



# **Status of Policies in the East Dorset Local Plan (2002)**



Prepared by East Dorset District Council

**June 2014**



<b>1 East Dorset Saved Policies .....</b>	<b>1</b>
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## 1 East Dorset Saved Policies

East Dorset Local Plan	Saved Policies
<b>WENV4</b>	Development should be sited and designed to protect or enhance the visual and physical quality of specific rivers within the Plan Area.
<b>CSIDE5</b>	Agricultural dwellings which are of an excessive size will not be permitted.
<b>CSIDE7</b>	<p>Locational and boundary treatment required for open sport, recreation and allotment uses in the open countryside.</p> <p>Control over water storage on golf courses.</p>
<b>CSIDE8</b>	Criteria for the control of the use of land and development of buildings for equestrian uses.
<b>GB3</b>	Criteria for extensions to dwellings in the Green Belt.
<b>GB5</b>	Criteria to avoid abuse of agricultural buildings on the Green Belt.
<b>GB6</b>	Criteria to avoid abuse of agricultural buildings on the Green Belt.
<b>GB7</b>	Infill development will be allowed within Village Envelopes, subject to criteria.
<b>BUCON4</b>	Control over the location of services on developments in Conservation Areas.
<b>HODEV2</b>	Criteria for new housing developments in urban areas and village envelopes.
<b>HODEV3</b>	Criteria for development of elderly person's accommodation.
<b>HODEV4</b>	Criteria for the development of 'granny annexes' as extensions to dwellings.
<b>LTDEV1</b>	Criteria for external lighting on developments.
<b>SHDEV7</b>	Criteria for the establishment of farm shops in the rural area
<b>TEDEV3</b>	On sites of 0.5ha or more, the developer will be required to provide underground ducting to be used by service providers.
<b>TODEV2</b>	Criteria for the location of new and extended holiday caravan and tent sites.
<b>DES2</b>	Criteria for development to avoid unacceptable impacts from types of pollution.

<b>East Dorset Local Plan</b>	<b>Saved Policies</b>
<b>DES6</b>	Landscaping schemes in rural areas and on the edge of settlements should be of indigenous species.
<b>DES7</b>	Criteria controlling the loss of trees.
<b>DES11</b>	Criteria for ensuring developments respect or enhance their surroundings.
<b>FWP1</b>	Residential development proposal at Green Worlds, Ringwood Road, Ferndown.
<b>FWP2</b>	Industrial development proposal on Ferndown Industrial Estate.
<b>FWP10</b>	Land east of Ford Lane, Ferndown, will be designated as a Local Nature Reserve.
<b>FWP11</b>	Land at Bracken Road, Ferndown will be used as public open space.
<b>SL1</b>	Land at the military testing ground, Boundary Lane, St Leonards, may be used for employment uses.
<b>SL3</b>	Sites in St Leonards could be restored to or re-created as areas of heathland.
<b>SL4</b>	The majority of the land at the military testing ground, St Leonards, will be used for nature conservation if the military use ceases.
<b>SL6</b>	Criteria for the improvement of facilities at Matchams Stadium, St Leonards.
<b>WM2</b>	Land identified for a possible expansion of West Moors library.
<b>WM3</b>	Land adjacent to Fryer Field, West Moors, will be developed as public open space.
<b>WM4</b>	Land adj Oakhurst Road, West Moors, shall be used as public open space.
<b>WIMCO1</b>	Redevelopment potential of land off Old Road, Wimborne.
<b>WIMCO4</b>	Control over development on land off Brook Road, Wimborne.
<b>WIMCO9</b>	Land east of Canford Bottom, Colehill, shall be used as a play area.
<b>WIMCO12</b>	Protect public access rights to Cannon Hill Plantation, Colehill.

