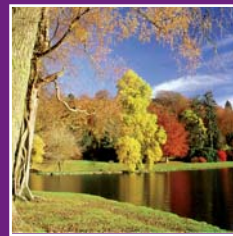


# Topic Paper 3



## Settlement Strategy



# LDF Topic Paper - Settlement strategy

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## Introduction

Locating new development, whether for housing, employment land or any other land use is perhaps the most difficult part of planning for the future. Urban change and the loss of greenfield land to new development will create disagreement and division about the choices which must be made. However, one thing is certain – the district must accommodate new housing and employment development and this needs to be supported in terms of the community infrastructure that must be provided.

Based on the growth in population, the Regional Plan is suggesting that between 10,000 and 12,000 houses should be built in Salisbury District in the period to 2026. Of this total it is expected that just over half of this is located within, or adjacent to, Salisbury. The council is already examining the land resources available from brownfield sites across the district, however it is already clear that new land will need to be used to accommodate this development.

A key principle underpinning national and regional planning policy is the need to create, support and promote sustainable communities, and one of the main dimensions of sustainability is locating housing, employment, and services closely together. In addition to reducing the need to travel (and consequently, carbon emissions), this approach can help to promote vibrancy, the viability of services, and robust community facilities.

This section sets out a draft classification of settlements in Salisbury district based upon their key characteristics including services, facilities, population, employment, and relations to other settlements.

This draft Settlement Strategy, which this section is asking about, is a critical part of the Core Strategy and it will set the frameworks for subsequent documents entitled Area Action Plans and Site-Specific Allocations. It should be noted however that the classification of settlements is not intended to be prescriptive and that the expectations in terms of development and growth are not necessarily identical for settlements under each category. Local characteristics and constraints – for instance landscape, biodiversity, and flooding – will be vital considerations in determining future levels and types of growth.

## KEY ISSUES

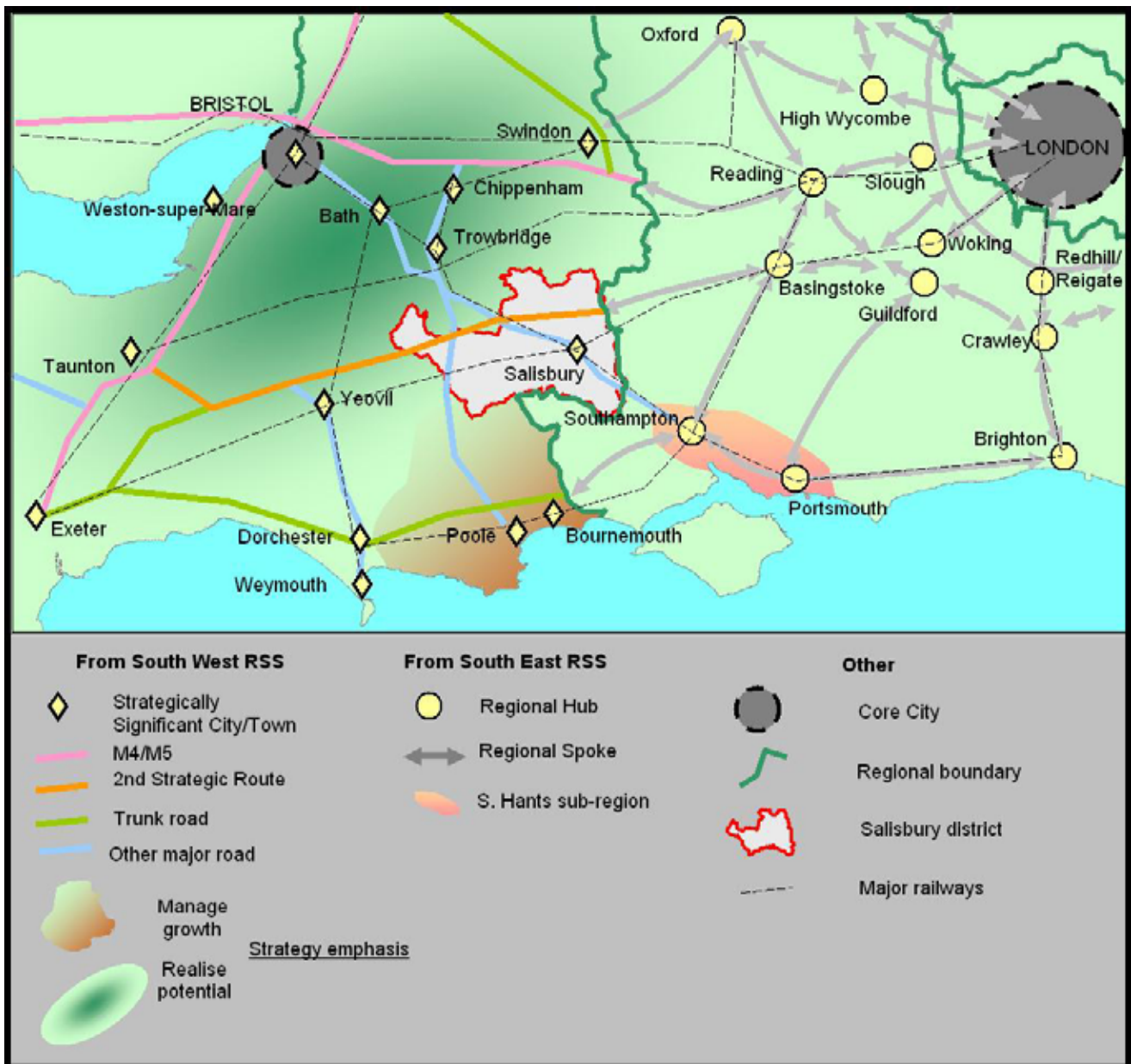
- How should the long term strategy for the district respond to regional and national factors identified?
- Has the approach to roles and functions of settlements outlined in this document been “about right”? What other factors should be taken into account?
- In future should be the broad role for settlements in each of the groupings identified?
- Should most new development be targeted in the larger settlements with the best access to facilities?
- What role is there for using development to deliver important services to settlements currently with a shortage of them?

# Salisbury district in spatial context

Salisbury district is in the South West region of England, but has a long border with, and very strong links to, the South East region. The map below is a composite of the Key Diagrams from the emergent Regional Spatial Strategies (RSS) from the two regions, and illustrates the major functional relationships between Salisbury and its wider surroundings. The district is strategically well located, being on the intersection of two major routes of movement (by both road and rail): these being the London-Basingstoke-Exeter route, and the Portsmouth/Southampton-Bristol/Cardiff route.

Three emergent RSS policies have a bearing on the district. In the South West, the district falls between two emphases: that of “realising potential”, in the Somerset-Avon-Swindon-Gloucestershire area, and of “managing growth” around the Poole-Bournemouth conurbation. The South Hampshire sub-region is defined under the South East RSS as a zone of economic growth and regeneration, focused around Southampton and Portsmouth.

STRATEGIC RELATIONSHIPS AND REGIONAL POLICIES AFFECTING SALISBURY DISTRICT



Looking at economic and social indicators (in particular, the Office for National Statistics' 2001 Area Classification for Local Authorities<sup>1</sup>), Salisbury district is clearly part of a transitional zone between the prospering South East and the more peripheral South West.

Looking within the district itself, the city of Salisbury, and the major eastern settlements including Downton and Alderbury, are evidently more linked with, and "look to", Southampton, the South-East region and the south coast (as noted in the Structure Plan). In contrast the of the western part of the district is more rural and peripheral, and more characteristic of the wider West Country.

## Policy background

There are clear policy drivers from the national and regional level for development to be focused in existing centres. Vitality, viability, social inclusion, and public transport should be supported through the development process.

