

**POLICY :** SB12

**PARAGRAPH :**

**SUBJECT :** Site E/37/4 Land South of Salisbury Road

ND463/100/1448/TV(37)SB12/AW  
ND117/1/0355/TV(37)SB12/AW

Shaftesbury Town Council  
Mrs R S Caldwell

## ISSUE

37.1.82 Whether proposed employment Site E/37/4 should be enlarged and used for the relocation of the livestock market.

## INSPECTOR'S CONSIDERATION AND CONCLUSIONS

37.1.83 The Pre-Inquiry Change proposes to allocate land to the north east of Site E/37/4, on the other side of Salisbury Road, for a livestock market and an agricultural centre. I comment on this proposal above in relation to objections by George Coles Tractors and Southern County Auctions.

37.1.84 The provision of a site for relocating Shaftesbury's livestock market appears to be on a contingency basis, rather than a known firm requirement. Paragraph 3.26 which supports Policy 3.13 states that it is at present premature to identify a site in the Local Plan. I would add here that the site now proposed would result in a somewhat isolated development with apparently no consideration having been given to access by public transport.

37.1.85 That said, I can appreciate that the District Council wish to keep Site E/37/4 available for new employment generating uses especially as this is the only substantial site being promoted for business, industrial and warehousing uses in Shaftesbury over the Plan period.

37.1.86 However, no serious consideration seems to have been given to extending Site E/37/4 to the west or south in order to accommodate the expansion needs of the agricultural machinery business, the potential relocation of the livestock market and the proposed, but undefined, agricultural centre. In my view, that exercise should be carried out in the first instance.

## RECOMMENDATION

37.1.87 I recommend that Policy SB12 be reviewed by considering whether Site E/37/4 should be extended to the west and south in order to provide sufficient land to be reserved exclusively for the relocation of the livestock market should the need arise, and to be allocated specifically to meet justified and defined needs for George Coles' expanding tractor business and for an agricultural centre, and then modified accordingly.