East Dorset Local Plan	Saved Policies
<b>WIMCO23</b>	Land off Old Road and Mill Lane, Wimborne, shall be used for car parking.
<b>V16</b>	Sites in Verwood could be restored to or re-created as areas of heathland.
<b>V17</b>	Land off Dewlands Road, Verwood, to be re-created as heathland.
<b>V26</b>	Junction improvements at Manor Lane and St Michael's Road, Verwood.
<b>V30</b>	Springfield Road, Verwood, will be made up to a District Distributor Road.
<b>V31</b>	Works to Manor Lane once the Springfield Road Distributor Road is complete.
<b>A1</b>	Housing development will be permitted in Alderholt within the village envelope.
<b>CHASE1</b>	Requirements for new housing within the village envelope in Cranborne.
<b>CHASE2</b>	Land at the former saw mill, Cranborne, will be re-developed for small business units.
<b>CHASE3</b>	Speed reduction measures proposed for Cranborne,
<b>CHASE4</b>	Requirements for new housing within the village envelope in Gussage All Saints.
<b>CHASE5</b>	Requirements for new housing within the village envelope in Gussage St Michael.
<b>CHASE6</b>	Land allocated for residential development subject to highway improvements Back Lane, Sixpenny Handley.
<b>CHASE7</b>	Land allocated for residential development adj Frogmore Lane, subject to the prior completion of the Sixpenny Handley Bypass and drainage improvements.
<b>CHASE8</b>	Requirements for new housing within the village envelope in Sixpenny Handley.
<b>CHASE11</b>	Speed reduction measures proposed for Sixpenny Handley,
<b>CHASE15</b>	Speed reduction measures proposed for Witchampton,
<b>SM3</b>	Land at Station Road, Sturminster Marshall, shall be developed as public open space for sports pitches.

<b>East Dorset Local Plan</b>	<b>Saved Policies</b>
<b>GBV1</b>	Village Infill Policy Envelopes defined.
<b>GBV2</b>	Within Village Infill Policy Envelopes development must be in character with the settlements.
<b>GBV4</b>	Land between High Street and Stewards Lane, Shapwick, will be developed as public open space.



## 2 East Dorset Deleted Policies

**Policies no longer saved that are superseded by Core Strategy Policies or are no longer necessary as they have been implemented or do not reflect up to date national policy**

<b>East Dorset Local Plan</b>	<b>Policies Not Saved</b>
<b>HSUP1</b>	Housing requirement.
<b>HSUP2</b>	Phased release of housing sites.
<b>HSUP3</b>	Safeguarded land.
<b>NCON2</b>	Local Nature Reserves.
<b>NCON3</b>	Development that affects a designated area of nature conservation value.
<b>NCON4</b>	Protection of heathland.
<b>NCON5</b>	Protection of wildlife habitats.
<b>CSIDE1</b>	General countryside policy.
<b>CSIDE2</b>	Re-use of buildings in the countryside.
<b>LSCON2</b>	Areas of Great Landscape Value
<b>BUCON5</b>	Protection of Historic Parks and Gardens.
<b>BUCON6</b>	Special Character Areas.
<b>ADSDEV3</b>	Shopfronts in Conservation Areas.
<b>ADSDEV4</b>	Shop security grilles.
<b>HODEV1</b>	Suitable locations for housing development.
<b>HODEV5</b>	Affordable housing requirements.

East Dorset Local Plan	Policies Not Saved
<b>HODEV6</b>	Rural exception affordable housing.
<b>HODEV7</b>	Mannington Park Gypsy site.
<b>HODEV8</b>	General Gypsy site criteria policy.
<b>INDEV1</b>	Suitable locations for employment development.
<b>INDEV2</b>	Relocation of industrial uses.
<b>RCDEV2</b>	Provision of children's play facilities.
<b>RCDEV3</b>	Off-site open space provision.
<b>SHDEV1</b>	Suitable development in the town centres.
<b>SHDEV4</b>	Control over the location of retail warehouses.
<b>SHDEV5</b>	Restaurants and hot food take-away shops.
<b>SHDEV6</b>	Provision of local shopping facilities.
<b>SHDEV8</b>	Protection of rural shops, pubs and community facilities.
<b>DES5</b>	Detailed landscape schemes
<b>DES8</b>	General design policy
<b>DES9</b>	Type of materials policy.
<b>DES10</b>	Designing out crime
<b>TRANS1</b>	Road hierarchy within the District.
<b>TRANS2</b>	Access from non-strategic roads.

