

The Cranborne Exhibition

Post Consultation Document
September 2016



A Vision for Cranborne

The Cranborne Exhibition

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It was with a certain amount of trepidation that the Estate hosted two workshop-style exhibitions to encourage discussion about the future of Cranborne. Held at the Cranborne Club in March, they were prompted by an invitation from East Dorset District Council to contribute to the draft local plan, which - centering on housing requirements - we thought might prove contentious. In fact, the high attendance was beyond anything the Estate expected and led to a successful and thoughtful start. If continued, this will ensure Cranborne is well planned in the future.

To help frame the discussion, broad-ranging information about earlier development for both housing and employment were set out at the first meeting alongside businesses data, census data and of course, schools data. Two things struck immediately. First, the surprisingly large number of businesses that operate in Cranborne and, second, the importance of the schools to all development decisions made over the past century.

Many of the themes of that first day had in fact been considered and eloquently set out by the Parish Council in the Parish Plan. This was of great help. When produced in 2012, it concluded that there was a need to work with the Estate to consider the provision of more housing, particularly low-cost or social housing, and that it was desirable to make a number of community enhancements.

My family considers Cranborne a special place and one whose charm will be maintained if a balance is struck between it being a desirable place to live and one where the activities within, in terms of employment, education and the wider community, can be sustained for the long term. Whilst we do attract a number of people who wish to visit for short day trips, for walking and cycling, and to visit the increasingly successful hostelrys and other retail businesses, this has to be balanced with the place retaining a sense of its own identity and, to some extent, privacy.

The follow-up meeting at the end of March summarised the feedback from attendees at the earlier workshop. What has emerged is a plan, albeit loose, to consider some small infill sites

for housing, some slightly larger sites, employment provision, eminently deliverable local improvements and some thoughts on the schools. All of these are to be considered over a yet undefined period of time - although it was suggested that it might extend over fifty or possibly one hundred years. We will now work with officers and councillors from East Dorset District Council to try to embed these ideas into the local plan strategy. We very much want to continue these discussions with everybody who lives and works in Cranborne.

I would like to thank all who took part. Gavin Murray and his architectural team from Brooks Murray, who have been working with us for the better part of fifteen years, have been essential. Thanks also to Alison Whalley at Pegasus Planning who is helping us navigate through the intricacies of how local plan consultations work with Local Authorities. More importantly, thanks to all members of the public who attended our two exhibitions and provided valuable and robust feedback. I hope you enjoy reading this paper and will be delighted if you continue to send us your comments.

Sincerely,



Lord Cranborne

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Village Character & Location

The village of Cranborne lies between Salisbury and Blandford Forum in East Dorset. Built along the river Crane and beside Cranborne Manor, it benefits from its historic heritage and acts as a hub for the wider area. It is charmingly set on the edge of the Cranborne Chase AONB (Area of Outstanding Natural Beauty).

Cranborne Parish comprises about 330 households, hosts a population of almost 800 people and provides 280 jobs. The village itself enjoys a range of thriving facilities, with two schools, a church, two pubs, restaurants and cafés, a social club and sports ground, garden centre, an artisan bakery, a doctor's surgery and dispensary, a veterinary practice, and a village shop with a post office. These businesses employ predominantly local people, either from within the village or the immediate surrounding communities. Indeed, Cranborne supports an area far beyond the parish boundary: attracted by the quality of the village's First and Middle schools, children travel into the village from far afield including Verwood and Blandford Forum.

Social and economic shifts during the second half of the twentieth century put pressure on services and choked employment in villages across Britain. In Cranborne too, some facilities were lost. The number of houses increased by 157 over the 20th century; however the population stayed largely static. As children grew up and began to move away from the village, the Cranborne Estate released several parcels of land for affordable and family housing. These homes brought in people to support important local facilities whilst ensuring the schools, in particular, remained viable.

Nine years ago, the parish commenced a community-led process leading to the creation of the 2012 Parish Plan. There was an overwhelming desire among local residents to maintain the existing village services whilst acknowledging that to support Cranborne and retain young families in the village, there must be more housing.

In March 2016, the Cranborne Estate hosted exhibitions and presentations designed to look in more depth at issues affecting the local community and develop practical solutions that have wider community support. The results highlighted three areas for development: immediate enhancements to help local businesses