### National policy

[n.b. underlining has been added to highlight the most important elements]

#### PPS1 – Delivering sustainable development

- This sets out the broad principles for sustainable development, and in terms of a settlement strategy, key points are under paragraph 27 (vi) and (vii):
  - "Focus developments that attract a large number of people, especially retail, leisure and office development, in existing centres to promote their vitality and viability, social inclusion and more sustainable patterns of development."
  - "Reduce the need to travel and encourage accessible public transport provision to secure more sustainable patterns of transport development. Planning should actively manage patterns of urban growth to make the fullest use of public transport and focus development in existing centres and near to major public transport interchanges."

#### PPS3 – Housing

- This outlines the key principles for housing delivery, and of particular relevance are paragraphs 36 and 38:
  - "[T]he 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."
  - "The need to provide housing in rural areas, not only in market towns and local service centres but also in villages in order to enhance or maintain their sustainability. This should include, particularly in small rural settlements, considering the relationship between settlements so as to ensure that growth is distributed in a way that supports informal social support networks, assists people to live near their work and benefit from key services, minimise environmental impact and, where possible, encourage environmental benefits."

#### PPS6 – Planning for Town Centres

- Chapter 2, p.7 requires Local Planning Authorities to:

- “define a network and a hierarchy of centres each performing their appropriate role to meet the needs of their catchments”

## PPS7 – Sustainable development in rural areas

- Paragraph 1 (iii):
  - “Most developments which are likely to generate large numbers of trips should be located in or next to towns or other service centres that are accessible by public transport, walking and cycling”
  - “Decisions on the location of other developments in rural areas should, where possible, give people the greatest opportunity to access them by public transport, walking and cycling, consistent with achieving the primary purpose of the development.”
- Paragraph 1 (iv):
  - “New building development in the open countryside away from existing settlements, or outside areas allocated for development in development plans, should be strictly controlled; the Government’s overall aim is to protect the countryside for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and so it may be enjoyed by all”
- Paragraphs 3 and 4:
  - “Away from larger urban 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. This should help to ensure these facilities are served by public transport and provide improved opportunities for access by walking and cycling. 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.”
  - “Planning authorities should set out in LDDs their policies for allowing some limited development in, or next to, rural settlements that are not designated as local service centres, in order to meet local business and community needs and to maintain the vitality of these communities. In particular, authorities should be supportive of small-scale development of this nature where it provides the most sustainable option in villages that are remote from, and have poor public transport links with, service centres.”

## PPS12 (Local Development Frameworks)

- At Annex A, p.62, requires a hierarchy of centres to be illustrated on the proposals map where it is relevant to the Core Strategy

## PPG13 (Transport)

- Paragraph 6 requires local authorities:
  - “Ensure that strategies in the development and local transport plan complement each other and that consideration of development plan allocations and local transport investment and priorities are closely linked.”

## **Emerging South West Regional Spatial Strategy (RSS)**

### *Overall approach*

- Section 2 of the RSS outlines the “functional” approach to planning whereby the roles and functions of settlements, and how these relate to one another in space, are the key considerations. Population should not be the sole determining factor, although generally it correlates with greater access to services and facilities.
  - 2.5.1: “The new system of spatial planning encourages a strategic approach which is based on identifying how people and businesses interact in particular areas and the implications of this for services and facilities, travel patterns and the demand for development. This approach is loosely called a functional approach to planning and it means that in many cases the ‘functional areas’ and ‘functional linkages’ between places cut across administrative boundaries.”
  - 2.5.10: “The functional approach to Spatial Strategy means:
    - The identification of settlements in the Draft RSS should avoid creating a hierarchy of cities and towns determined on population size, and should be based on selecting significant places because of their role and function.
    - The majority of new development needs to be focused at the strategically significant settlements, in a way that encourages a better balance between homes and jobs
    - Elsewhere, the policy approach for individual settlements, and the level of appropriate development, should reflect evidence relating to a given settlement’s role and function, its significance locally and the sub-regional context
    - The nature of the region requires a ‘fine grain’ approach if places are to develop as sustainable communities and, as such, a single regionwide approach to development would not be appropriate”

### *Role of Strategically Significant Cities and Towns (SSCTs)*

- Development Policy A sets out the role of SSCTs in the region: these are the 21 largest settlements (or conurbations) within the South West, of which Salisbury is one (others in Wiltshire are Trowbridge, Chippenham and Swindon). The role of SSCTs is as follows:
  - Development Policy A: “The primary focus for development in the South West will be those places which offer the greatest opportunities for employment, and the greatest levels of accessibility by means other than car to cultural, transport, health, education and other services.”

### *Role of “Other towns”*

- Across the region, “Other towns” are also noted as being of major importance in terms of providing services to residents in surrounding rural areas. Local Planning Authorities are required to assess and understand the functional relationships between settlements in order to determine what types and quantities of development are appropriate.
  - 2.5.5: “One of the distinguishing characteristics of the region is the number of medium sized towns – ‘market towns’ and coastal towns – which demonstrate varying levels of self-containment and service provision. They represent a resource for the rural areas and can offer the nearest shopping centre and location of secondary education and health facilities for many rural residents, particularly in more remote parts of the region. Across the region, the relationship between market towns and smaller settlements in the countryside is complex and, whilst there is sometimes a strong relationship between villages and market towns, recent research is demonstrating how some of these traditional links have been breaking down with increasing personal mobility. At the same time, accessibility to jobs and services,

for rural residents who do not have access to a car, is worsening. At the local level, LDDs will need to be based on a clear assessment of functional relationships between places to determine the scale and nature of development appropriate to them.”

- The RSS envisages a varied and strategic role for these smaller towns, whereby jobs and services are located together and provide a focal point for surrounding villages.
  - 3.4.1: “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.”
  - **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.”

### *Role of “Small towns and villages”*

- The RSS (at paragraph 3.5.1) acknowledges the role of smaller settlements within the region as being of particular importance in achieving the vision of sustainable, viable rural communities. As such, it envisages small amounts of development (particularly economic) over the coming decades:
  - 3.5.1: “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”
- Under Development Policy C, development at these smaller settlements must be considered with care and sensitivity in order to meet sustainability objectives, not least through the provision of a range of services, and employment, to match any increases in population and housing. A distinction is made between certain rural areas that are “accessible” and others which are “remoter”.
  - 3.5.2 “‘remoter rural areas’ ... are often, by necessity, more self-contained ... ‘accessible rural areas’ ... have stronger links to larger urban centres, particularly in terms of employment services and leisure.”
  - 3.5.2 “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.”

- **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.”

- Policy SR30 of the emergent Regional Spatial Strategy (RSS) envisages an average level of housing provision of around 250 dwellings per year in Salisbury and 210 elsewhere within the district.

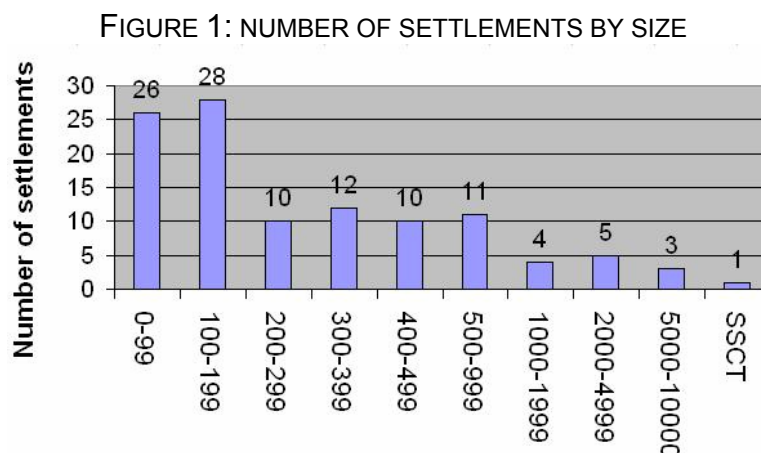
# ANALYSIS OF SETTLEMENTS IN SALISBURY DISTRICT

## 1 Parameters for analysis

- 1.1 There are well over 110 settlements in the district – from the regionally significant centre of Salisbury, through small towns and local centres, to villages and hamlets. In the absence of a formal definition at the smaller end of the spectrum, it is not possible to give an exact number. For the purposes of this analysis, all settlements will be considered which either:
- (a) Were included in the Wiltshire County Council Rural Facilities Survey (RFS) 2005<sup>2</sup>, or;
  - (b) Under the Salisbury District Local Plan (Adopted June 2003), were designated with a Housing Policy Boundary, Housing Restraint Area, or Special Restraint Area<sup>3</sup>.
- 1.2 Any other settlements are not considered, by virtue of being the smallest places with the lowest populations, and, for the strategic purposes of this Core Strategy, indistinguishable from open countryside.
- 1.3 Part of the Salisbury district is now, for planning purposes, under the jurisdiction of the New Forest National Park Authority (NPA). For the sake of completeness and consistency, settlements within this sector are included within this analysis, however are highlighted in ~~strike through~~ text to denote that planning policy-making in these locations is the now responsibility of the NPA.