<b>East Dorset Local Plan</b>	<b>Policies Not Saved</b>
<b>TRANS3</b>	Access from District Distributor Roads.
<b>TRANS4</b>	Access from new District Distributor Roads.
<b>TRANS5</b>	Closing access to District Distributor Roads.
<b>TRANS7</b>	Protection of cycle and pedestrian access.
<b>TRANS8</b>	Protection of long distance trailways.
<b>TRANS9</b>	Bus provision and estate distributor roads.
<b>TRANS10</b>	Provision of car parking.
<b>TRANS11</b>	Town centre car parks limited to shoppers use only.
<b>TRANS13</b>	On street servicing.
<b>TRANS14</b>	Provision of developer contributions for transport schemes.
<b>RODEV1</b>	Proposed A350 Charlton Marshall to Sturminster Marshall bypass.
<b>RODEV2</b>	Proposed B3072 West Moors bypass.
<b>RODEV3</b>	Improvements to the B7072 associated with the West Moors bypass.
<b>RODEV4</b>	The junction of the C2 and A354 at Thickthorn Cross will be re-aligned.
<b>RODEV6</b>	B3078 Spring Hill Bends
<b>RODEV9</b>	Corfe Mullen to Sturminster Marshall Trailway.
<b>CM1</b>	Access route to Corfe Mullen playing fields.
<b>CM3</b>	Appropriate uses for shopping areas of Corfe Mullen.

East Dorset Local Plan	Policies Not Saved
<b>CM4</b>	Protection of specific views in Corfe Mullen.
<b>CM6</b>	Improved bridleway and pedestrian access will be made to Roman Road, Corfe Mullen.
<b>CM7</b>	Location of advisory cycle route in Corfe Mullen.
<b>CM8</b>	Rear servicing of shops in Corfe Mullen.
<b>CM9</b>	Proposed lay-by construction, Wareham Road, Corfe Mullen.
<b>CM10</b>	Proposed road improvements, Wareham Road, Corfe Mullen.
<b>CM11</b>	Waterloo Road / Wareham Road Junction
<b>CM13</b>	Traffic control in Corfe Mullen.
<b>FWP3</b>	Surface water drainage system for new industrial development east of Cobham Road.
<b>FWP4</b>	Land off A31, Ferndown, will be developed as a service area.
<b>FWP5</b>	Appropriate uses for shopping areas of Ferndown.
<b>FWP6</b>	Control over height of buildings on Ringwood Road and Victoria Road, Ferndown.
<b>FWP7</b>	Protection of residential amenity in Ferndown Town Centre.
<b>FWP8</b>	Protection of residential amenity at Parley Cross Shopping Parade.
<b>FWP12</b>	Creation of trailway between West Moors and Stapehill.
<b>FWP13</b>	Cycle and footpath schemes in Ferndown.
<b>FWP14</b>	Provision of a cycle way between Leeson Drive and Cobham Road, Ferndown.
<b>FWP15</b>	Provision of a cycle way as part of the West Moors by pass.

East Dorset Local Plan	Policies Not Saved
<b>FWP16</b>	Provision of a route for cyclists and horseriders along Parley Lane to District boundary.
<b>FWP17</b>	Environmental improvement of Ringwood Road shopping areas in Ferndown.
<b>FWP18</b>	Junction improvements of Glenmoor Road with Ringwood Road, Ferndown.
<b>FWP19</b>	Protection of line of A3060 Castle Lane West Relief Road.
<b>FWP20</b>	Land off Princes Road will be maintained as a shoppers car park.
<b>SL2</b>	Woodland adjacent to Folly Farm Lane, St Leonards, will be used as public open space.
<b>SL5</b>	Identification of St Leonards Hospital as a Major Developed Site in the Green Belt.
<b>WM1</b>	Appropriate development in the commercial centre of West Moors.
<b>WM5</b>	Creation of a trailway between West Moors and Ferndown.
<b>WM6</b>	Provision of a cycleway/footway along the West Moors bypass.
<b>WM7</b>	Improvements to junction of The Avenue and Station Road, West Moors.
<b>WIMCO3</b>	Land at southern end of Brook Road, Wimborne, will be re-developed for employment uses.
<b>WIMCO5</b>	Appropriate development within Wimborne Town Centre.
<b>WIMCO6</b>	Shopping frontages in Wimborne Town Centre.
<b>WIMCO7</b>	Support for the continued operation of Wimborne Market.
<b>WIMCO8</b>	Tourist facilities in Wimborne Town Centre.
<b>WIMCO10</b>	Area of land to the north of Leigh Road
<b>WIMCO11</b>	Provision of new footpaths in Wimborne.