Thatched Cottage in Cranborne

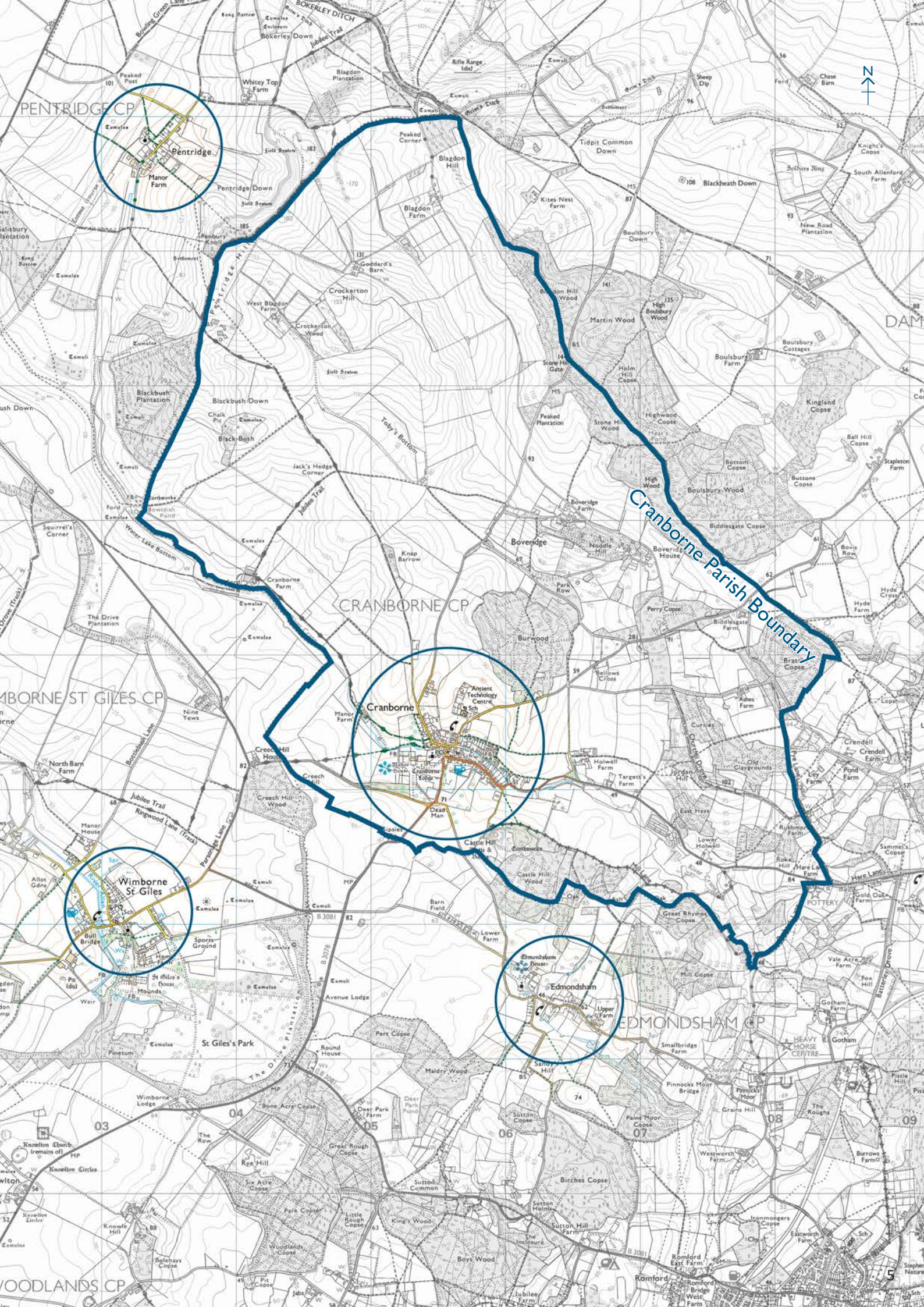


Cranborne Manor



The Inn at Cranborne

and residents; increased employment; and affordable and family housing to support the local schools and retain younger local families. From this, the Cranborne Estate has prepared an outline plan for commercial and residential growth in the long term.



Historical Analysis & Twentieth Century Growth

1604

Population: Unknown



Source: John Norden, commissioned by the Earl of Salisbury.

Cranborne has a long history stretching over a thousand years, but few buildings older than the 18th century survive today.

Early History

Cranborne dates back to Saxon Wessex, more than a millennium ago, as part of the landholdings of a powerful Saxon thegn, Brictric. It is recorded in the Domesday Book (1086 AD) as *Creneburne*: 'stream (bourne) of the Cranes'.

The Grade I Listed Church of St Mary & St Bartholomew has features dating back to the 12th century when it was an abbey for Benedictine monks (said to be founded circa. 980 AD).

Cranborne Manor dates back to the 13th century (circa. 1207 AD). This now Grade I Listed building was initially used as a hunting lodge and hosted visiting medieval kings from King John to Henry VIII. Whilst Cranborne was once a comparatively large market town, surrounding towns have outgrown it more recently. Indeed, a comparison between the Norden map, commissioned by the First Earl of Salisbury when he acquired the estate in 1604, and the 1901 Ordnance Survey shows the village had been somewhat captured in time, largely unchanged over the subsequent 300 years. This, today, is a large part of its charm.

20th Century

In the 20th century, the number of houses doubled by 157 properties (marked in blue on the map to the right) to meet housing needs and maintain the population to support existing services. This coincided with changing attitudes to individual home ownership and changing property values. Despite houses doubling in number in 100 years, the population has only increased by 13% (92 people).

In 1970, the District Council designated the village core, as well as the grounds of Cranborne Manor and Cranborne Lodge, a Conservation Area. More recent developments to the east of the village were excluded from this status as the Council took the view that their open character was in contrast with the intimate townscape that characterises the village centre.

The map to the right, as well as showing the 179 homes built during the 20th century, shows community housing sales during this time. These were parcels of land that were specifically sold by the Estate to safeguard the local community, to provide more affordable family housing, and to maintain pupil intake for the two schools. Some have been sold off under Right to Buy legislation and now attract market values. There is once again, therefore, a shortage of affordable housing. Furthermore, an ageing population has led to a drop in available housing forcing younger generations to leave the village to find a home.

1901

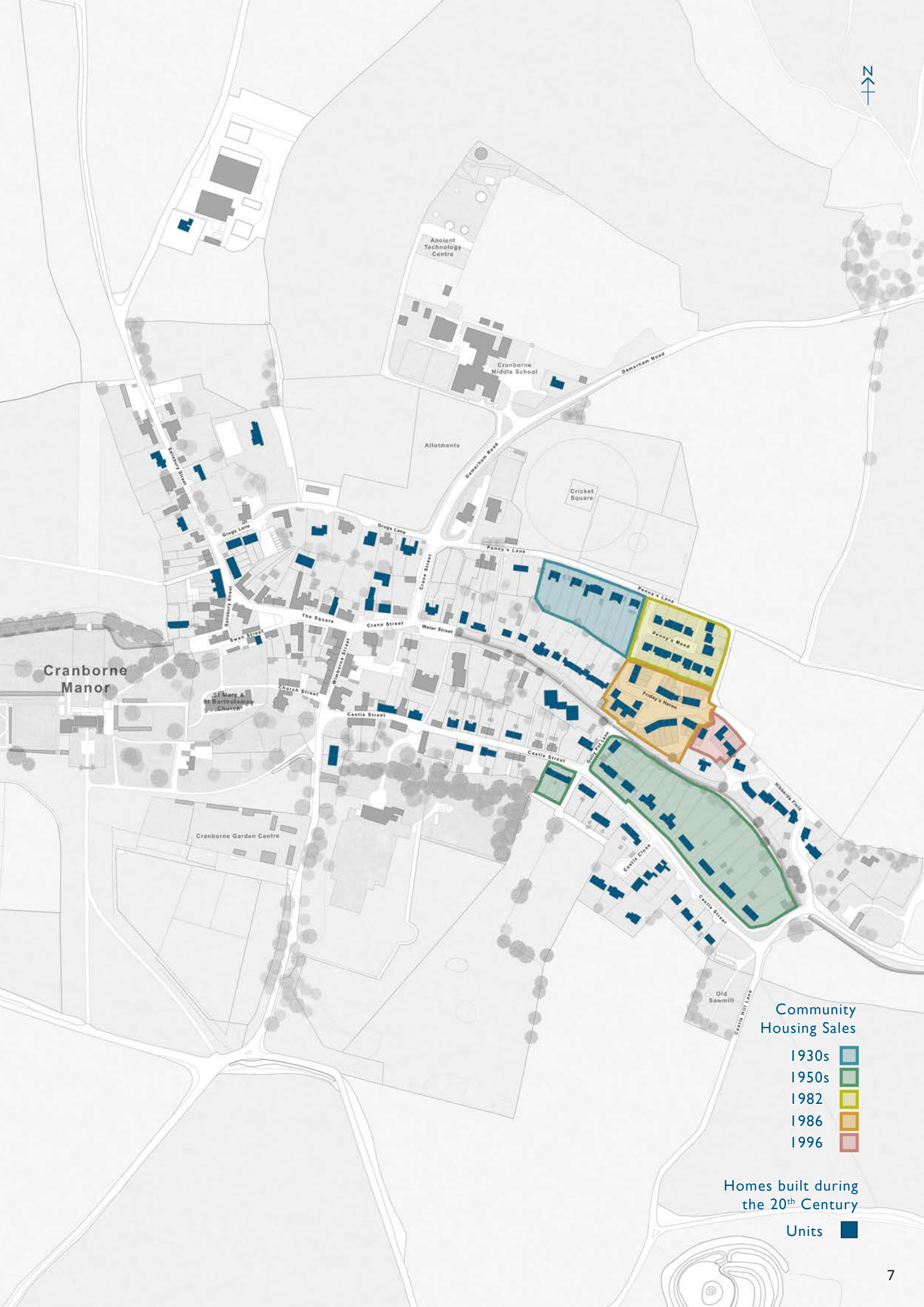
Population: 687



2016

Population: 779





The Consultations & Exhibitions

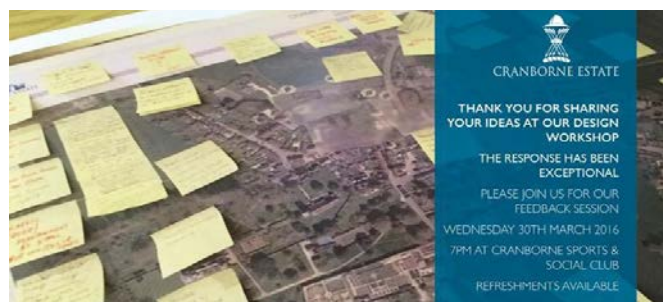
The Cranborne Estate is a long-term landowner and was keen to facilitate as broad a discussion as possible among residents and other community stakeholders. If Cranborne does develop, how might it do this with the local community?