## 2 Distribution and number of settlements

- 2.1 Figure 1 below illustrates the number of settlements within the district by size, using the definitions outlined above. Clearly there are a great number of settlements of the smallest size: indeed, almost 50% are below 199 in population, whilst almost 70% are under 399.
- 2.2 A somewhat different method for categorising the size of settlement has been used in this analysis compared with the RFS, reflecting their roles and functions locally. This provides more detail at the lower end (with 5 categories for under 499 instead of 3), and includes urban settlements at the upper end not included under the RFS.

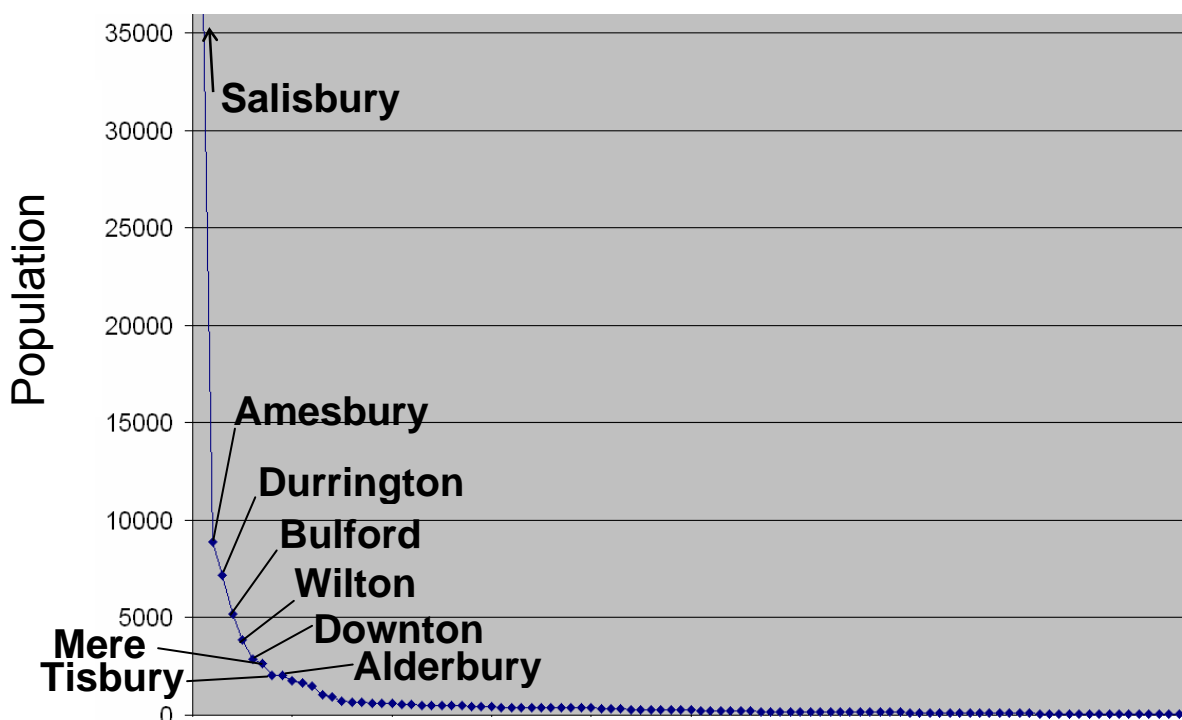


2.3 The table below indicates which settlements in the district are within each of the above size bands. The graph below illustrates the population of settlements in the district, with the largest settlements highlighted.

FIGURE 2: SETTLEMENTS BY SIZE

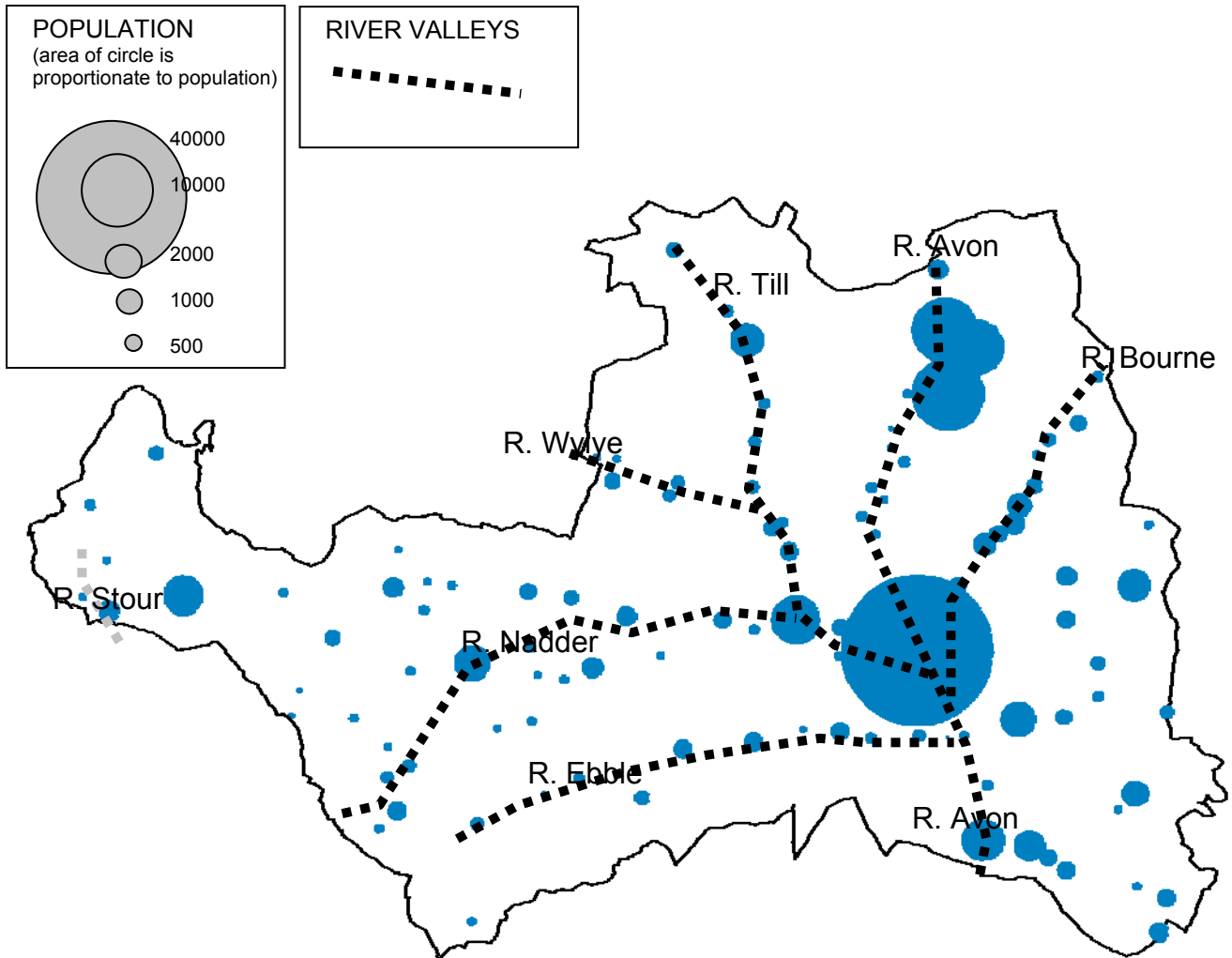
Pop.	Settlements			
<b>0- 99</b>	Alvediston Ansty Barkers Hill Berwick St. Leonard Bodenham Boscombe Chicklade	Chicks Grove <sup>4</sup> Compton Chamberlayne Deptford Fisherton de la Mere <del>Hamptworth</del> Huggler's Hole Lake	Netton Newton Petersfinger Sedgehill Semley Stourton	Stratford Tony Sutton Mandeville Sutton Row Tollard Royal White Cross Wilsford
<b>100-199</b>	Berwick St. James Britford Burcombe Charlton Charlton All Saints Cholderton East Grimstead	Ebbesbourne Wake Fonthill Bishop Fonthill Gifford Great Durnford Hanging Langford Homington Kilmington	Lopcombe Corner Lower Woodford Middle Woodford Milston Netherhampton Newtown / Pythouse Odstock	Orcheston Stoford Swallowcliffe Upper Woodford West Amesbury West Knoyle Winterbourne Stoke
<b>200-299</b>	Allington Berwick St. John Bowerchalke	Donhead St. Andrew Donhead St. Mary Farley	Nunton Stapleford	Steeple Langford West Dean
<b>300-499</b>	Chilmark East Knoyle Great Wishford	Idmiston <del>Lover / Bohemia</del> Maiden Bradley	Newton Toney Quidhampton The Teffonts	Tilshead West Grimstead Wylde
<b>400-499</b>	Barford St. Martin Bishopstone Broadchalke	Coombe Bissett Ford Ludwell	Pitton <del>Redlynch</del>	South Newton Winterbourne Gunner
<b>500-999</b>	Dinton Figheldean & Ablington Firsdown	Fovant Gomeldon Hindon	<del>Landford</del> <del>Nomanland</del> Porton	Winterbourne Dauntsey- Earls-Hurdcott Zeals
<b>1000-1999</b>	Morgans Vale/Woodfalls	Shrewton	The Winterslows	Whiteparish
<b>2000-4999</b>	Wilton Downton	Tisbury Alderbury <sup>5</sup>	Mere	
<b>5000+</b>	Amesbury	Bulford	Durrington	
<b>SSCT</b>	<b>Salisbury</b>			