East Dorset Local Plan	Policies Not Saved
<b>WIMCO13</b>	Land off Leigh Road will be designated as a Local Nature Reserve.
<b>WIMCO14</b>	Identification of a Special Character Area at St Catherine's in Wimborne.
<b>WIMCO15</b>	Paving schemes proposed in Wimborne town centre.
<b>WIMCO16</b>	Speed control measures will be carried out in Avenue Road and Hayes Lane, Wimborne.
<b>WIMCO17</b>	Pedestrianisation proposed in part of the High Street, Wimborne.
<b>WIMCO18</b>	New footpath proposed, Mill Lane, Wimborne.
<b>WIMCO19</b>	Through traffic in Wimborne Town Centre.
<b>WIMCO20</b>	A shared footway/cycleway will be provided along St Margaret's Hill, Wimborne.
<b>WIMCO21</b>	Julian's Bridge traffic signals in Wimborne.
<b>WIMCO22</b>	Developments which will lead to the loss of trees in named roads, Wimborne, will not be permitted.
<b>WIMCO24</b>	Provision of private car parks in Wimborne Town Centre.
<b>V1</b>	Land at Aggis Farm, Verwood, will be developed for housing.
<b>V2</b>	Land at Hainault Farm, Verwood, will be developed for housing
<b>V5</b>	Allocation for industrial development south west of Ebblake, Verwood.
<b>V6</b>	Land south of Station Road, Verwood, will be developed for shops and offices.
<b>V7</b>	Appropriate development within Verwood Town Centre.
<b>V8</b>	Land north of Coopers Lane will be developed by a Middle School.
<b>V9</b>	Land at Bakers Farm, Verwood, will be developed for community uses.

East Dorset Local Plan	Policies Not Saved
V11	Playing fields allocation, Margards Lane, Verwood.
V12	Potterne playing fields, Verwood.
V14	Land south of Howe Lane will be developed as a sports hall and swimming pool.
V15	Nature conservation improvements in Verwood.
V18	Land adjoining Bugdens Copse and Meadow
V21	Road works associated with the completion of the Verwood Distributor Roads.
V25	Protection of land for possible highway improvements, Manor Road, Verwood.
V26	Road improvements along the B3081, Verwood.
V28	B3081 Ringwood Road / Station Road.
V33	Junction improvements on the B3081.
V34	Provision of a footpath and cycleway, Potterne Hill, Verwood.
V36	Land at Potterne, Verwood, will be developed as a pollution control reed bed.
TLC1	Land at Horton Road, Three Legged Cross, will be developed for housing.
TLC3	Land in Three Legged Cross will be developed as a garage and filling station.
TLC4	Road improvements to the B3072 in association with the West Moor bypass.
TLC5	Junction improvements to the B3072 in association with the West Moor bypass.
TLC6	Road improvements to the B3072 in Three Legged Cross.
TLC7	Road improvements to the B3072 in Three Legged Cross.

East Dorset Local Plan	Policies Not Saved
<b>OBLIG1</b>	Contributions from developments towards the provision of pre-requisites for development in Verwood.
<b>OBLIG2</b>	Contributions from developments towards the provision of pre-requisites for development in Three Legged Cross.
<b>CHASE9</b>	Back Lane, Sixpenny Handley, will be improved to form part of the Sixpenny Handley bypass.
<b>CHASE10</b>	A car park will be proved for the school in Common Lane, Sixpenny Handley.
<b>CHASE12</b>	A footway will be created along Common Lane, Sixpenny Handley.
<b>CHASE13</b>	Frontage development will be developed between the Post Office and Mount Pleasant Cottages, Sixpenny Handley.
<b>SM1</b>	Exclusion of Sturminster Marshall from the Green Belt.
<b>SM2</b>	Development at Bailie Gate, Sturminster Marshall.