Any initiative aiming to maintain existing facilities and jobs for the long term will be supported and encouraged by the Estate. It considers the success and viability of the village and wider community as key to its own survival. To this end, the Estate held two public consultations during March 2016 at the Mick Loader Recreation Ground. The Estate wanted maximum community engagement to allow all the residents and local businesses to shape the future of the village; to allow it to meet changing demands and retain its character.

Residents, businesses and schools met the Estate and design team to express their own ideas, concerns or fears for the village. Around 250 people attended the first exhibition (a third of Cranborne's total population - see map on right facing page). The exhibition presented initial suggestions for Cranborne's future development, (on boards around the walls and handouts on a central table). This was an opportunity for dialogue: informing residents and listening to thoughts and feedback on the proposals. Some of the proposals sought to provoke debate and challenge.

The main themes that emerged can be summarised under the following headings:

- More affordable housing and opportunities for downsizing
- Improved public transport
- More parking facilities
- More sports and leisure facilities
- Improved traffic control and a new access road

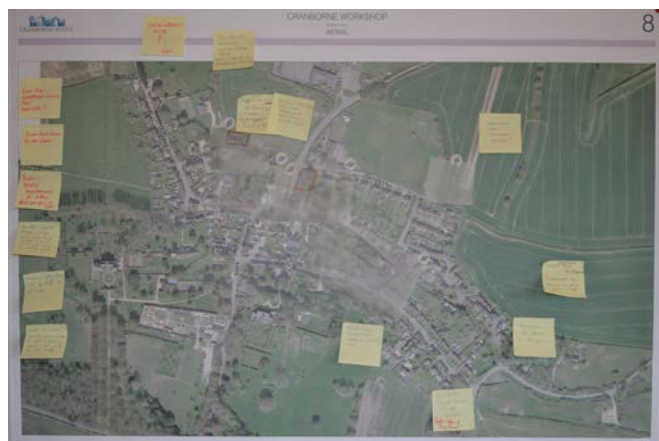


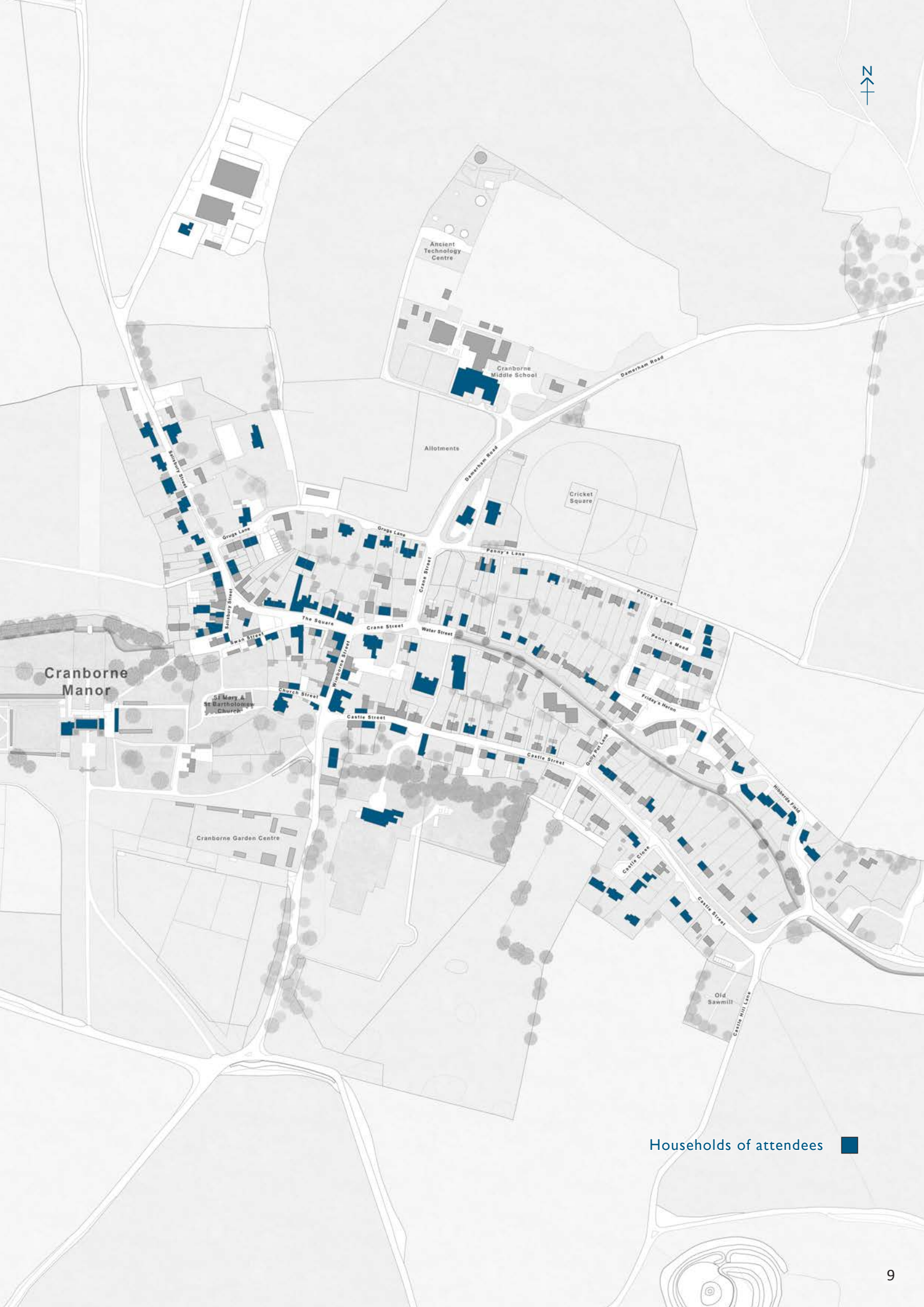
CRANBORNE ESTATE
THANK YOU FOR SHARING
YOUR IDEAS AT OUR DESIGN
WORKSHOP
THE RESPONSE HAS BEEN
EXCEPTIONAL
PLEASE JOIN US FOR OUR
FEEDBACK SESSION
WEDNESDAY 30TH MARCH 2016
7PM AT CRANBORNE SPORTS &
SOCIAL CLUB
REFRESHMENTS AVAILABLE



Comments, suggestions and feedback from residents, local businesses and schools on the first day's event were collated and developed into working solutions which were presented at the next event four weeks later.

