**North Dorset District Council
Local Development Framework**

**Assessment of Settlements Based on Population and
Community Facilities**

**Supporting Document to the Core Strategy:
Issues and Options Paper**

May 2007

1.0 Introduction

Scope and Purpose of the Report

1.1 In light of the Planning and Compulsory Purchase Act 2004 and Planning Policy Statement 12: *Local Development Frameworks*, North Dorset District Council is undertaking evidence gathering work to assist in the preparation of its Local Development Framework (LDF), which will have regard to, and will contribute to, the achievement of sustainable development.

1.2 The main objective of this report is to identify and audit the current services and facilities presently found in all settlements within the District and the resident population of those settlements. This report will be used as part of the evidence base in the production of the Council's Core Strategy.

1.3 This supporting document aims to generate options for the identification of sustainable settlements. These towns and villages will be the focus for future development and will be shown with a settlement boundary in the Council's Core Strategy.

1.4 This report serves as only a part of the evidence base which will inform the production of the Council's Core Strategy. Full stakeholder and community consultation will be undertaken, following the statutory requirements of the 'new' planning system, and the corporate objectives of the Council, in order that the final decisions made by the Council are fully informed by the views of the District's communities.

The Local Plan and Emerging Regional Spatial Strategy

1.5 A primary strategy of the Local Plan is to concentrate development, especially that defined as major, to the main settlements in the District. It also sets out the general presumption against non-essential development in the countryside. The Local Development Framework will continue this objective of concentrating the vast majority of development within the most appropriate settlements and therefore the Council's adopted Core Strategy will list all of those settlements that will be defined with a 'settlement boundary' within which the principle of development is generally accepted.

1.6 In terms of concentrating development in the most appropriate locations, the Council needs to have regard to National Policy in PPS3: Housing which states: "In support of its objective of creating mixed and sustainable communities, the Government's policy is to ensure that housing is developed in suitable locations which offer a range of community facilities and with good access to jobs, key services and infrastructure."

1.7 At a regional level the settlement hierarchy is set out in 'Development Policies A, B and C' of the draft Regional Spatial Strategy, which identify the spatial strategy for development in the region (See Appendix B). In essence

Development Policy A seeks to concentrate development in the main cities and large towns in the region. The only settlements proposed as "Significantly Significant Cities and Towns" (SSCTs) in Dorset are:

- The Bournemouth & Poole conurbation;
- Dorchester; and,
- Weymouth

1.8 Settlements in North Dorset will therefore fit into Development Policy B or C of the RSS. Development Policy B encourages *"locally significant development"* in *"market towns"* and Development Policy C allows for *"small amounts of development"* in other *"small towns and villages"*.

1.9 The RSS does not attempt to place either the towns or villages in the South West, or in North Dorset in particular, into either of these categories. However, the South West Regional Assembly (SWRA), through its involvement with major planning applications in Blandford and Shaftesbury (the proposed redevelopment of the Hall & Woodhouse Brewery site and land to the east of Shaftesbury respectively) has expressed the view that these two towns are considered to be 'Development Policy B Settlements'. Since Gillingham's role and function as a market town is similar to Blandford and Shaftesbury's, it is reasonable to assume that this town will also have 'Development Policy B' status. The precise location of these boundaries would be reviewed through the preparation of the Market Towns Allocations DPD.

1.10 The Council will also have to decide which settlements Development Policy C applies to. It will certainly apply to the two small towns of Sturminster Newton and Stalbridge and also to a limited number of larger villages, which act as local service centres. The Core Strategy will list these Development Policy C settlements and they would retain their settlement boundaries, as currently defined in the adopted Local Plan, in order to allow "*small amounts of development*". The precise location of these boundaries would be reviewed through the preparation of the Small Towns and Large Villages Allocations DPD.

1.11 Any settlement that does not fall within the scope of Development Policy C would be defined as being within the countryside, where non-essential development would be discouraged. In practice this means that settlement boundaries would be removed from many of the smaller villages in the District and they would be washed over with the countryside designation. In these villages market housing would not be permitted, as it would be contrary to the general policy of restraint in the countryside, although it is likely that affordable housing would be permitted under a rural affordable housing exceptions policy.

1.12 This supporting document aims to identify those settlements which should be regarded as 'Development Policy B or C settlements' and therefore which should retain their settlement boundary through the Core Strategy and those where their settlement boundary should be formally removed. This assessment will be primarily based on the need to locate appropriate levels of development to those settlements which offer good access to a range of community services and facilities.

Other Relevant Guidance

1.13 National guidance in the form of Planning Policy Guidance Notes (PPG), Planning Policy Statements (PPS) and other guidance notes set out the Government's national policies on different aspects of land use planning.

1.14 PPS1: *Delivering Sustainable Development* (2005) sets out the overarching planning policies on the delivery of sustainable development through the land use planning system. It states, as one of its overarching objectives, that: "Planning should facilitate and promote sustainable and inclusive patterns of urban and rural development…by ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community."