FIGURE 3: DISTRIBUTION OF SETTLEMENTS BY SIZE



2.4 The pattern of settlement in the district derives in large part from its distinctive geography, with several chalk stream valleys converging at or near to Salisbury. A great many of the settlements of the district – of all sizes – are on or close to these rivers, with Salisbury at the hub.

FIGURE 3: MAP OF SETTLEMENTS BY SIZE, AND RIVER VALLEYS



### 3 Facilities in settlements

3.1 With a wide range in size of settlements across the district, correspondingly the availability of services and important facilities also varies. As noted in the review of national and regional policy above, these should be important factors in establishing the sustainability and viability of settlements, and the appropriateness or otherwise in allocating, or allowing for, development in different locations.

3.2 For the purposes of this analysis, the main source of guidance has been the Wiltshire County Council Rural Facilities Survey (RFS) 2005. This study reviewed comprehensively the existence of various community, transport and economic facilities in settlements across the district. Specifically, the RFS refers to two different categories of facility. “Basic” facilities include:

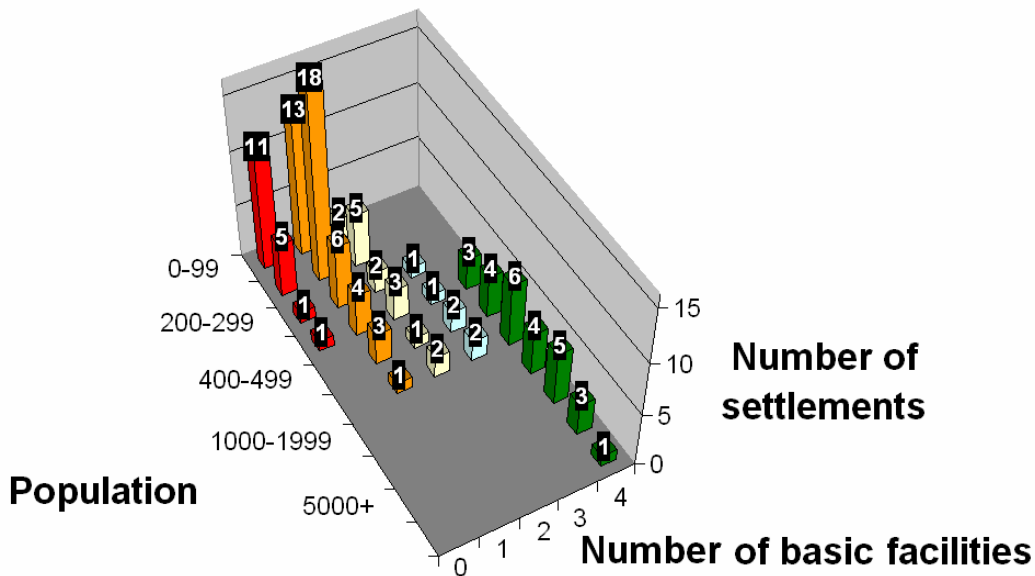
- Primary school
- General food shop serving a range of daily needs
- Post office
- Journey to work public transport service

3.3 “Community” facilities are a wider definition including the following facilities in addition to the “Basic”. Food shops that are “specialist” (e.g. butchers) are also included.

- Church
- Hall for community activities
- Pub
- Recreation field

3.4 The figure below illustrates settlements by their populations and the existence of facilities. Those with larger populations naturally tend to have more facilities. The greatest numbers of settlements are found under the smallest two categories in terms of population and facilities.

FIGURE 4: NUMBER OF SETTLEMENTS BY POPULATION AND PRESENCE OF “BASIC FACILITIES”



3.5 The table overleaf cross-references settlements in terms of “Basic” facilities and their population. Settlements are also coloured according to the number of “Community” facilities.

3.6 The map at Figure 6 illustrates these settlements and at Figure 7 the locations of current and potential employment sites, from the recent Employment Land Review, are shown.

FIGURE 5: SETTLEMENTS BY POPULATION AND FACILITIES

No. of BASIC facilities	POPULATION								
	0-99	100-199	200-299	300-399	400-499	500-999	1000-1999	2000-4999	5000+
0	Barkers Hill Boscombe Chicksgrove Hugger's Hole Netton Tollard Royal Hamptworth Stourton Sutton Row Sedgehill White Cross	Ebbesbourne Wake Netherhampton Newtown / Pythouse West Amesbury West Knoyle	Allington	Idmiston					
	Ansty Alvediston Berwick St. Leonard Chicklade Compton Chamberlayne Deptford Fisherton de la Mere Lake Newton Semley Stratford Tony Sutton Mandeville Wilsford	Hanging Langford Great Durnford Kilmington Berwick St. James Cholderton Charlton All Saints East Grimstead Stoford Upper Woodford Winterbourne Stoke Burcombe Homington Milston Charlton Fonthill Gifford Lopcombe Corner Lower Woodford Swallowcliffe	Farley Bowerchalke West Dean Donhead St. An. Berwick St. John Nunton	Quidhampton East Knoyle The Teffonts West Grimstead	Bishopstone South Newton Ford	Firsdon			
1	Bodenham Petersfinger	Orcheston Britford Odstock Middle Woodford Fonthill Bishop	Steeple Langford Donhead St. M.	Chilmark Newton Toney Maiden Bradley		Redlynch	Gomeldon Nomansland		
			Stapleford	Wylve	Winterbourne G. Barford St. Martin	Fovant Figheldean & Ablington			
2				Lover / Bohemia Great Wishford Tilshead	Broadchalke Ludwell Coombe Bissett Pitton	Porton Winterbourne D/E/Hurdcott Hindon Zeals Dinton Landford	Shrewton The Winterslows Morgans Vale/Woodfalls Whiteparish	Wilton Downton Mere Tisbury Alderbury	Amesbury Durrington Bulford
	3								SSCT SALISBURY