Suggested were a number of practical short term improvements to communication and transport as well as development sites for increased employment. In addition, several possible housing sites were identified, both infill sites and sites outside the village envelope. These were phased, to meet immediate needs for completion over varying timescales to allow for a softer, more natural approach to the growth of the village and thereby reduce impact.





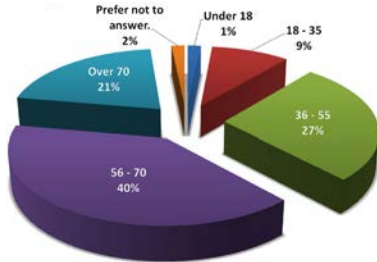
Households of attendees ■

First Exhibition Feedback

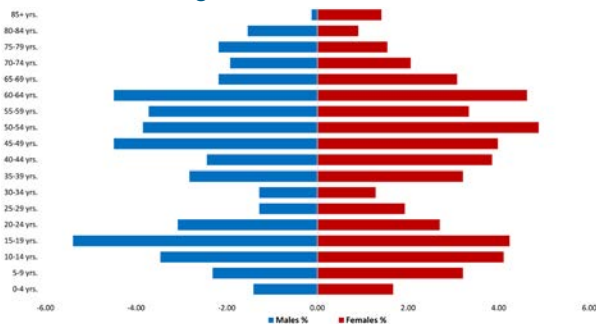
Respondents

Attendees were asked for their feedback regarding Cranborne: 100% of respondents found the exhibition informative. This is particularly heartening since the ages of the respondents correlates closely with the age profile of the village population, demonstrating there was a fair, accurate representation in the feedback.

Age of Respondents

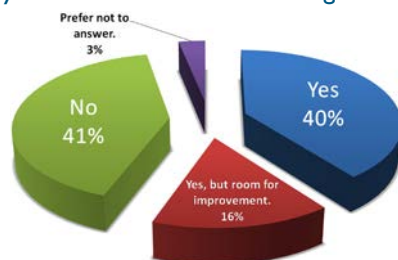


Age Profile of Cranborne



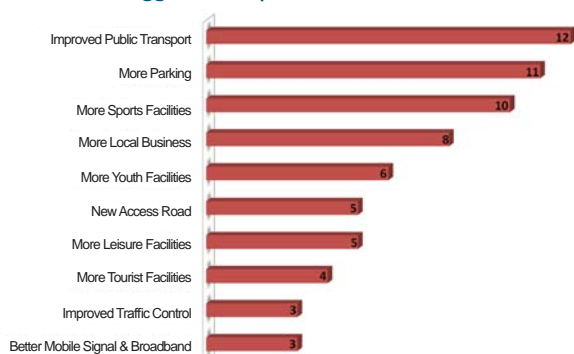
Facilities

Do you feel Cranborne has enough facilities?



57% of respondents believe that Cranborne needs more and improved facilities.

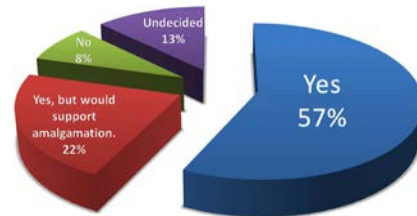
Suggested improvements to Cranborne



Dual School Sites

Cranborne accommodates a primary school and a middle school at separate sites.

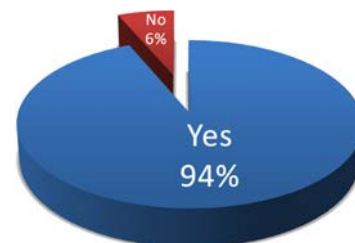
Do you believe the dual school sites work?



When asked about these, a majority of respondents favoured the dual school system mainly because they felt the younger children benefited from the close-knit school environment.

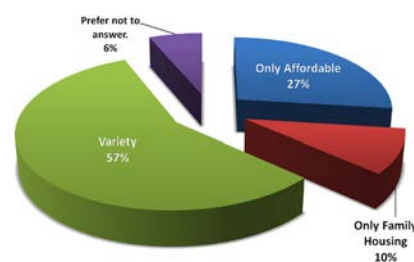
New Housing

Do you support the need for new housing in the village?



Aware of the need for more affordable housing for both first-time buyers and older residents looking to downsize, and that the village needs to grow in order for businesses to survive, most respondents supported the need for new housing.

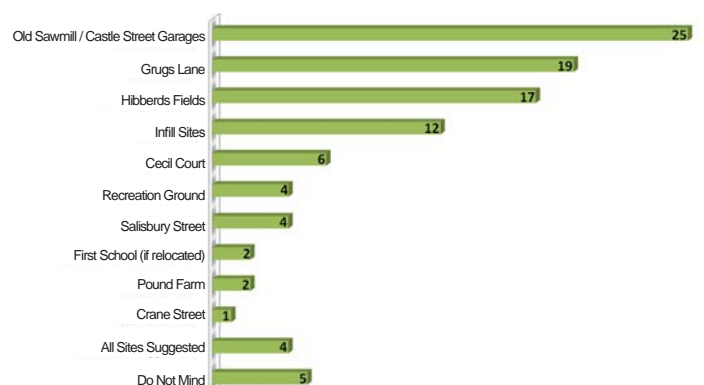
What type of housing would suit the needs of Cranborne?



Variety includes:

- Social Housing
- Affordable Housing
- Bungalows
- Apartments
- Traditional Housing
- Family Housing

Suggested development sites



Immediate Improvements

A number of ‘software’ improvements and facilities were suggested by the villagers. These improvements could be implemented easily with immediate benefits for the local community.

Notice Board

Cranborne lacks a village notice board by the village store where people can post local events and work vacancies. A notice board in Cranborne would help support local businesses as well as bring the community together. The image below is a photomontage showing where the notice board would be best placed: outside Cranborne Stores in the centre of the village. This has already been commissioned and is in the process of being made.



Online Community

A well-populated and advertised Cranborne Village website can act as an online notice board that people can reach from home. As well as displaying local events and work vacancies it could also provide visitor information and help attract people to Cranborne.

Additionally, social networking sites such as Facebook and Twitter can help bring the community together. Whether it is through a Cranborne Residents’ Facebook Group or a [#Cranborne](#) on Twitter or Instagram, online interaction between locals benefits the community overall. Furthermore, they cost nothing to set up and can be administrated by residents.

Community Car Share

Feedback from the workshop showed a clear need for improved public transport in Cranborne. A local car sharing service would allow residents an affordable form of one-off transport.

A private operator has expressed interest in running a car sharing service in Cranborne as they already operate in south-west England, including the nearby towns of Salisbury and Blandford Forum.

The operator usually provides one car per 250 homes or five cars per 1000 homes; however, they will manage more in cases of high demand. They operate a wide range of cars, including electric cars and hybrids. They maintain and manage the cars for a 3 or 5-year period.

Loyalty Scheme

A loyalty scheme in Cranborne could offer residents an incentive, through rewards and discounts, to shop locally at signed-up businesses. This would help support Cranborne’s small businesses by attracting repeat customers and increasing sales.