1.15 PPS3: *Housing* (2006) states "In support of its objective of creating mixed and sustainable communities, the Government's policy is to ensure that housing is developed in suitable locations which offer a range of community facilities and with good access to jobs, key services and infrastructure."

1.16 PPS7: *Sustainable Development in Rural Areas* (2004) states that in rural areas "planning authorities should focus most new development in or near to local service centres where employment, housing (including affordable housing), services and other facilities can be provided close together…(and) these centres (which might be a country town, a single large village or a group of villages) should be identified in the development plan as the preferred location for such development."

1.17 PPG13: *Transport* (2001) aims to deliver an integrated transport policy to promote more sustainable transport choices for people as well as freight, to promote accessibility and to reduce the need to travel, especially by private car. The guidance advises that local authorities should promote development at the most accessible locations, especially in rural districts where it is acknowledged that access to public transport is more limited; these suitable locations are typically in or near local service centres and market towns.

2.0 Sustainable Development

Achieving Sustainable Communities

2.1 Influencing the location and pattern of development is a crucial priority in seeking to achieve development that is sustainable. In order to facilitate more viable communities within the District the location of future development will be a key issue that will need to be determined through evidence and community consultation at the local level. Decisions on the future location of housing development in North Dorset will have long-term implications for the viability and vitality of those places and the residents of the District.

2.2 Communities are about more than just housing; the way places develop, economically, socially and environmentally is key to building lasting communities where people want to live and will continue to want to live. In order to achieve this aim, the Council will have regard to the national objectives set out in PPS1:

- Social progress which recognises the needs of everyone;
- Effective protection of the environment;
- The prudent use of natural resources; and,
- The maintenance of high and stable levels of economic growth and employment.

2.3 Development will need to be managed to achieve the objectives of the Council. Preferred locations for future development will be identified with the aim of further promoting settlements which can be identified as more self-contained and balanced in terms of services and facilities.

The Local Context

2.4 Currently the location of development, as set out in the North Dorset District-Wide Local Plan, reflects the region's strategy for development to be directed towards the most sustainable locations. The Local Plan focuses 'major' development towards the three main towns of Blandford Forum, Gillingham and Shaftesbury and 'moderate and limited' growth to the two smaller towns of Sturminster Newton and Stalbridge.

2.5 Paragraph 1.17 of the Local Plan states:
"*The key component of the overall Strategy will be to concentrate developments in the towns in the District…so that development will be well related to the main highway and public transport corridors… (It) will also make the best economic use of existing and future employment and community uses*."

2.6 The overall Sustainable Strategy of the Local Plan aims to divert the pressures for development away from the more remote rural areas towards

the towns. However, it also recognises that sustaining and regenerating rural areas through modest development is important. In accordance with this, the Local Plan identified a number of villages with services and facilities that were identified as being able to sustain limited growth.

3.0 Settlement Assessment

3.1 All 57 settlements identified in the Local Plan with a settlement boundary are assessed in this Report (Table 1).

Table 1: Settlements Assessed

Ashmore	Ibberton	Spetisbury
Blandford (Forum and St. Mary	Iwerne Courtney	Stalbridge
Bourton	Iwerne Minster	Stour Provost
Bryanston	Kings Stag	Stour Row
Buckhorn Weston	Kington Magna	Stourpaine
Cann Common	Lydlinch	Stourton Caundle
Charlton Marshall	Manston	Sturminster Newton
Child Okeford	Mappowder	Sutton Waldron
Compton Abbas	Marnhull	Tarrant Gunville
Durweston	Melcombe Bingham & Ansty	Tarrant Hinton
East Stour	Milborne St. Andrew	Tarrant Keyneston
Farnham	Milton Abbas	Tarrant Monkton & Tarrant Launceston
Fifehead Magdalen	Milton on Stour	West Stour
Fontmell Magna	Motcombe	Winterborne Houghton
Gillingham	Okeford Fitzpaine	Winterborne Kingston
Glanvilles Wootton	Pimperne	Winterborne Stickland
Hazelbury Bryan	Pulham	Winterborne Whitechurch
Hilton	Shaftesbury	Winterborne Zelston
Hinton St. Mary	Shillingstone	

Estimated Population Living within Defined Settlements

3.2 The first method of assessment is a simple calculation of the population that live within each settlement, as defined by the settlement boundaries in the Local Plan. This assessment makes a general assumption that the greater the number of people residing in a settlement, the more likely services and facilities will remain viable.

3.3 At present the monitoring of populations is made at the parish level, which includes all dwellings including outlying farms and hamlets, rather than specifically those residing within the Local Plan's settlement boundaries.

3.4 The exact population within each settlement boundary is not recorded by the Council and therefore the figure has been estimated by counting the number of households within the settlement boundary and multiplying this by the average household size. The 2001 Census indicated that the

average household size in North Dorset was 2.30 people per dwelling, which is very similar to the regional and national average.