## Policies no longer saved following direction from the Secretary of State in September 2007

Policy Name: NCON1

**Proposals for development must satisfy the requirements of the Bournemouth, Dorset and Poole Structure Plan Environment Policies A to D.**

Policy Name: WENV1

**Development which would place an unacceptable risk upon the water quality, quantity or natural flow patterns of a groundwater resource will not be permitted. This is especially important within the groundwater Source Protection Areas defined in Supplementary Planning Guidance and also where land may have been subject to previous contamination.**

Policy Name: WENV2

**Within an undefended flood risk area a proposal in a developed area will only be permitted provided that criteria (a) and (b) below are fulfilled.**

**Within an undefended flood risk area a proposal in an undeveloped or sparsely developed area will only be permitted if it is essential transport and utilities infrastructure, or a recreation, sport, amenity or conservation use, and criteria (a) and (b) below are fulfilled.**

**A proposal whether in an undeveloped or developed area which is known to be sited where flood water frequently passes, or where defences are inadequate and there could be rapid inundation, will only be permitted if it is essential transport and utilities infrastructure, or a recreation, sport, amenity or conservation use and criteria (a) and (b) below are fulfilled:**

**(a) a sequential test satisfactorily shows that there are no other suitable sites with a lower risk of flooding; and**

**(b) a Flood Risk Assessment satisfactorily demonstrates that measures incorporated into the scheme would prevent either life being endangered or an unacceptable likelihood of damage to property.**

Policy Name: WENV3

**Development within either a defended or undefended flood risk area will only be permitted provided that the proposal does not harm the integrity or maintenance of a watercourse for the purpose of minimising flood risk.**

Policy Name: ARCON1

**The archaeological aspects of development proposals shall need to be examined and evaluated before a planning application is determined. Archaeological remains**

and ancient monuments of national importance will be preserved *in situ* together with their settings. On other sites development may be permitted where its importance outweighs the archaeological interest and where adequate provision is made for preserving the archaeology of the site either *in situ* or by record, whichever is the most appropriate.

Policy Name: AGCON1

The development of agricultural land for non-agricultural or forestry purposes will only be permitted where there are no opportunities for that development to take place on previously developed sites, or on land within existing urban areas. Where development of agricultural land is unavoidable, land of the lowest grades should be used, except where other sustainability considerations outweigh the loss of best and most versatile land.

Policy Name: CSIDE3

New permanent or temporary housing for workers in agriculture or forestry will be permitted outside the village policy envelopes defined on the Proposals Map where it is essential for the proper management of a holding that a person reside on the site. The need for the housing will be judged against the following criteria:

- a) that the dwelling is essential in that location to house a worker who must be readily available at most times for the proper functioning of the holding; and
- b) there is a clearly established existing functional need; and
- c) the unit and the agricultural activity concerned have been established for at least 3 years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so; and
- d) that a dwelling serving or closely connected with the holding has not recently been sold separately or otherwise alienated from the holding; and
- e) that there is not a suitable redundant building on or adjoining the holding which is capable of being converted for accommodation purposes; and
- f) that there is not another available dwelling on the farm unit or other suitable alternative accommodation in the locality which could meet the functional need.

Policy Name: CSIDE4

Where under the preceding policy there may be justification for a dwelling but the sustainability of a new agricultural holding is uncertain, a temporary planning permission will be granted for up to three years for the siting of a caravan in a location where a permanent agricultural worker's dwelling would otherwise be acceptable.

Policy Name: CSIDE6

**Agricultural dwellings will have their occupancy limited by condition. These conditions will only be relaxed where:**

- (a) the dwelling is no longer needed for the working of the land to which it relates; and**
- (b) the dwelling is not needed in relation to other agricultural or forestry land in the locality; and**
- (c) significant attempts have been made over a reasonable period to sell or lease the dwelling at a price which realistically reflects the occupancy condition.**

Policy Name: LSCON1

**Within the Area of Outstanding Natural Beauty, as shown on the Proposals Map, development which would harm the natural beauty of the landscape will not be permitted. Major industrial or commercial development will only be permitted where there is an overriding national interest and a lack of alternative sites.**

Policy Name: GB1

**The area covered by the Green Belt policies is defined on the Proposals Map.**

Policy Name: GB2

**Within the Green Belt inappropriate development, including uses of land, will not be permitted. Inappropriate development will include any development which does not maintain the openness of the land or which conflicts with the purposes of including land within the Green Belt, and new buildings except for:**

- (a) agriculture or forestry;**
- (b) essential facilities for outdoor sport and outdoor recreation or cemeteries and for other uses which preserve the openness of the Green Belt and which do not conflict with the purposes of including the land within it;**
- (c) the limited extension or alteration of existing dwellings or their replacement where the new dwelling is not materially larger than that which it replaces; and**
- (d) infilling within the village infilling policy boundaries of washed over villages.**