Red = up to 4 Community Facilities  
 Black = 5 Community Facilities  
 Purple = 6 Community Facilities  
 Green = 7 Community Facilities  
 Blue = 8 Community Facilities

FIGURE 6: SIZE AND DISTRIBUTION OF SETTLEMENTS, AND AVAILABILITY OF “BASIC” AND “COMMUNITY” FACILITIES\*

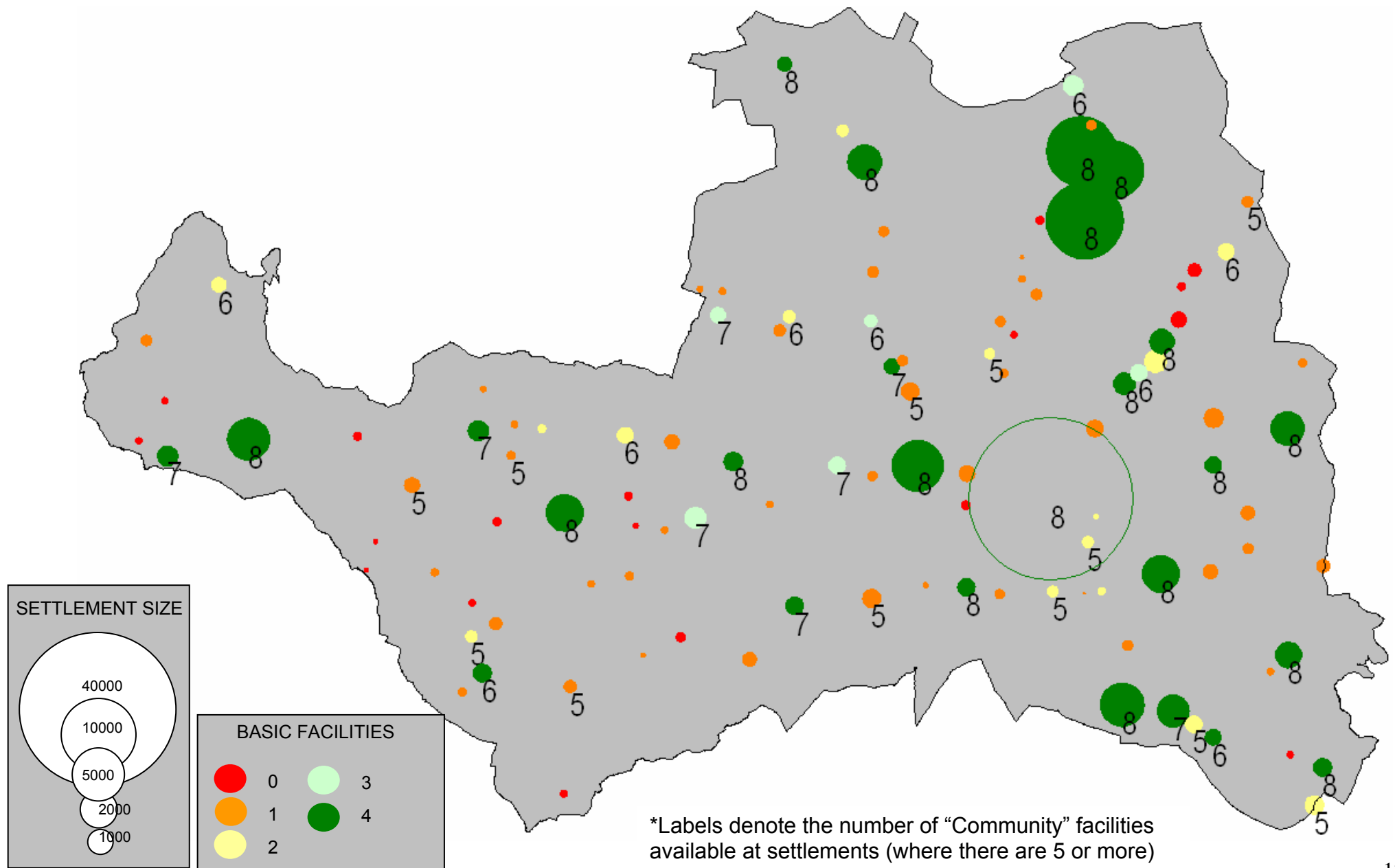
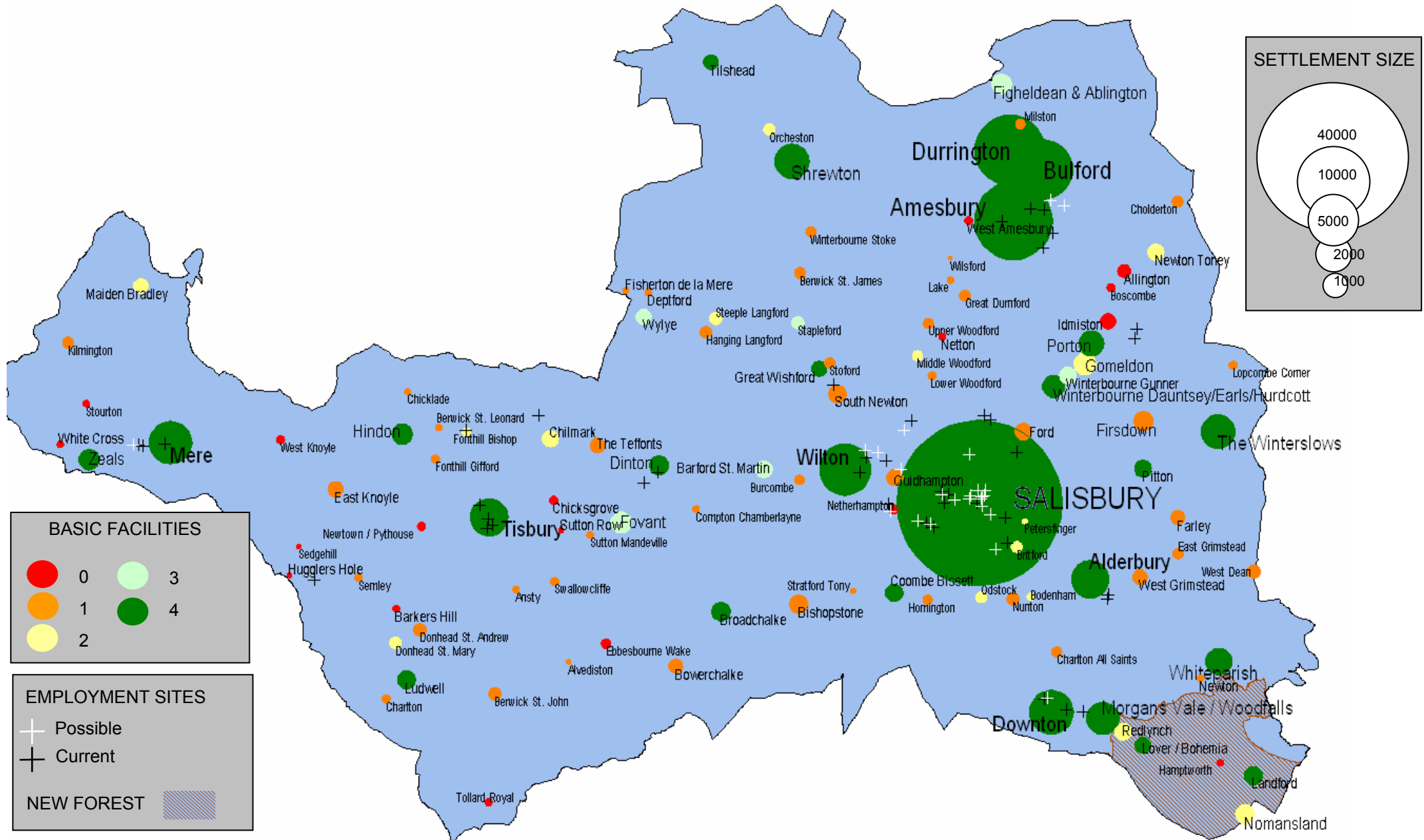


FIGURE 7:  
COMPOSITE MAP OF SETTLEMENT POPULATIONS, BASIC FACILITIES AND EMPLOYMENT SITES



## DRAFT SETTLEMENT CLASSIFICATION

The analysis and considerations above have been taken into account and the following broad categories of settlement are proposed as starting point for discussion and consultation in the Core Strategy Issues and Options.