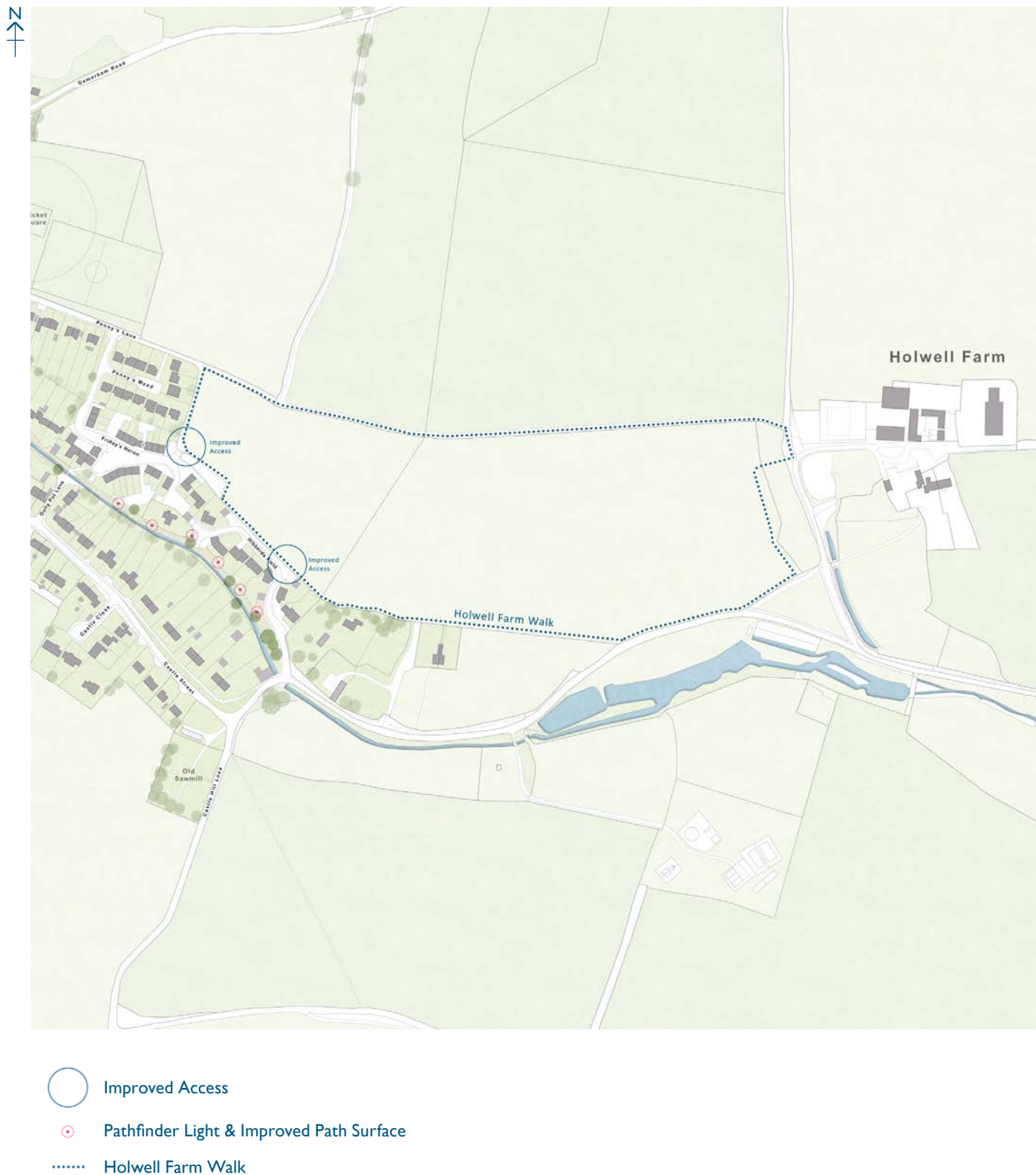
A loyalty scheme is already in use at Cranborne Garden Centre and would be relatively simple to introduce in other businesses across Cranborne, Wimborne St Giles and Edmondsham.

The scheme offers a platform to manage a village loyalty scheme which can allow locals to use the scheme with either a loyalty card or phone application.

The Crane Riverside Improvements & Holwell Farm Walk

The river Crane runs through the centre of Cranborne. It is proposed to open more of it up to the public with a well-lit riverside path. This would provide a safe alternative route for pedestrians to and from the centre of Cranborne without affecting the rural setting.

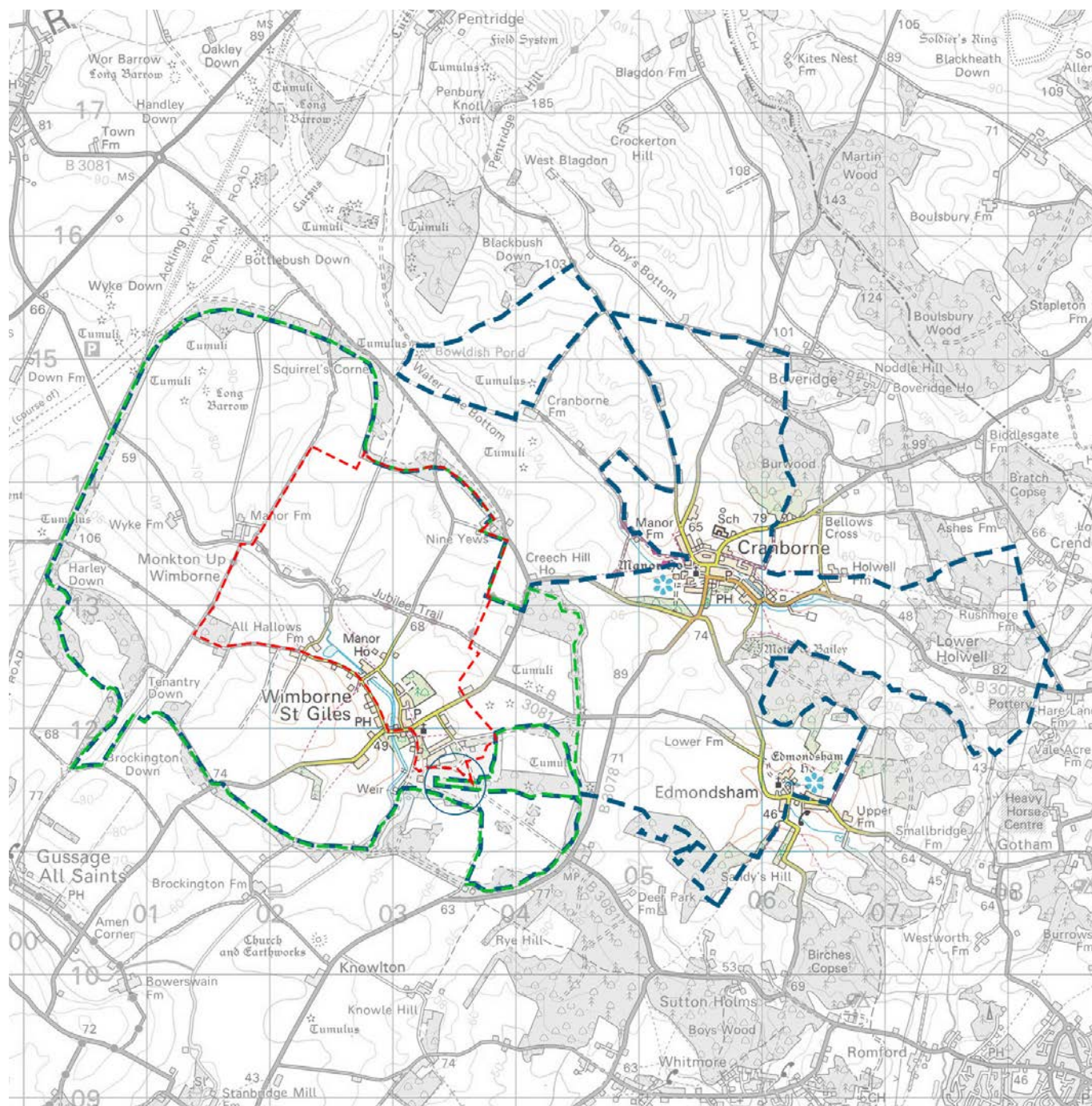
Holwell farm is the location of commercial and industrial units. A proposed circular walk, connecting the farm to Cranborne, creates a safe route for people walking to work from Cranborne and any other pedestrians who wish to enjoy the walk or visit Holwell.