Policy Name: GB4

**The re-use of buildings within the Green Belt will be considered to be appropriate development where, in addition to meeting the requirements of Policy GB2 (para 6.97), this does not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it. Extensions of**

**re-used buildings and any associated uses of land surrounding the building, will only be permitted where they do not conflict with the openness of the Green Belt and the purposes of including land in it.**

Policy Name: BUCON1

**Planning permission will not be given for development within or adjacent to a Conservation Area which does not preserve or enhance its character or appearance.**

Policy Name: BUCON2

**Where a building makes a positive contribution to the character, appearance or architectural and historic interest of a Conservation Area, permission will not be granted which would facilitate its demolition.**

Policy Name: BUCON3

**Permission will not be granted for demolition within a Conservation Area unless it will in itself, or through subsequent redevelopment of the site, preserve or enhance the character, appearance, architectural or historic interest of the area. Where ugly gaps would be created as a result of demolition far in advance of redevelopment, demolition for redevelopment will not be permitted unless detailed proposals for the replacement development have been approved by the Local Planning Authority and agreements made to ensure that the replacement works will be carried out within a specified time scale.**

Policy Name: BUCON7

**Planning permission will not be granted which could require the demolition of a listed building unless:**

- (a) all reasonable efforts have been made to sustain existing uses or find sympathetic, viable new uses and have failed; and**
- (b) preservation in some other ownership would not be suitable or possible; or**
- (c) its redevelopment would produce substantial benefits for the community which would decisively outweigh the loss of the building, and where agreements are made to secure that the approved redevelopment scheme will be carried out within a specified time scale.**

Policy Name: BUCON8

**Development that would adversely affect the architectural or historic interest of a listed building or its setting will not be permitted.**

Policy Name: BUCON9

**Where a proposed change of use of a listed building conflicts with other policies, it will be permitted where:**

- (a) the existing use or alternative uses which accord with other policies are not expected to secure the preservation of the building or specific features of architectural or historic importance; and**
- (b) there is evidence that the proposed use will do so; and**
- (c) the proposed use will be sympathetic to the fabric of the building; and**
- (d) the community benefit of retaining the building or features of architectural or historic interest outweighs the damage to other policy objectives.**

Policy Name: ADSDEV1

**In the interests of amenity, the design, size, materials, illumination, colour, and number of advertisements, blinds or canopies must respect the character of both the building and site to which it relates and of the local area. In addition to matters of visual amenity, advertisements which cause danger to public safety will not be permitted.**

Policy Name: ADSDEV2

**In Conservation Areas, advertisements should not conflict with the preservation or enhancement of the area.**

Policy Name: RCDEV1

**The development for other uses of public and private open space, including playing fields, allotments, amenity open space and landscaped areas, will not be allowed unless:**

- (a) there is no need to retain the recreational or amenity use of the land either at present or in the foreseeable future; or**
- (b) there would be no overall net loss of recreational benefit by its development.**

Policy Name: RNDEV1

**The development of renewable energy sources will be encouraged. Where proposals conflict with other policies of this plan, their benefits for a sustainable energy strategy will be a material consideration. Developments should satisfy the following criteria:**

- a) they are sited to minimise impact on the landscape;**
- b) they do not generate unacceptable levels of traffic or require extensive road construction or improvements;**

- c) there will be no significant harm to residential amenity, through noise, the proximity of the development, or through 'shadow flicker' related to wind turbines;
- d) associated development such as electricity transmission lines can be accommodated without damage to wildlife, amenity or landscape interests;
- e) development is sited to minimise possible danger to the public;
- f) there would be no harm to significant nature conservation interests.

Where major structures such as towers for wind turbines are proposed, developer obligations may be sought to ensure their removal when they reach the end of their useful life.