### 1. SALISBURY (see figure 8 below)

Salisbury is a city of regional significance that offers employment, high quality cultural facilities and shopping opportunities, which exceed those of similar and larger sized settlements. The Salisbury Vision aims to remind residents and those from the surrounding settlements, as well as visitors, of the important role of the city. Because of the existing range of services and facilities available, the city of Salisbury will remain the focal point for development in the district. The main challenge is to accommodate necessary development without damaging the character and setting which makes Salisbury unique.

#### *Key points*

- Salisbury is noted in the Regional Spatial Strategy as an SSCT (Strategically Significant City / Town).
- With a population of 44,000+ it is indisputably the primary service, economic and cultural centre for South Wiltshire and its influence also stretches into parts of Hampshire and Dorset.
- It forms a hub in the rail and road network stretching into a wide hinterland.
- 3 of the district's 8 "Strategically Important"<sup>6</sup> employment sites identified under the Employment Land Review (ELR) are at Salisbury: Old Sarum, Southampton Road and Churchfields. A fourth, the Land Command site, is nearby at Wilton.
- The role of those settlements in very close proximity to Salisbury (Laverstock, Stratford-sub-Castle, Lower Bemerton and others) will be an area to be explored further in the Salisbury and Wilton Area Action Plan, recognising their individual character and identities as well as their relationships to the city.

### 2. AMESBURY & NORTHERN GROUP (see figure 8 below)

Including: Amesbury, Durrington, Bulford, Larkhill

Along with Durrington and Bulford and the associated military garrisons, Amesbury heads a unique group of settlements within the district which have close links to one another and collectively make up a large population, almost half that of the city of Salisbury. Amesbury will continue to see major housing and employment development, which was originally proposed to address changes brought about by the defence review of the 1990s. The challenge for the coming two decades is to ensure that development reinforces the image of Amesbury as a place in its own right to shop, work, and visit, providing residents with a viable local alternative to Salisbury or other larger centres along the A303 corridor.

#### *Key points*

- Amesbury is by some considerable margin the second largest settlement in the district (c. 9000 population in 2001, and significant growth since then).
- It clearly conforms to the "Other towns" category within the Regional Spatial Strategy, providing a good range of services and facilities to a modest hinterland.

- The Amesbury area is identified as a major node of growth for employment: two of the 8 “Strategically Important” ELR employment sites are located at the town (Solstice Park and Boscombe Down).
- Amesbury is very close to, and strongly linked with two other large settlements – Durrington (population c.7000) and Bulford (population c. 5,000), as well as the large military camps at Larkhill and Bulford.
- Although these settlements are distinct from one another, their sizes, functions and closeness to one another means that collectively they form a clear and unique grouping within the district conforming neither to the SSCT level above nor to the “Local Service Centres” below.

### 3. LOCAL SERVICE CENTRES (see figure 8 below)

Including: Downton, Mere, Tisbury, Wilton

**Wilton** is an historic market town that has always faced the challenges of being in close proximity to Salisbury. A recent study indicates that retailing is generally healthy, although it acknowledges the known concerns around the loss of shops to residential uses. A key issue for Wilton is its distinctiveness as a place in its own right and to reinforce its role as a local centre to the villages within the Wylde and Nadder valleys. A further challenge is to compensate for the major loss of the Army UK Land Forces HQ, which is scheduled to leave in 2010.

**Tisbury** within the Nadder Valley provides services to a wide and sparsely populated area of the district. For its size the village is very well served with community facilities including a sports centre and a mainline railway station. In terms of accessibility, the station is a clear asset, but this is offset by poor road access. The community is concerned with maintaining the availability of local services and promoting higher quality employment uses while limiting the effects upon the surrounding landscape.

**Mere** is a large village on the western fringes of the district. Offering a range of community facilities, it is an important centre for outlying villages to the west of the district, although supermarkets at both Gillingham and Shaftesbury are placing competitive pressure on local retailers and services. In terms of accessibility, the village sits adjacent to the A303 trunk road, yet no one has used the employment land that was allocated in the 1990s as part of a balanced growth strategy..

**Downton** is the largest settlement to the south of Salisbury and serves local communities between the city and Fordingbridge to the south. It has a smaller range of services and facilities than other local centres, although does have a sizeable and thriving employment area.

#### *Key points*

- All of these settlements have populations over 2,000, which is noted by the Countryside Agency<sup>7</sup> as the lower end of what it classifies as “market towns” (though a market is not the defining feature: more important is the settlement’s relationship to a rural hinterland and its capacity to act as a centre for services).
- From around this size of population, across the district and Wiltshire as a whole, there is a grouping of settlements historically providing local service ‘hubs’ for a surrounding area. These are recognised by Wiltshire County Council as

“Community Areas”, and in Salisbury district include Mere, Tisbury, Wilton, and Downton.

- These four settlements each provide a good level of “everyday” retail and services: the GVA Grimley retail study notes that each has a food store, pharmacy and post office, and that Mere, Tisbury and Wilton each have at least one bank. Each also has a number of other specialised shops. Each also has a library.
- Each of these settlements has at least one identified Employment Site<sup>8</sup> under the ELR, with at least one further potential site identified for possible expansion.
- Typically there is good ‘A’ road connectivity to Salisbury and/or to large towns outside of the district. Tisbury is an exception to this although it has a railway station.

#### 4. MAIN VILLAGES (see figure 9 below)

Including: All other settlements with all 4 “basic” facilities and populations of 500+

- |                          |                            |  |
|--------------------------|----------------------------|--|
| – Alderbury <sup>9</sup> | – Morgan’s Vale- Woodfalls | – Whiteparish                                |
| – Dinton                 | – Porton                   | – Winterbourne Dauntsey & Earls, & Hurdcott, |
| – Hindon                 | – Shrewton                 | – Zeals                                      |
| – Landford               | – The Winterslows          |  |

- This group of settlements performs an important complementary role to Local Service Centres. Each has a full complement of the four “Basic” facilities, and at least 7 of the “Community facilities”, whilst being host to a significant population, at over 500<sup>10</sup>.
- Certain of these settlements have smaller Employment Land Review employment sites identified: Alderbury, Dinton, and Porton, or sites in immediate proximity (e.g. Zeals<sup>11</sup>).
- Settlements of this group are distributed fairly well around the district although there is a greater density of them to the east of Salisbury.