Grand Shaftesbury Run Marathon Link

The Grand Shaftesbury Run is a 10 kilometre run and half marathon that starts and finishes in Wimborne St Giles at St Giles House. A full marathon extension of the half marathon could be held, and would stretch through and involve the communities of

Cranborne and Edmondsham. This would bring more attention to the event making it a bigger attraction, thus benefiting the three communities involved and the surrounding local area.

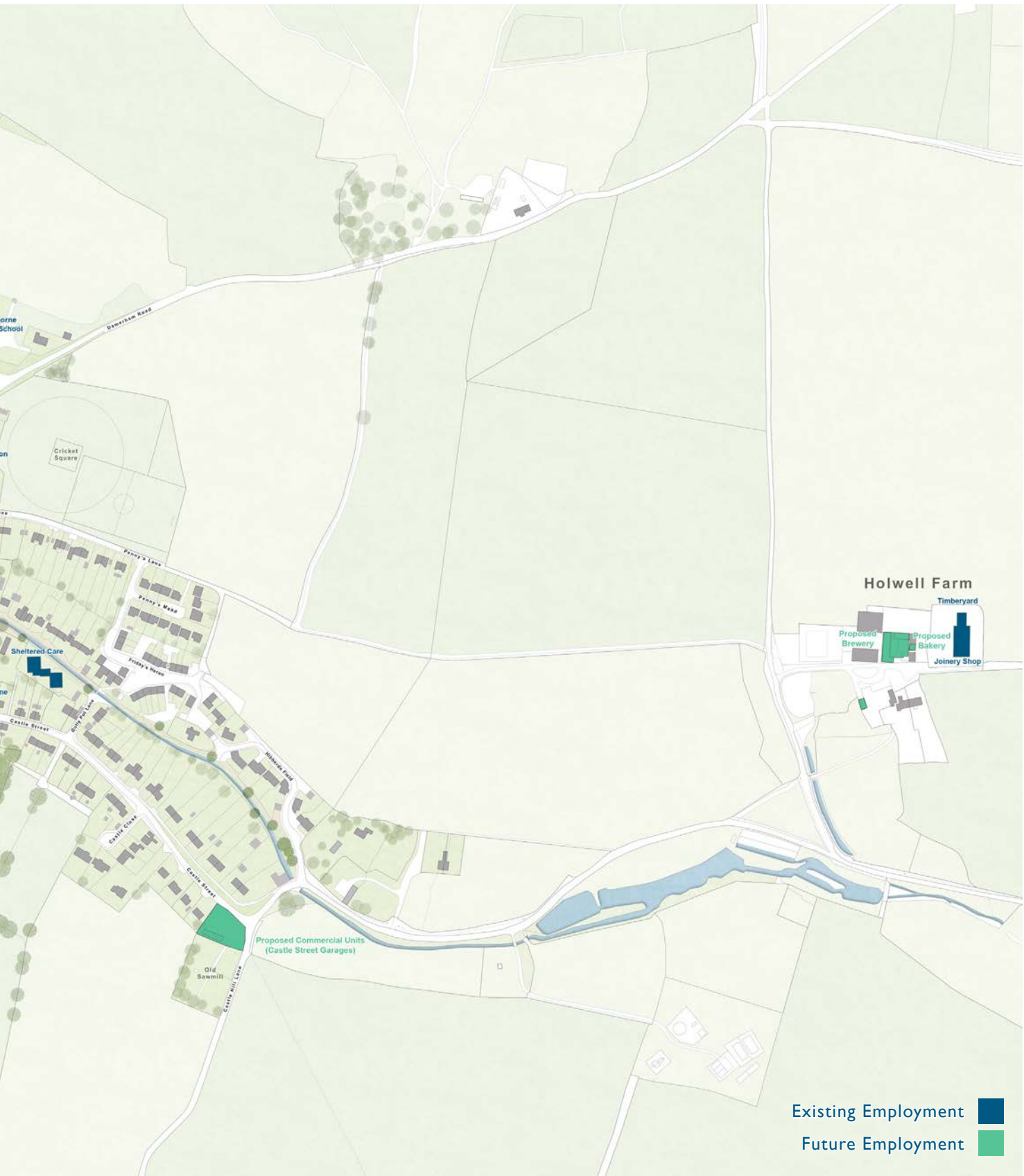


- Grand Shaftesbury Run - Proposed Full Marathon Route
- Grand Shaftesbury Run - Existing Half Marathon Route
- Grand Shaftesbury Run - Existing 10k Route