3.5 The number of residential dwellings identified was established from the Ordnance Survey's Address Point data which is held on the Council's Geographical Information System (GIS). The estimated settlement populations have been ranked from 1st (largest settlement) to 56th (smallest settlement).

Table 2: Settlement Ranking – by Population Estimate as of April 2007

Settlements	Estimated Households Within Settlement Boundary	Estimate of Population Within Settlement Boundary (*2.3)	Population ranking
Blandford (Forum and St. Mary)	5,078	11,679	1
Gillingham	4,912	11,298	2
Shaftesbury	3,341	7,684	3
Sturminster Newton	1,717	3,949	4
Stalbridge	1,018	2,341	5
Marnhull	733	1,686	6
Child Okeford	455	1,047	7
Shillingstone	445	1,024	8
Milborne St. Andrew	417	959	9
Pimperne	407	936	10
Charlton Marshall	400	920	11
Hazelbury Bryan	383	881	12
Motcombe	380	874	13
Bourton	320	736	14
Winterborne Whitechurch	300	690	15
Okeford Fitzpaine	287	660	16
Iwerne Minster	258	593	17
Winterborne Stickland	226	520	18
Stourpaine	221	508	19
Winterborne Kingston	219	504	20
Spetisbury	208	478	21
Fontmell Magna	187	430	22
East Stour	177	407	23
Iwerne Courtney (Shroton)	166	382	24
Durweston	142	327	25
Stourton Caundle	131	301	26
Melcombe Bingham and Ansty	108	248	27

Bryanston	102	235	**28**
Hinton St. Mary	98	225	**29**
Kington Magna	96	221	**30**
Milton Abbas	89	205	**31**
Ashmore	83	191	**32**
Tarrant Keyneston	83	191	**32**
Hilton	73	168	**34**
Buckhorn Weston	72	166	**35**
Sutton Waldron	71	163	**36**
Lydlinch	71	163	**36**
Winterborne Houghton	67	154	**38**
Cann Common	64	147	**39**
Kings Stag	63	145	**40**
Pulham	62	143	**41**
Farnham	62	143	**41**
Tarrant Hinton	59	136	**43**
Tarrant Monkton & Launceston	58	133	**44**
Stour Row	58	133	**44**
Glanvilles Wootton	57	131	**46**
Milton on Stour	56	129	**47**
Tarrant Gunville	55	127	**48**
Stour Provost	53	122	**49**
West Stour	52	120	**50**
Compton Abbas	51	117	**51**
Mappowder	49	113	**52**
Winterborne Zelston	46	106	**53**
Manston	37	85	**54**
Fifehead Magdalen	32	74	**55**
Ibberton	27	62	**56**

3.6 Blandford and Gillingham are by far the largest settlements in North Dorset, both having an estimated settlement population of over 11,000 people, while Shaftesbury was found to be the third largest settlement, with an estimated settlement population of just over 7,500 people. This exercise found that over 55% of the estimated population resided within one of the three main market towns.

3.7 By comparison the towns of Sturminster Newton (3,949) and Stalbridge (2,341) are considerably smaller in population terms than the three largest towns. Following on from this, three villages were identified as having an estimated settlement population of over 1,000 people and five villages with a population over 850 people (the next largest settlement Bourton having a population over 100 people less than Motcombe).

3.8 10 villages had an estimated settlement population of between 400 and 750, while 33 were found to have an estimated settlement population of fewer than 400 people, comprising of no more than around 170 dwellings.

3.9 It is clear that a large majority of settlements in North Dorset are small and are therefore unlikely to be appropriate locations for growth in light of national and regional planning policy. It is recognised that population is unlikely to be the sole determinant in setting where future development in the District should be concentrated, but this evidence should form part of the decision-making criteria.

Provision of 'Everyday' Services and Facilities

3.10 The Council view that the following services and facilities support the objective of creating sustainable communities where everyday requirements, such as schooling, or buying the daily newspaper, can be met:

- Train Station
- Secondary School
- Community Leisure Centre
- Library
- GP Surgery
- Occupied Industrial Estate
- Primary School
- General Store
- Post Office
- Community Sports Ground
- Bus Service – Three journeys or more daily (Mon-Fri)
- Public House
- Hall
- Place of Worship e.g. Church

3.11 Local services and facilities should ideally be located within walking distance of the majority of households within a settlement. Distances of less than 400m are seen as best for supporting good accessibility; while a distance of 800m is seen as a 'maximum' distance which people are prepared to walk. The assessment undertaken determines that services and facilities located within the settlement boundary of each settlement are in accessible locations (community sports grounds were counted if adjacent to the settlement boundary).

3.12 The Council accepts that many people, especially those with access to private transport, will choose to use services and facilities in other towns and villages; however, if a service or facility is available locally, the

opportunity to use it is present and therefore this can sustain viable local communities.

