Major (considering all 3 allocations in this village)
E12 Employment Allocation. 3ha greenfield employment allocation for B1 and B8 uses. B2 uses may be permitted.	Close	Medium (3ha)	Major (considering all 3 allocations in this village)

## 14. WILTON (SALISBURY DISTRICT)

### Settlement Planning Policy Context

- Wilton has the advantage of being close to Salisbury and already well served by public transport. With local employment opportunities and a range of shops Wilton offers a good location for new development. However a range of constraints effectively limit opportunities for development and only limited new housing is proposed.
- There is one allocation for 45 dwellings over the plan period to 2011.

WILTON SITE ALLOCATIONS:	PROXIMITY	SIZE	POTENTIAL CUMULATIVE IMPACT
H15, Bulbridge, Wilton. 45 dwellings proposed on 2.7ha greenfield site	Close	Medium (2.7ha)	Minor

## 15. ALDERBURY (SALISBURY DISTRICT)

### Settlement Planning Policy Context

- There is 1 allocation providing 0.7ha of employment space over the plan period to 2011.

ALDERBURY SITE ALLOCATIONS:	PROXIMITY	SIZE	POTENTIAL CUMULATIVE IMPACT
E9 Employment. 0.7ha of land allocated for employment development (B1/B8 although B2 may be permitted)	Distant	Small (0.7ha)	Minor

## 16. DOWNTON (SALISBURY DISTRICT)

### Settlement Planning Policy Context

- Downton which acts as a local centre for the villages to the south of Salisbury and provides a number of job opportunities, secondary schooling, shops and a sports centre, has a role to fill in providing for a limited amount of housing and employment growth.
- There are 3 allocations in Downton providing for around 100 dwellings and 2.5ha employment space over the plan period to 2011.

DOWNTON SITE ALLOCATIONS:	PROXIMITY	SIZE	POTENTIAL CUMULATIVE IMPACT
H11A Wick Lane. 50 dwellings on 1.8ha greenfield site.	Close	Medium (1.8ha)	Partial (when considered with other allocations in settlement).
H11B Downton Tannery. 50 dwellings on 1.3ha brownfield site.	Close	Medium (1.3ha)	Partial (when considered with other allocations in settlement).
E11 Employment allocation north of Downton. 2.5ha.	Close	Medium (2.5ha)	Partial (when considered with other allocations in settlement).

## 17. STURMINSTER NEWTON (NORTH DORSET DISTRICT)

### Settlement Planning Policy Context

- Sturminster Newton acts as the main centre for shopping, business and community life in the Sturminster Newton/Marnhull and Stalbridge areas and this role is endorsed in the overall Local Plan Strategy.
- Both settlements of "Sturminster" and "Newton" are of historic and architectural interest, and are contained within a Conservation Area. Most recent developments have been to the north of the town centre, spreading out between Bath Road and Manston Road.
- In view of the inadequacies of the local highway network, Sturminster Newton is defined in the Local Plan Strategy as a town for "moderate" growth only and developments defined as "major" will only be permitted in a limited number of cases. It will also be important to introduce additional traffic management measures along the B3091 and B3092 which should be co-ordinated with the growth of the town.
- There are 3 allocations providing 135 dwellings and 6.6ha of employment space over the plan period to 2011.

STURMINSTER NEWTON SITE ALLOCATIONS:	PROXIMITY	SIZE	POTENTIAL CUMULATIVE IMPACT
SN4 North of Livestock Market (housing). 90 dwellings on 3.5ha site.	Distant	Medium (3.5ha)	Partial (all allocations within this settlement within 1km)
SN5 Land at Honeymead, 45 dwellings on 1.5ha site.	Distant	Medium (1.5ha)	Partial (all allocations within this settlement within 1km)
SN6 Rolls Mill, Newton. 6.6ha land for B1, B2 and B8 use.	Distant	Large (6.6ha)	Partial (all allocations within this settlement within 1km)

## 18. WINCANTON (SOUTH SOMERSET DISTRICT)

### Settlement Planning Policy Context

- Chard, Crewkerne, Ilminster, Wincanton and Yeovil are all defined by Policy STR2 of the Somerset Structure Plan Review Deposit Plan as 'Towns' which will function as locations for employment and shopping, cultural, community and education services. Yeovil is also expected to fulfil a sub-regional role for certain services. New development is expected to be focused on towns (Structure Plan Policy STR3), where provision should be made in accordance with their role and function, individual characteristics and constraints. Chard and Yeovil are seen by the Structure Plan as playing an important role in accommodating new development.
- There is 1 allocation providing around 420 dwellings and 14ha of employment land over the plan period to 2011.

WINCANTON SITE ALLOCATIONS:	PROXIMITY	SIZE	POTENTIAL CUMULATIVE IMPACT
WINC/1 New Barns Farm, western edge of Wincanton. 21ha site. Proposal is for 7ha employment land and 14ha residential (420 dwellings).	Distant	Large (7ha)	Minor

## 19. TISBURY (SALISBURY DISTRICT)

### Settlement Planning Policy Context

- There are 2 allocations providing around 45 dwellings and 1.4ha employment space over the plan period to 2011.

TISBURY SITE ALLOCATIONS:	PROXIMITY	SIZE	POTENTIAL CUMULATIVE IMPACT
H14 and E14A Housing and Employment Allocation on land at Weaveland Road, Tisbury. 2.7ha greenfield site (45 dwellings proposed) plus 1.4ha employment.	Within	Medium (4.1ha)	Major (considering both allocations together).

---

## **Appendix B**

# **Maps Indicating Locations of Planned Growth**

---