Employment

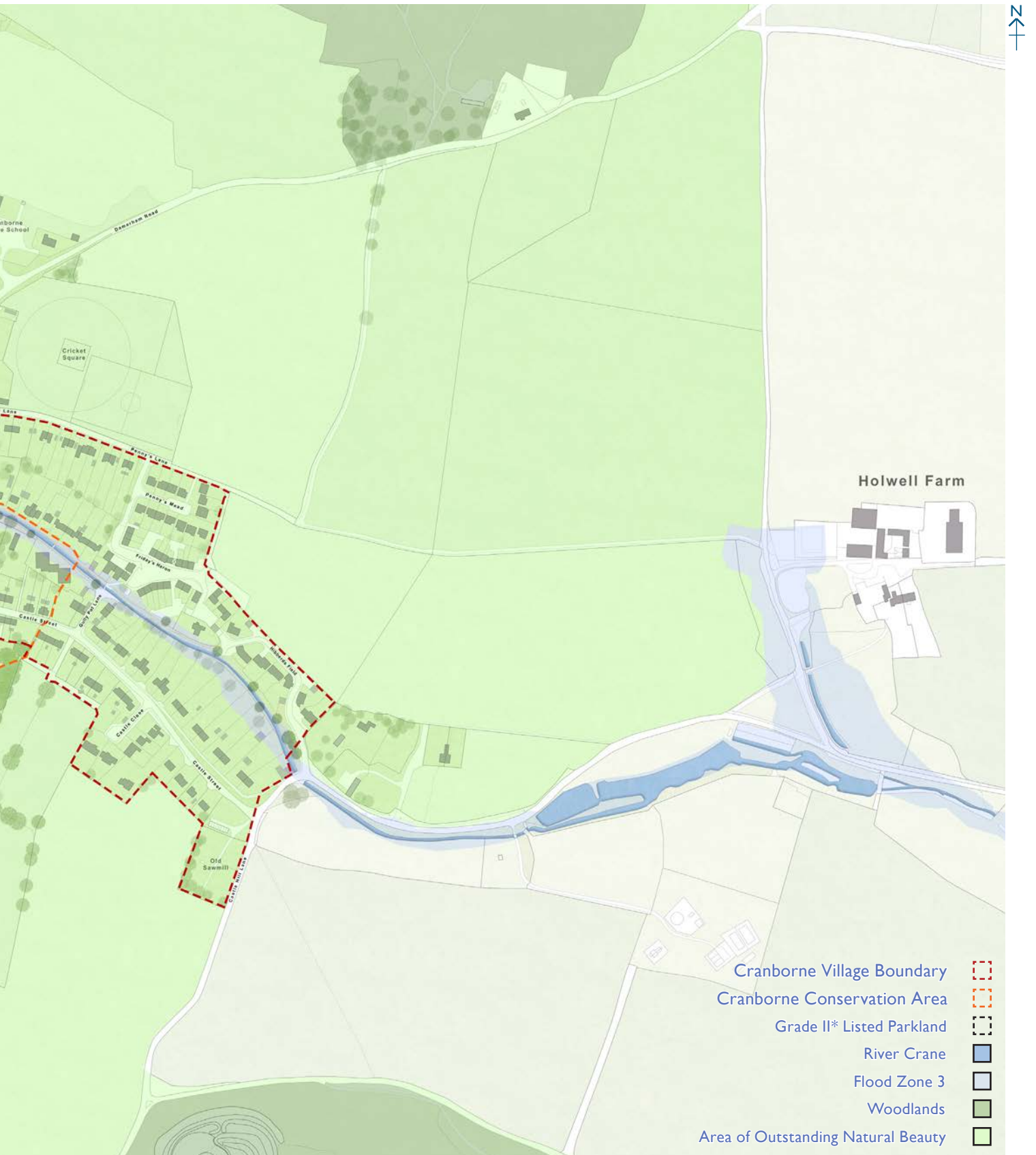
This map shows the existing (blue) and proposed (green) sites of employment in and around Cranborne. The first school, which employs 22 people, and the middle school, which employs 45 people, together provide almost a quarter (23%) of all jobs in the village.





Constraints Map





The Masterplan

1:2500





Proposed Infill Sites

A	Grugs Lane Parking Court	Page 22
B	11B The Square	Page 22
C	Lower Crane Street	Page 22
D	10 Water Street	Page 22
E	33-41 Castle Street	Page 22
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Proposed Development Sites

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Cranborne Village Boundary

Cranborne Conservation Area

Grade II* Listed Parkland

HOUSING CHOICE

A community flourishes best with a healthy level of diversity: a full range of ages and incomes. The plans therefore propose a broad range of housing - from flats and various house types to the larger detached cottages traditionally found in English villages.

Gascoyne Cecil Estates also acknowledges that adequate management structures must be put in place once these are built. Restrictive covenants and other controls can counter concerns about homes with multiple occupation, poor maintenance and inappropriate alterations.

Likewise, it is paramount to maintain the affordability of 'affordable homes'. Although this might require a substantial change in our broad cultural approach to home ownership, there are management vehicles, such as Community Land Trusts, which can safeguard affordability in the long term.

With this in mind, the masterplans entertain the hope that some fluidity of house occupancy can be achieved. With an appropriate hierarchy of house types, older people are able to move to more sustainable, appropriately designed homes toward the centre of the community when bigger houses become unnecessarily large or impracticable to occupy. Such housing does not need to be unattractive or institutionalised, and there are many good examples of well-designed almshouses to draw on. Those wishing to form families, then, might be able to 'trade up' into larger houses vacated by older generations downsizing. This is particularly important given that young families are essential to maintain schools and leisure facilities.



Two Bedrooms - 74 m² GIA

A small two-bedroom cottage with a rural character. Ideally located on small streets and pedestrian paths.



Two Bedrooms - 66.5 m² GIA

This small house is specifically designed to be a semi-detached property with a side/rear garden. The elevation varies in different sites in Cranborne.



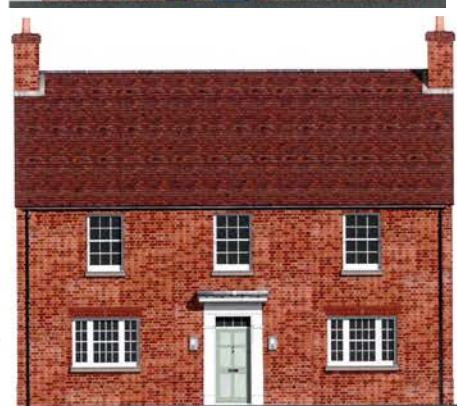
Three Bedrooms - 144 m² GIA

This single family three-bedroom house is a flexible type as it can be detached, semi-detached or terraced. This house can be located in both rural and urban settings.



Four Bedrooms - 149 m² GIA

Designed as a detached single family dwelling, it may be situated in larger plots. An optional rear conservatory is encouraged in corner conditions when privacy is required in the rear garden.



Five Bedrooms - 186 m² GIA

This is a large family dwelling designed as a detached unit for larger plots.

Scale 1:200



INFILL SITES

1:2000

Infill sites were identified within the village boundary in order to make best use of existing buildings and open space in Cranborne. The sites would need to be carefully designed to meet site conditions and context. With careful design it may be possible to provide up to 28 residential units overall.

Site A: Grugs Lane Parking Court

Site Area: 530 m²

The addition of a new two-bed mews unit within an existing parking court with provision of additional parking. To provide a residential unit to an underused location close to the village centre.

Site B: 11B The Square

Site Area: 862 m²

A large garden plot to the rear of residential properties accessed directly off The Square. Provision of three two-bed units with parking similar to the adjacent development to the rear of adjoining commercial premises.

Site C: Lower Crane Street

Site Area: 327 m²

A small garden plot sharing access with an existing residential property and forming a courtyard to the rear of the thatched cottage at the corner junction. Provision of a two-bed unit similar to the recently completed development next to the Fire Station.

Site D: 10 Water Street

Site Area: 1,194 m²

Large garden plot to the rear of two houses fronting the River Crane and adjacent to the Village Hall. Potential for four two-bed units with access from the south side of the river, between the Hall and the existing properties

Site E: 33-41 Castle Street

Site Area: 1,714 m²

Garden plot with street frontage with potential to provide two two-bed units similar to adjoining semi-detached houses. Site backs onto Cecil Court with potential for vehicular access and parking to the rear gardens.

Site F: Orchard Cottages

Site Area: 1,347 m²

Greenfield site of previous orchard fronting Hibberds Field to the south and a public footpath to the rear & adjacent to the access lane to an existing farmhouse. Notionally just outside the eastern perimeter of the village with potential for two three-bed houses with gardens and off-street parking.