3.13 The settlements have been ranked by the total service provision (Table 3). In order to identify an objective understanding of services and facilities in each settlement, each was weighted equally, i.e. the presence of a post office is no more or less important than the presence of a GP surgery.

Table 3: Settlement Ranking – by Service Provision as of April 2007

Settlements	Train Station	Secondary School	Community Leisure Centre	Library	GP Surgery	Occupied Industrial Estate	Primary School	General Store	Post Office	Community Sports	Bus Service - Three journeys or more daily (Mon-Fri)	Public House	Hall	Place of worship	Total	Facilities Ranking
Gillingham	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	14	1
Blandford Forum (inc. Blandford St. Mary)	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	13	2
Shaftesbury	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	13	2
Sturminster Newton	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	13	2
Stalbridge	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	11	5
Okeford Fitzpaine	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	10	6
Child Okeford	✗	✗	✗	✗	✓	✗	✓	✓	✓	✓	✓	✓	✓	✓	9	7
Fontmell Magna	✗	✗	✗	✗	✓	✗	✓	✓	✓	✓	✓	✓	✓	✓	9	7
Hazelbury Bryan	✗	✗	✗	✗	✓	✓	✓	✓	✗	✓	✓	✓	✓	✓	9	7
Marnhull	✗	✗	✗	✗	✓	✗	✓	✓	✓	✓	✓	✓	✓	✓	9	7
Motcombe	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	9	7
Pimperne	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	9	7
Shillingstone	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	✓	✓	9	7
Winterborne Stickland	✗	✗	✗	✗	✓	✗	✓	✓	✓	✓	✓	✓	✓	✓	9	7
Bourton	✗	✗	✗	✗	✓	✗	✓	✓	✓	✗	✓	✓	✓	✓	8	15
Milborne St. Andrew	✗	✗	✗	✗	✓	✗	✓	✓	✓	✗	✓	✓	✓	✓	8	15
East Stour	✗	✗	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	7	17
Iwerne Minster	✗	✗	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	7	17
Milton Abbas	✗	✗	✗	✗	✓	✗	✗	✓	✓	✓	✓	✓	✗	✓	7	17
Stourpaine	✗	✗	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	7	17
Winterborne Kingston	✗	✗	✗	✗	✗	✓	✓	✗	✓	✓	✗	✓	✓	✓	7	17
Buckhorn Weston	✗	✗	✗	✗	✗	✗	✗	✓	✓	✓	✗	✓	✓	✓	6	22
Durweston	✗	✗	✗	✗	✗	✓	✓	✗	✗	✓	✓	✗	✓	✓	6	22
Melcombe Bingham and Ansty	✗	✗	✗	✗	✗	✗	✗	✓	✓	✗	✓	✓	✓	✓	6	22
Spetisbury	✗	✗	✗	✗	✗	✗	✓	✗	✗	✓	✓	✓	✓	✓	6	22

Settlement																
Charlton Marshall	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	✓	✓	✓	✓	5	26
Hinton St. Mary	✗	✗	✗	✗	✗	✓	✗	✗	✗	✓	✓	✓	✗	✓	5	26
Iwerne Courtney (Shroton)	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✓	✓	✓	✓	5	26
Kings Stag	✗	✗	✗	✗	✗	✓	✗	✓	✓	✗	✓	✓	✗	✗	5	26
Pulham	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗	✓	✓	✓	✓	5	26
Stour Provost	✗	✗	✗	✗	✗	✗	✓	✗	✗	✓	✓	✗	✓	✓	5	26
Winterborne Whitechurch	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✓	✓	✓	✓	5	26
Ashmore	✗	✗	✗	✗	✗	✗	✗	✗	✓	✓	✗	✗	✓	✓	4	33
Manston	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✓	✓	✓	4	33
Milton on Stour	✗	✗	✗	✗	✗	✗	✓	✓	✓	✗	✗	✗	✗	✓	4	33
Tarrant Keyneston	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	✓	✓	4	33
Glanvilles Wootton	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	✓	✓	3	37
Ibberton	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✓	✓	3	37
Kington Magna	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✓	✓	3	37
Stourton Caundle	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✓	✓	3	37
Sutton Waldron	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	✓	✓	3	37
Tarrant Gunville	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✓	✓	3	37
Tarrant Hinton	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	✓	✓	3	37
Tarrant Monkton & Launceston	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✓	✓	3	37
West Stour	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✓	✓	3	37
Winterborne Zelston	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✓	✓	3	37
Bryanston	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✓	2	47
Compton Abbas	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✓	2	47
Farnham	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	✓	2	47
Fifehead Magdalen	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✓	2	47
Hilton	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✓	2	47
Lydlinch	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✓	2	47
Mappowder	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✓	2	47
Stour Row	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✓	2	47
Cann Common	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	1	55
Winterborne Houghton	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	1	55
Total	1	4	4	5	14	15	23	24	26	29	37	38	47	54		

3.14 Gillingham, being the only settlement in the District with a train station, is ranked first; while the towns of Blandford, Shaftesbury and Sturminster Newton were jointly ranked second with the town of Stalbridge ranked fifth. It is evident that the services hierarchy of the five towns above matches the population hierarchy in Table 2.