#### 5. SECONDARY VILLAGES (see figure 9 below)

Including: All other settlements with all 4 “basic” facilities and populations of 500+

- |                          |                              |                       |
|--------------------------|------------------------------|-----------------------|
| – Barford St. Martin     | – Firsdawn                   | – Quidhampton         |
| – Berwick St. John       | – Ford                       | – Redlynch            |
| – Bishopstone            | – Fovant                     | – South Newton        |
| – Bowerchalke            | – Great Wishford             | – Stapleford          |
| – Broadchalke            | – <del>Lover</del> / Bohemia | – Steeple Langford    |
| – Chilmark               | – Ludwell                    | – The Teffonts        |
| – Coombe Bissett         | – Maiden Bradley             | – Tilshead            |
| – Donhead St. Andrew     | – Newton Toney               | – West Dean           |
| – Donhead St. Mary       | – <del>Nemansland</del>      | – West Grimstead      |
| – East Knoyle            | – Nunton                     | – Winterbourne Gunner |
| – Farley                 | – Pitton                     | – Wylve               |
| – Figheldean & Ablington |                              |                       |

Given their size and range of facilities in these settlements, there is relatively little scope for new development although the retention of designations permissive of limited infill development could be considered. Local factors including character, sensitivity and need will be important factors.

## 6. SMALLEST SETTLEMENTS AND COUNTRYSIDE (see figure 9 below)

Including: other settlements (57 in total).

Allington	Fisherton de la Mere	Newtown / Pythouse
Alvediston	Fonthill Bishop	Odstock
Ansty	Fonthill Gifford	Orcheston
Barkers Hill	Gomeldon	Petersfinger
Berwick St. James	Great Durnford	Sedgehill
Berwick St. Leonard	Hamptworth	Semley
Bodenham	Hanging Langford Homington	Stoford
Boscombe	Homington	Stourton
Britford	Huggler's Hole	Stratford Tony
Burcombe	Idmiston	Sutton Mandeville
Charlton	Kilmington	Sutton Row
Charlton All Saints	Lake	Swallowcliffe
Chicklade	Lopcombe Corner	Tollard Royal
Chicks Grove	Lower Woodford	Upper Woodford
Cholderton	Middle Woodford	West Amesbury
Compton Chamberlayne	Milston	West Knoyle
Deptford	Netherhampton	White Cross
East Grimstead	Netton	Wilsford
Ebbesbourne Wake	Newton	Winterbourne Stoke

These have provisionally been identified within this analysis as not in themselves providing sustainable locations for growth. As a consequence the implication would be for policies restrictive of new development.

## 7. "CLUSTERS": (see figure 10 below)

There is an option for us to consider developing policies specific to "clusters" or groups of settlements. This may be appropriate where, collectively, two or more villages become more "sustainable" by virtue of their very close proximity to one another, with a relatively large population and good shared base of services. The following are examples of these, where there is contiguous or near-contiguous development, with a total population of 2000+ (larger clusters) or 1,000 (smaller clusters), and at least 1 settlement has all 4 "basic" facilities:

### *Larger clusters:*

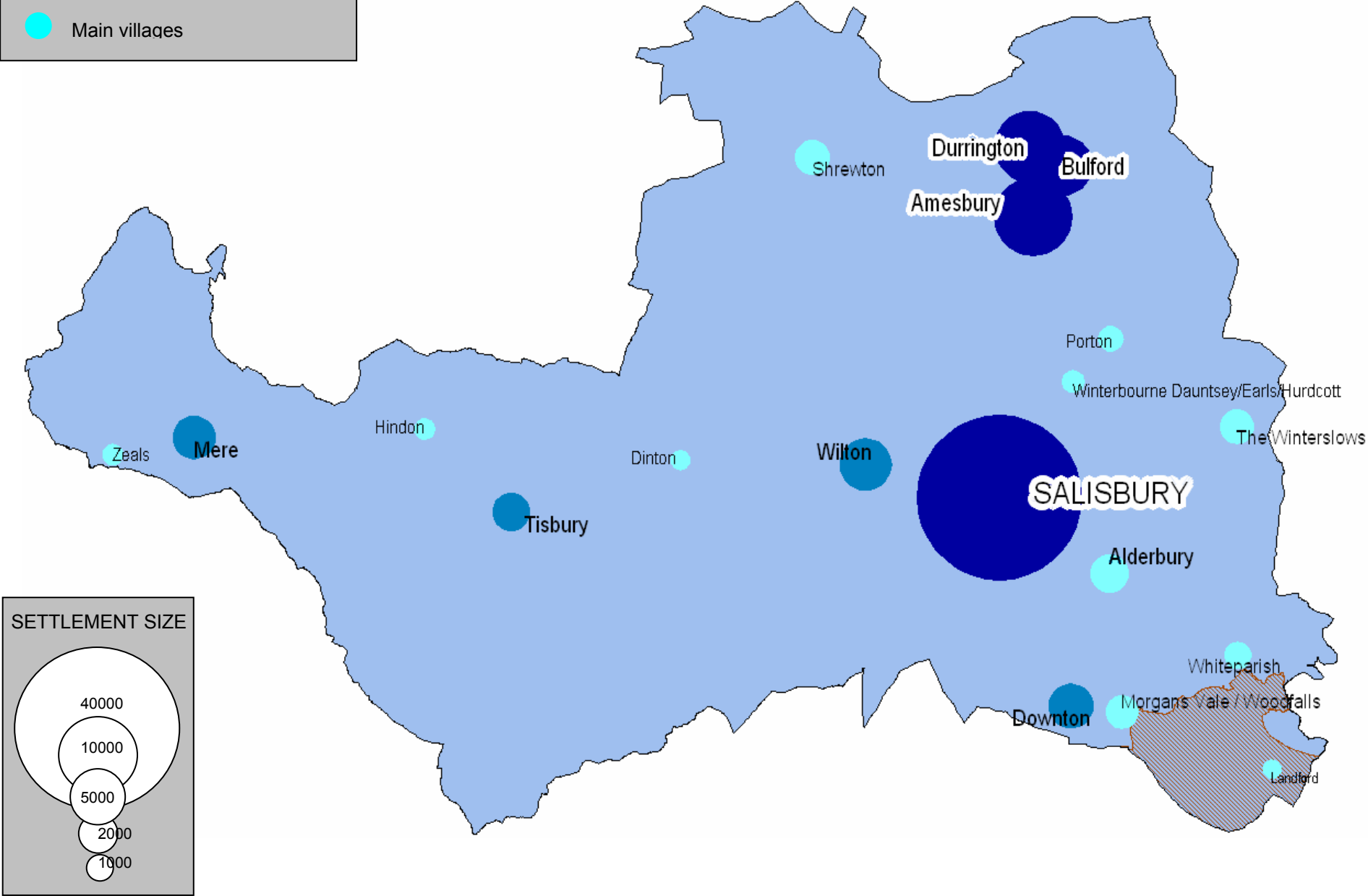
- Winterbourne Dauntsey, Gunner, Earls, Hurdcott, Idmiston, Porton, Gomeldon. Total population 3,090.
- Morgans Vale-Woodfalls / Redlynch/ Lover-Bohemia. Total population 2,280.

### *Smaller clusters:*

- Ludwell / Donhead St. Andrew / Donhead St. Mary / Charlton. Total population 1,040.
- Great Wishford / South Newton / Stoford. Total population 980.