Policy Name: SHDEV2

Major retail developments and large stores will only be allowed outside existing town centres where there is an identifiable need for such development. If a need is proven and this cannot be accommodated within a town centre, a sequential approach will be used to identify locations for provision, so that the next preferred location would be edge-of-centre, followed by sites associated with district centres/existing major retail provision, and finally out-of-centre sites. The provision of major retail development and large stores must not by themselves, or cumulatively with other provision:

- a) have an unacceptable impact upon the vitality and viability of existing centres and the policies or proposals for their sustainance and enhancement, or endanger the continued operation of neighbourhood or village shops,
- b) reduce the quality, diversity, attractiveness and character of any of the centres and their role in the economic and social life of the community,
- c) reduce the range of services which the centres provide, endanger future investment in them or lead to shops or other premises falling vacant in the primary retail areas,

They should also:

- d) be served by sufficiently frequent public transport from an area wide enough to allow a significant proportion of customers to reach the store by means other than by car,
- e) be easily accessible for pedestrians, disabled people and cyclists from the surrounding area, and
- f) help achieve the overall aim of reducing reliance on the car.

Policy Name: SHDEV3

**Where it is necessary to restrict the range of goods sold in order to avoid threatening the vitality or viability of town or neighbourhood centres, appropriate conditions will be imposed on planning permissions for retail warehouses.**

Policy Name: TEDEV1

**In determining whether approval of siting and appearance is required or considering applications for planning permission from licensed telecommunications operators the planning authority will need to be satisfied that:**

- a) the siting and external appearance of apparatus, including any location or landscaping requirements, have been designed to minimise the impact of such apparatus on amenity, while respecting operational efficiency;**
- b) antennæ have, so far as is practicable, been sited so as to minimise their effect on the external appearance of the building on which they are installed;**
- c) applicants for large masts have shown evidence that they have explored the possibility of erecting antennæ on an existing building, mast or other structure;**
- d) applicants have considered the need to include additional structural capacity to take account of the growing demands for network development, including that of other operators.**

Policy Name: TEDEV2

**The potential impact of proposals for bulky buildings or other structures upon known telecommunications links will be taken into account in determining planning applications. Measures to mitigate significant impacts will be required as a condition of planning permission.**

Policy Name: TODEV1

**The development of tourist attractions, accommodation or facilities will be supported, subject to there being no unacceptable impact upon the character and appearance of the surrounding area.**

Policy Name: DES1

**Development will be permitted in locations where there is a choice of means of travel and where dependence on the motor car will be reduced. Permission will not be granted for development which increases dependence on the motor car.**

Policy Name: DES3

**New development that generates vehicular traffic will only be allowed where it is served by a vehicular access and local highway network that is adequate in terms of road safety and traffic capacity. Where the need arises for highway improvements as a direct result of the development, then the developer may themselves be required to pay the cost of those improvements.**

Policy Name: DES4

**New development, to which the general public expects to have access, and highway improvements, rights of way improvements, environmental improvement schemes, and traffic management schemes will only be permitted if they are designed to meet the needs of the people with impaired mobility. This should include accessible parking spaces, convenient movement along pathways and an unhindered approach to buildings, including disabled persons' lavatories.**

Policy Name: DES12

**Development proposals must provide satisfactory access to the highway network, where this is needed, and not cause or increase danger to road users.**

Policy Name: TRANS6

**All new residential, commercial and industrial developments, highway and traffic management schemes must provide for the safe and convenient passage of pedestrians and cyclists wherever such movements may be expected. The environment must be designed to be attractive for such use.**

Policy Name: TRANS12

**Where car parks are to be provided, they must make provision for use by the disabled.**

Policy Name: RODEV5

**Visibility at the junction of Bowling Green Lane and the A354 at Pentridge will be improved.**

Policy Name: RODEV7

**All other road schemes not included in this Plan or in the Bournemouth, Dorset and Poole Structure Plan, and which would involve the development of land outside present highway limits, are withdrawn.**

Policy Name: RODEV8

**Until a revised proposal is adopted the alignment of the proposed former A31 to Poole Link Road will be protected from development**



Policy Name: CM2

**The extent of the Green Belt is modified to incorporate the 4 hectare (10 acre) site south of the Wareham Road that had previously been identified for industry.**

Policy Name: CM5

**A bridleway will be constructed on the south-eastern side of Wareham Road from Naked Cross to the Plan area boundary at the Holme Bush.**

Policy Name: CM12

**Beacon Road will be made up under the private street works provisions of the Highways Act.**

Policy Name: FWP9

**Land north of Ford Lane extending to approximately 4 hectares (10 acres), will be used for public open space.**

Policy Name: SLSI7

**The junction of the Woolsbridge Road and Lions Lane with the C2 Horton Road will be improved.**

Policy Name: WIMCO2

**Land on the north bank of the River Stour, west of the former railway, will be developed for housing. The quality of the design and landscaping must reflect the prominence of this riverside site and any development should include public access to this section of the riverbank.**