3.15 12 villages, from Okeford Fitzpaine to Milton Abbas have between 8 and 10 services and facilities, while a further four have a total of 7 services and facilities. The remaining 35 villages have less than six services and facilities, of which 20 had less than three, indicating poor levels of service provision.

3.16 It is evident that those settlements with low levels of service provision are less likely to be able to meet locally the everyday needs of current or future residents. It is unlikely that these settlements will be suitable places to allow anything but very minor levels of development in exceptional cases, and that development should be concentrated to those settlements with higher levels of services and facilities.

4.0 Final Ranking

4.1 Table 4 below shows the final ranking of the settlements, calculated from taking the average between the population ranking and the facilities provision ranking.

Table 4: Settlement Ranking – Final Order

	Settlements	Population ranking	Facilities Ranking	Final Ranking
Likely 'Development Policy B Settlements'	Blandford (Forum and St. Mary)	1	2	1
	Gillingham	2	1	1
	Shaftesbury	3	2	3
Likely 'Development Policy C Settlements'	Sturminster Newton	4	2	4
	Stalbridge	5	5	5
	Marnhull	6	7	6
	Child Okeford	7	7	7
	Shillingstone	8	7	8
	Pimperne	10	7	9
	Hazelbury Bryan	12	7	10
	Motcombe	13	7	11
	Okeford Fitzpaine	16	6	12
	Milborne St. Andrew	9	15	13
Possible 'Development Policy C Settlements'	Winterborne Stickland	18	7	14
	Bourton	14	15	15
	Fontmell Magna	22	7	15
	Iwerne Minster	17	17	17
	Stourpaine	19	17	18
	Charlton Marshall	11	26	19
	Winterborne Kingston	20	17	19
	East Stour	23	17	21
	Winterborne Whitechurch	15	26	22
	Spetisbury	21	22	23
Unlikely 'Development Policy C Settlements'	Durweston	25	22	24
	Milton Abbas	31	17	25
	Melcombe Bingham and Ansty	27	22	26
	Iwerne Courtney (Shroton)	24	26	27
	Hinton St. Mary	29	26	28

	Buckhorn Weston	35	22	29
	Stourton Caundle	26	37	30
	Ashmore	32	33	31
	Tarrant Keyneston	32	33	31
	Kings Stag	40	26	33
	Kington Magna	30	37	34
	Pulham	41	26	34
	Sutton Waldron	36	37	36
	Bryanston	28	47	37
	Stour Provost	49	26	37
	Milton on Stour	47	33	39
	Tarrant Hinton	43	37	39
	Hilton	34	47	41
	Tarrant Monkton & Launceston	44	37	41
	Glanvilles Wootton	46	37	43
	Lydlinch	36	47	43
	Tarrant Gunville	48	37	45
	Manston	54	33	46
	West Stour	50	37	46
	Farnham	41	47	48
	Winterborne Zelston	53	37	49
	Stour Row	44	47	50
	Ibberton	56	37	51
	Winterborne Houghton	38	55	51
	Cann Common	39	55	53
	Compton Abbas	51	47	54
	Mappowder	52	47	55
	Fifehead Magdalen	55	47	56

Key
Likely 'Development Policy B Settlements'
Likely 'Development Policy C Settlements'
Possible 'Development Policy C Settlements'
Unlikely 'Development Policy C Settlements'

4.2 Blandford and Gillingham rank overall first, while the other towns are ranked third, fourth and fifth. As previously stated the SWRA have expressed the view that the towns of Blandford and Shaftesbury are 'Development Policy B settlements'. The Council also view that Gillingham, as the joint 'top' settlement in the District should also be given this status.

4.3 The settlements from Sturminster Newton to Milborne St. Andrew can be identified as having good levels of service provision as well as large

populations and therefore these settlements should be considered to be likely 'Development Policy C settlements'.

4.4 One question mark should, however, be raised in relation to Hazelbury Bryan. This village is actually comprised of three discrete settlements, which the Local Plan regarded as one single village. It is open to debate whether Hazelbury Bryan should be regarded as one single village, or as three smaller settlements. If it is determined that Hazelbury Bryan should be regarded as three separate settlements, it is unlikely that it would merit 'Development Policy C settlement' status.

4.5 In Table 4, the villages of Winterborne Stickland to Spetisbury have been placed in the 'Possible Development Policy C' group. These villages, especially those nearer the 'top', could be designated in the Core Strategy with settlement boundaries. After further investigation it is possible that some of these settlements will retain a settlement boundary while others will be removed. Specific dialogue with these parish councils, the relevant community partnerships and the corresponding District Councillors should be made to identify where these settlements should be placed in the Development Policy hierarchy.