CONSULTATION PROPOSAL I

CRANE STREET SITE



The Crane Street site, of 855 m², is located on the corner of Penny's Lane and Crane Street halfway between the First School and the Middle School.

The proposed development will include six units using three different house types. The selection of units is as follows:

- Two two-bedroom semi-detached houses
- A two-bedroom terraced house
- A two-bedroom cottage
- Two two-bedroom flats

The terraced houses face onto and are accessed from Crane Street while the apartments face onto and are accessed from Penny's Lane. The cottage is accessed from the parking court located behind the terraced houses and apartments.

Proposed Site Plan

1:2000



Rendering



The view northwards along Crane Street showing the Crane Street Site in the foreground.

CONSULTATION PROPOSAL 2

CECIL COURT SITE



The Cecil Court site, of 1,651 m², is located at the end of Gully Pot Lane and sits along the south side of the River Crane. The existing buildings on the site include 21 bedsits with a total gross internal area of 892 m².

The proposed development will include nine units using two different house types. The units are as follows:

- Eight two-bedroom terraced houses
- A two-bedroom cottage

The two blocks of terraced houses face the river Crane with a pathway providing pedestrian access to the front of the houses. The cottage is accessed via the parking court located at the rear of the terraced houses.

Proposed Site Plan

1:2000



Rendering



The view of the north side of the Cecil Court site with the River Crane in the foreground.

CONSULTATION PROPOSAL 3

CASTLE STREET GARAGES SITE



The Castle Street Garages site, of 1,202 m², is located on the corner of the southern end of Castle Street and the northern end of Castle Hill Lane.

The proposed development will include seven commercial units, six of which are part of a single building with the remaining unit being a standalone tower located in the site's north-east corner.

Each unit is two storeys with the ground floor having large garage door frontages all facing the central parking court of 17 spaces.

Proposed Site Plan

1:2000



Rendering



The view southwards towards the Old Sawmill site with the River Crane in the foreground.

CONSULTATION PROPOSAL 4

GRUGS LANE SITE



The Grugs Lane site, of 4,946 m², is located along the north side of Grugs Lane and on the corner where Grugs Lane meets Damerham Road.

The proposed development will include 14 units using three different house types. The selection of units is as follows:

- Two four-bedroom houses
- A three-bedroom house
- Six two-bedroom semi-detached houses
- Three two-bedroom terraced houses
- Two two-bedroom apartments

The houses face onto Grugs Lane and have stepped pedestrian access to the front through a front garden. A block of three terraced houses face onto Damerham Road. A lane runs along the rear of the site to provide access to individual garages.

Proposed Site Plan

1:2000



Rendering



The view eastwards down Grugs Lane.

CONSULTATION PROPOSAL 5 DAMERHAM ROAD SITE



The Damerham Road site, of 1,932 m², is located along the west side of Damerham Road in between what might become a square and Cranborne Middle School, with the Grugs Lane site situated adjacent to the south.

The proposed development will include 6 semi-detached two-bedroom houses of type 2B-SD-66 (see page 20).

The houses all face onto and have pedestrian access from Damerham Road via front gardens. A private road runs at the rear of the site to provide vehicular access to the individual parking garages.

Proposed Site Plan

1:2000



Rendering



The view northwards along Crane Street showing the Damerham Road development site in the background.

CONSULTATION PROPOSAL 6

RECREATION GROUND SITE



The Recreation Ground site, of 20,178 m², is located on the north and east side of the playing fields on the northern edge of Cranborne village.

The proposed development will include 19 units using four different house types. The selection of units is as follows:

- Two five-bedroom detached houses
- Eight four-bedroom detached houses
- A three-bedroom detached house
- Six three-bedroom semi-detached houses
- Two two-bedroom semi-detached houses

The houses face towards the playing fields with frontal pedestrian access from a footpath that runs along the edge of the playing fields. A road runs along the rear of the site from Damerham Road to Penny's Lane and provides rear vehicular access to the individual parking garages. Additionally, the road might allow small traffic to bypass Cranborne's centre.

Proposed Site Plan

1:2000



Rendering



The view across the playing fields showing the Recreation Ground site in the background and the pavilion in the foreground.

CONSULTATION PROPOSAL 7 HIBBERDS FIELD SITE



The Hibberds Field site, of 29,500 m² (just over 7 acres), includes the existing farmland adjacent to the public footpath running from Penny's Lane to Holwell Farm.

The proposed development will include 68 units using four different house types. The selection of units is as follows:

- Five five-bedroom detached houses
- Seven four-bedroom detached houses
- 28 three-bedroom semi-detached houses
- 26 two-bedroom semi-detached houses
- Two two-bedroom terraced houses

A new entry road to the village could be constructed from the existing farm access road to the field boundary and connect to Penny's Lane and Friday's Heron. This would encompass a development site to the east of the village with potential for new homes. More importantly, it would ease traffic levels in the village and provide a direct route to the growing neighbourhood centre including the doctor's surgery, recreation ground and schools.

Proposed Site Plan

1:2500



What Happens Next?

Christchurch and East Dorset Council is soon to embark on a complete review of its Local Plan policies and land allocations. Many of its policies are unlikely to change as they were recently adopted. However, the Council is particularly interested in rural service centres, like Cranborne, and whether they can be sympathetically expanded in the next plan period (to 2036) in a deliverable way.

Following the design workshops, we have met with planning policy officers at the Council, where we explained the findings of the workshop and presented the draft masterplan (as shown on pages 18 and 19 of this document). Officers welcomed the information and the process by which the plan had been brought together locally. Additionally, there appears to be support for growth in the village and officers noted the logic and thoughtfulness of the indicative layouts.

It is important to stress that if any land around the village could be 'earmarked' for housing – through either a review of the current settlement boundary, or a housing allocation, it will be some time before anything can happen. The consultation starts this September/October, followed by a more focused review and consultation in September/October 2017. That document must then be independently examined by a Planning Inspector before being formally adopted.

As such, our next step is to put forward sites in the consultation period in autumn 2016. We believe that three sites around the village can offer organic growth of Cranborne on a deliverable scale. These are:

- the Grugs Lane site,
- the Damerham Road site, and
- the Recreation Ground site.

This would amount to a total of 39 units which could be developed over the next 20-25 years.

We feel that the Hibberds Fields site is a little premature at this stage, but could be considered in the following Plan Review, or the one after that (i.e. 25-75 years hence). We will share our submissions with the community as we feed into the Local Authority process.

In the meantime, we may seek consent for some of the infill sites that have been identified on a site by site basis.

Should you have any comments, thoughts or suggestions, please feel free to get in touch.

March 2016

The Cranborne Exhibitions are held.

September 2016

The Cranborne Post Consultation Document is published and issued to the residents of Cranborne.

September 2016

East Dorset District Council renews their call for sites as part of a review of local plan policies.

Autumn 2016

The draft local plan is submitted.

Possible infill sites submitted.

Autumn 2017

A focused review and consultation of the local plan followed by an independent examination by a Planning Inspector.

Possible infill sites reviewed and examined.

Late 2018

Local plan is adopted.

Possible infill sites adopted into plan.

2020-2021

Site by site consent is sought for development.

After 2021

Consent for possible infill sites identified and sought on a site by site basis.

2036

End of planning period.

For more information, please contact:

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