Policy Name: V3

**Land at Ebblake extending to about 6.2 ha (15.3 acres) will be developed for housing at a net density not less than 30 dwellings to the hectare (12 dwellings per acre). Access will be from an improved junction with Blackmoor Road. Provision will be made within the site for about 1.7 ha (4.2 acres) of Public Open Space. This will include the protection of the copse containing a badger sett adjacent to the proposed industrial development (Policy V5 para 13.42) and the provision of a wetland for nature conservation adjacent to the Ebblake Bog SSSI. An element of affordable housing shall be provided in accordance with the provisions of Policy HODEV5 (para 6.188).**

**The layout of the whole site must be treated comprehensively. Particular attention should be given to the boundary treatment of the site, especially adjacent to the Green Belt and Potterne Wood SNCI to the south, and the existing and proposed industrial development to the north.**

**The route of Bridleway 12 across the site shall be protected, and an informal network of footpaths and cycleways created, linking to the adjacent industrial estate. The route of the Ebblake Distributor Road where it crosses the site, shall be safeguarded to protect the route of this road, should it be required in the future.**

Policy Name: V4

**A surface water drainage system must be provided to serve this and the industrial development proposed under Policy V5 (para 13.42) which must include oil and grit interceptors and a settlement or pollution retention pond. Ideally the settlement pond, which will be constructed on the northern edge of Potterne Wood adjacent to the wetland recreation, will receive the surface water flows from the whole of the Ebblake Industrial Estate.**

Policy Name: V10

**A footpath link will be developed from the Potters Wheel car park site (Policy V35 para. 13.135) through to Manor Road.**

Policy Name: V13

**Land at Verwood Village Green at the junction of Manor Road and Ringwood Road, at present used for car parking, will be restored as an area of informal public open space and will be landscaped for this use.**

Policy Name: V19

**Crane Drive will be closed at its northern end and north of its junction with Aggis Farm Road. This separated northern section will be linked into a new access road onto the Verwood Distributor Road (South). The southern part of Crane Drive will also be linked to the new access road.**

Policy Name: V20

**Dewlands Way will connect to the new Distributor Road at its northern end but right turns will be prohibited at the junction with the Distributor Road (South).**

Policy Name: V22

**The northern end of Manor Road, Manor Way and the southern end of Edmondsham Road will be paved and pedestrianised, taking account of the need to provide for the servicing of frontage properties. Facilities will be provided to ensure the provision of safe interchange between differing forms of public transport as well as the safe passage of pedestrians and cyclists.**

Policy Name: V23

**The B3072 Manor Road between the Verwood Distributor Road (South) and the existing junction with Vicarage Road will be realigned and widened to 7.3m. Footways will be provided.**

Policy Name: V24

**Church Hill (North) will be closed to motor traffic at its two junctions with the B3072 Manor Road. In each case the road will remain open to pedestrians, horse-riders and pedal cycles.**

Policy Name: V27

**The road connecting Church Hill and Dewlands Way and Church Hill will be widened and improved and footways will be provided.**

Policy Name: V29

**A common access road will be provided from Station Road to serve the commercial, housing, community and service uses proposed at Baker's Farm, north of the Verwood Distributor Road (South). A right turning lane will be provided in Station Road at the junction of the new access road.**

Policy Name: V32

**Hillside Road will be extended to connect to the new road proposed in the housing site to the south east to form a through route. The design of the road will ensure that the speed of the traffic is kept low.**

Policy Name: V35

**Land adjoining The Potters Wheel, extending to 0.4 hectares (1.0 acre) will be developed for public car parking accessed from Ringwood Road.**

Policy Name: TLC2

**Land extending to 0.48 hectares between Earles Road and Verwood Road will be developed for a recreation ground, subject to the provision of a toucan crossing across Verwood Road.**

Policy Name: CHASE14

**A plot suitable for infilling with a single dwelling is proposed on land north of Downley Cottage.**

Policy Name: GBV3

**Right turn lanes will be provided at the junction of the B3073 Ham Lane with Stapehill Road and Hampreston Village Street.**