4.6 Those villages from Durweston to Fifehead Magdalen have relatively small populations and few services and facilities. These villages have been placed in the 'Unlikely Development Policy C' group as they are settlements in which everyday service provision is low and therefore are not seen as appropriate places for future development. It is recommended that these settlements should not retain their settlement boundaries in the Council's adopted Core Strategy.

4.7 The recommendations in this supporting document should be considered as the starting point for future discussion and work surrounding the general development strategy of the Council's forthcoming Core Strategy.

Location of Possible 'Development Policy B and C Settlements'

4.8 Figure 1 below, illustrates the location of the 23 highest ranking settlements in the District – those identified as either likely or possible 'Development Policy B or C settlements'.

Figure 1: Top 23 Highest Ranking Settlements in North Dorset
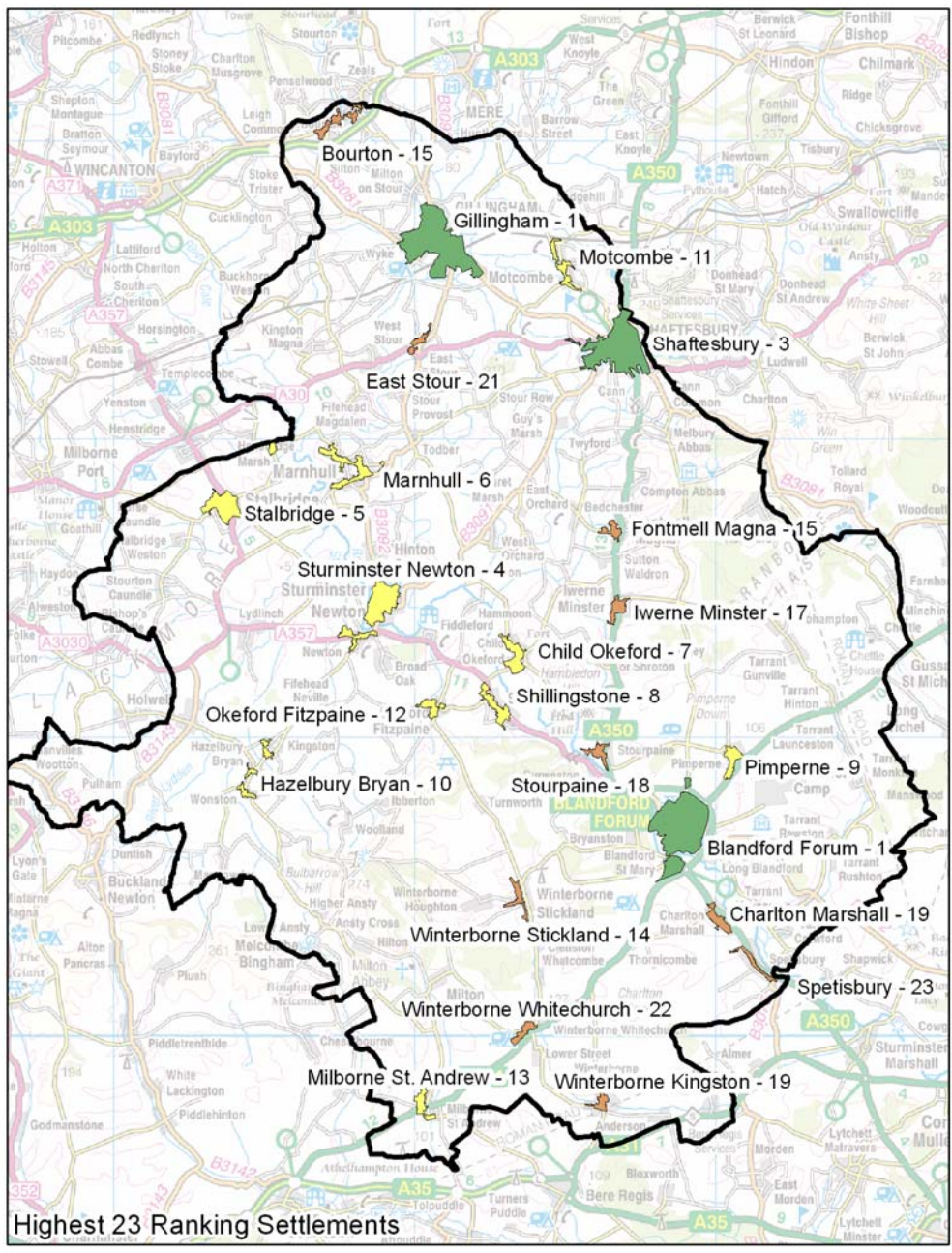
Appendix A

1. There are 74 parishes in North Dorset, of which 56 contain a settlement with a settlement boundary and one contains part of a settlement with a settlement boundary (Table A1). This assessment will identify whether any of those parishes not represented in the main report should be considered as appropriate locations for development.