# Figure 8: Larger settlement types

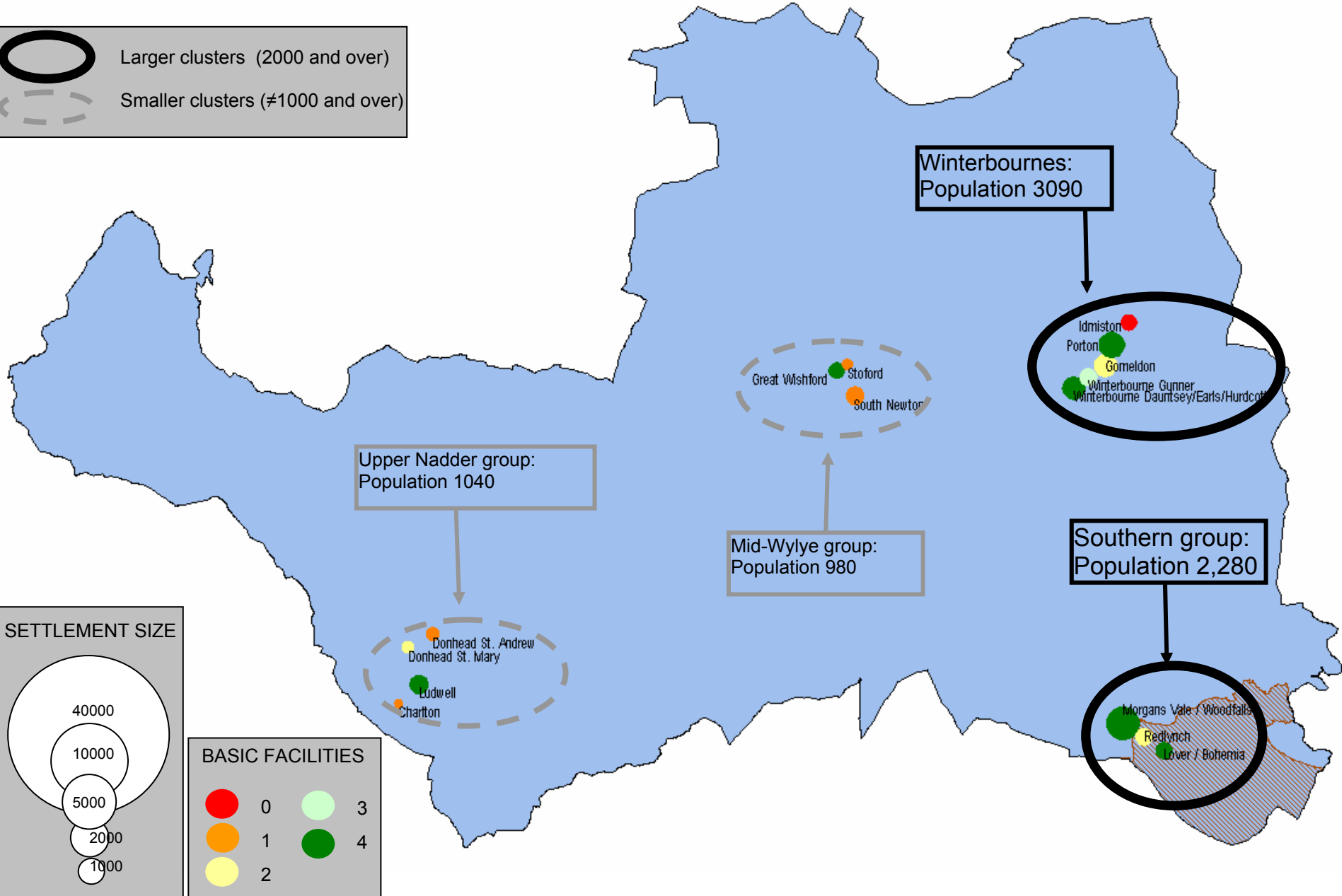
- SSCT & northern urban cluster
- Local service centres
- Main villages





# Figure 10 : "Clusters"

 Larger clusters (2000 and over)  
 Smaller clusters (≠1000 and over)



## SUSTAINABILITY AND ACCESS TO SERVICES

There are a number of settlements that have relatively few facilities in relation to the size of their population. Equally there are some that have relatively low populations in relation to the number of facilities they have.

The table below cross-references the population of settlements against the number of facilities identified in them. Those settlements with a relatively good, and a relatively poor, range of facilities, are in the blue-green and yellow segments of the table respectively.

No. of basic facilities	Population category					
	0-99	100-199	200-299	300-399	400-499	500-999
<b>0</b>	Barkers Hill Boscombe Chicksgrove Hugger's Hole Netton Tollard Royal Hamptworth Stourton Sutton Row Sedgehill White Cross	Ebbesbourne Wake Netherhampton Newtown / Pythouse West Amesbury West Knoyle	Allington	*Idmiston	<b>Relatively few services by population</b>	
<b>1</b>	Ansty Alvediston Berwick St. Leonard Chicklade Compton Chamberlayne Deptford Fisherton de la Mere Lake Newton Semley Stratford Tony Sutton Mandeville Wilsford	Hanging Langford Great Durnford Kilminster Berwick St. James Cholderton Charlton All Saints East Grimstead *Stoford Upper Woodford Winterbourne Stoke Burcombe Homington Milston *Charlton Fonthill Gifford Lopcombe Corner Lower Woodford Swallowcliffe	Farley Bowerchalke West Dean *Donhead St. An. Berwick St. John Nunton	Quidhampton East Knoyle The Teffonts West Grimstead		
<b>2</b>	Bodenham **Petersfinger	Orcheston Britford Odstock Middle Woodford Fonthill Bishop	Steeple Langford *Donhead St. M.	Chilmark Newton Toney Maiden Bradley	*Redlynch	*Gomeldon Nomansland
<b>3</b>	<b>Relatively high number of services by population</b>		Stapleford	Wylde	*Winterbourne G. Barford St. Martin	Fovant Figheldean & Ablington
<b>4</b>			*Lever / Bohemia *Great Wishford Tilshead	Broadchalke *Ludwell Coombe Bissett Pitton	*Porton *Winterbourne D/E/Hurdcott Hindon Zeals Dinton Landford	

*Red italic = Main village*

*Green = Secondary village*

\* = Rural cluster

# Footnotes and references

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<sup>1</sup> Area Classification for Local Authorities [http://www.statistics.gov.uk/about/methodology\\_by\\_theme/area\\_classification/](http://www.statistics.gov.uk/about/methodology_by_theme/area_classification/)

<sup>2</sup> See <http://www.intelligenenetwork.org.uk/library.aspx?library=732&search=rural%20facilities>

<sup>3</sup> With the exception of those places whose Housing Policy Boundaries are effectively coterminous with Salisbury: these include Lower Bemerton, Stratford-sub-Castle, and Laverstock. This is not intended as a commentary or judgement on these villages' identity as places in their own right, but is a reflection of how functionally interconnected they are with Salisbury. Closer analysis of the villages around Salisbury will take place under the Salisbury and Wilton Area Action Plan.

<sup>4</sup> Chicks Grove, including Upper and Lower

<sup>5</sup> Alderbury, including Whaddon

<sup>6</sup> These "strategically important" employment sites have been identified based on one or more of the following criteria:

- minimum site threshold of 5.0ha
- minimum of 20 business occupiers (or potential for)
- site in use principally for employment purposes - B1 business; B2 general industrial; and B8 storage and distribution (ie local centres are not included)
- site is considered to be strategically important in terms of economic development for the whole Salisbury economy, and not just the local community area in which it is located.

<sup>7</sup> [http://www.countryside.gov.uk/LAR/archive/board\\_meetings/boardPapers/CA\\_AP99\\_49.asp](http://www.countryside.gov.uk/LAR/archive/board_meetings/boardPapers/CA_AP99_49.asp)

<sup>8</sup> Employment sites under the ELR are defined as follows:

- minimum site threshold of 0.25 ha
- site in use principally for employment purposes – B1 business; B2 general industrial; and B8 storage and distribution.

<sup>9</sup> Alderbury's population is just over 2,000: similar to Tisbury's, and not far below Mere and Downton. However, historically it has not played the same significant role as the "Local Service Centres", (reflected in it not being the chief settlement of a Community Area). Indeed Alderbury's growth has been considerably more rapid and recent than these four (418 dwellings were completed there from 1985-2004, approximately double that of Wilton and Downton over the same period). This growth has not been matched by comparable growth in services. It has a more dispersed pattern of development than the other settlements with a less defined core.

<sup>10</sup> A population threshold of 500 has been used elsewhere, such as in Scotland as the definition of a "Settlement" <http://www.gro-scotland.gov.uk/statistics/publications-and-data/settlements-and-localities/mid-2004-population-estimates-for-settlements-in-scotland.html>

<sup>11</sup> Zeals is effectively conjoined with Bourton, in North Dorset, under whose Local Plan two employment allocations were made.





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