Table A1: Parish Assessment

Church Parish	Settlement with a settlement boundary?	Population (2004 estimate)
Gillingham CP	Yes	10,290
Blandford Forum CP	Yes	8,910
Shaftesbury CP	Yes	6,740
Sturminster Newton CP	Yes	3,520
Stalbridge CP	Yes	2,690
Tarrant Monkton CP*1	Yes	2,130
Marnhull CP	Yes	2,050
Motcombe CP	Yes	1,390
Blandford St. Mary CP	Yes	1,330
Charlton Marshall CP	Yes	1,190
Child Okeford CP	Yes	1,180
Milborne St. Andrew CP	Yes	1,110
Pimperne CP	Yes	1,040
Bryanston CP*2	Yes	1,030
Shillingstone CP	Yes	1,020
Hazelbury Bryan CP	Yes	1,000
Cann CP	Yes	990
Okeford Fitzpaine CP	Yes	920
Iwerne Minster CP*3	Yes	880
Bourton CP	Yes	830
Milton Abbas CP	Yes	780
Winterborne Whitechurch CP	Yes	780
Fontmell Magna CP	Yes	730
Winterborne Kingston CP	Yes	620
Stourpaine CP	Yes	610
Spetisbury CP	Yes	580
East Stour CP	Yes	570
Stour Provost CP	Yes	570
Winterborne Stickland CP	Yes	570
Hilton CP	Yes	500
Lydlinch CP	Yes	430
Stourton Caundle CP	Yes	430
Iwerne Courtney CP	Yes	420
Durweston CP	Yes	410
Kington Magna CP	Yes	390
Buckhorn Weston CP	Yes	350
Tarrant Keyneston CP	Yes	350

Melbury Abbas CP*⁴	Part	330
Tarrant Launceston CP	Yes	290
Tarrant Gunville CP	Yes	270
Hinton St. Mary CP	Yes	240
Pulham CP	Yes	220
Tarrant Hinton CP	Yes	220
Compton Abbas CP	Yes	210
Farnham CP	Yes	210
Glanvilles Wootton CP	Yes	210
West Stour CP	Yes	200
Winterborne Houghton CP	Yes	200
Ashmore CP	Yes	190
Sutton Waldron CP	Yes	190
Manston CP	Yes	180
Langton Long Blandford CP	No	170
Mappowder CP	Yes	160
Winterborne Zelston CP	Yes	160
East Orchard CP	No	140
Fifehead Neville CP	Yes	140
Silton CP	No	140
Todber CP	No	140
Hanford CP	No	130
Ibberton CP	Yes	130
Fifehead Magdalen CP	Yes	120
Tarrant Rushton CP	No	110
Chettle CP	No	90
Anderson CP	No	80
Woolland CP	No	80
Stoke Wake CP	No	60
Tarrant Rawston CP	No	60
Turnworth CP	No	60
West Orchard CP	No	60
Hammoon CP	No	40
Margaret Marsh CP	No	40
Winterborne Clenston CP	No	30
Iwerne Stepleton CP	No	20
Tarrant Crawford CP	No	20

*¹   Includes the Blandford MOD Camp
*²   Includes Bryanston School
*³   Includes Clayesmore School
*⁴   Includes part of the settlement of Cann Common

2.   As can be seen, all of the parishes that do not contain a settlement with settlement boundary have very small resident populations of no more than 170 people, with 12 having total populations of less than 100 people. It is therefore unlikely that any of these parishes would be appropriate places for development in the future, apart from in exceptional circumstances such as for affordable housing, agricultural workers' dwellings, etc.

3. The parish of Melbury Abbas contains about half of the dwellings of the settlement of Cann Common which has been assessed in the main part of this report. The remainder of the parish population resides in a number of hamlets and farmsteads which would not be appropriate locations for future non-exceptional development.

4. It can be concluded from this further analysis of parishes which do not contain a settlement with a settlement boundary, that due to their current size, they would not be appropriate locations for future development, being unlikely to deliver development that meets the national, regional and local objectives for sustainable development.

Appendix B

Extracts from the Draft South West Regional Spatial Strategy (June 2006)

3.4 Development at Other Towns

3.4.1 The Draft RSS does not identify every town or village in the region or specify what development should arise there; that would be inappropriate, and will be dealt with in LDDs and other local strategies such as Local Area Agreements (LAAs), community plans and parish plans. Away from the SSCTs, the scope for significant future job growth and related development is likely to be generally more limited, leading to a scale of provision that is more clearly aligned to supporting the role and function of places in their individual localities. Given the dispersed nature of the population, certain towns play a strategically important role in their local setting. This Draft RSS recognises the role that certain towns (in many cases the 'market towns' and coastal towns) can play in ensuring the availability of jobs and services for a cluster of surrounding settlements in a more rural setting. These towns are by no means uniform in size or function and no attempt has been made to classify them. Some towns which will be identified under Development Policy B are mentioned in Section 4, given their relationship to the SSCTs.

3.4.2 These towns are places where locally significant scales of development should focus in future, with the bulk of district housing provision outside the SSCTs made in them. Local authorities should base their allocation of development in relation to these towns on a clear evidence based view of the changing role and function of all settlements in their area for work and service delivery. This requires a sound understanding of how they function and the hierarchy of relationships between small villages, between villages and 'market towns', and between these communities and the SSCTs. In some districts there may be few or no towns which meet all the criteria of Development Policy B, and in these cases districts should take account of the functional role of settlements beyond their boundaries as well as identifying those settlements with the potential to play a more strategic role locally and allocate development accordingly. Local Accessibility Assessments should be used to help identify those settlements. Development in towns identified under Development Policy B should be specifically geared to meeting local objectives – in terms of tackling pockets of deprivation, meeting needs for affordable housing, addressing the impacts of larger shopping centres on local town centres and delivering elements of local economic strategies, for instance, to respond to declining traditional industries. Development at those places which reinforces dormitory relationships with SSCTs should be discouraged.

> **Development Policy B**
> **Development at Market Towns**
> In addition to the SSCTs identified in Development Policy A and other towns identified in Section 4, those places which, based on an analysis of roles and functions, meet all of the following criteria, will be identified as the focal points for the provision of locally significant development:
>
> • Where there is an existing concentration of business and employment, or where there is realistic potential for employment opportunities to be developed and enhanced
>
> • Where shopping and cultural, religious and faith, educational, health and public services can be provided to meet the needs of the town and the surrounding area whilst minimising car dependence
>
> • Where there is potential to maintain and develop sustainable transport modes, including accessible local public transport services to meet identified community needs
>
> The scale and mix of development should increase self-containment of the places identified, develop their function as service centres especially in terms of employment and service accessibility, and secure targeted development which can address regeneration needs.

3.5 Accommodating Development in Small Towns and Villages

3.5.1 The rural areas of the South West, including the smaller towns, villages and surrounding countryside, represent a major asset for the region. Much of these rural areas are made up of villages and small towns not meeting the criteria of Development Policy B. This Draft RSS seeks to present a positive vision of vital and viable rural communities. In order to enable these rural communities to thrive, small amounts of development (particularly economic development) may be appropriate in villages and small towns over the next 20 years. Many small communities and groups of communities are sustainable and self sustaining; especially where economic development is taking place and employment is available locally and local services, including shops, post offices, schools, health centres and meeting places, are provided together with an adequate supply of affordable housing.

3.5.2 The important distinctions between the role and function of different rural areas in the region is commented upon in paragraph 2.5.4, particularly between 'remoter rural areas' which are often, by necessity, more self-contained, and 'accessible rural areas' which have stronger links to larger urban centres, particularly in terms of employment services and leisure. The scale and nature of development in rural communities needs to be managed more carefully than has been the case over the last 20 years if the most sustainable approach to development is to be delivered across the region. LDDs will need to reflect these differences, based on the analysis of roles and functions set out in Development Policy C.

3.5.3 Evidence suggests that population growth and the delivery of more housing in villages may not solely be the solution to rural service decline and could result in increasing dependence on

other centres, requiring access by car in the absence of viable public transport alternatives in many rural areas. This is a difficult issue as there are many instances of rural housing affordability problems, often coincident with relatively low incomes in the local economy. Targeted small-scale development for housing in accessible village communities will be appropriate if it is supported by local needs surveys and other parish and village plans. In many cases the emphasis will be on the provision of affordable, rather than market, housing. Development in open countryside, particularly of housing, will be strictly controlled in accordance with national guidance and other policies of the Draft RSS.

3.5.4 Policies allow scope for economic opportunities arising from the intrinsic qualities of the local environment to be taken up and for appropriate economic diversification in response to major changes in the farming and land-based industries. Such economic development can both help to sustain the economy and maintain and enhance the environment and distinctive quality of the landscape. The use of appropriate existing premises should be supported where this would contribute to economic regeneration and diversification. Small scale economic activity is also not incompatible with the statutory purposes of the National Parks and Areas of Outstanding Natural Beauty and can make an important contribution to the general well-being of their residents in such areas.

Development Policy C
Development in Small Towns and Villages
In small towns and villages not meeting all the criteria of Development Policy B, based on an analysis of roles and functions, development will be appropriate where it:

• **Supports small-scale economic activity which fits the scale of the settlement and can accommodate the future growth of businesses in the development permitted**

• **Extends the range of services available including outreach delivery of services, making use of existing premises where possible**

• **Does not significantly increase traffic on local roads and where traffic implications can be demonstrated to be acceptable**

• **Promotes self containment, strengthens local communities, and helps to support key services**

Development of housing in these settlements will be permitted where it relates to requirements identified in housing market studies and other assessments of local needs for housing verified by the local authority or where housing development is necessary to support employment provision locally.