

DMC Dean Hill

Salisbury District Council Planning Position Statement

Adopted September 2005

DMC Dean Hill, is a disused Ministry of Defence (MOD) munitions depot situated to the south of the villages of East Dean and West Dean, on the Hampshire/Wiltshire border. Approximately two thirds of the site lies within Test Valley Borough with the remaining third within Salisbury District. The site was formally closed in April 2004.

Salisbury District Council have worked in partnership with Test Valley Borough Council, Defence Estates and the local communities to produce a planning position statement for this site in anticipation of its sale and reuse.

Both Local Authorities are agreed on the principle that it will be preferable for the reuse of the site to be undertaken in a comprehensive manner, perhaps with some limited development if it could also provide some community gain. Test Valley BC has produced a detailed planning position statement with the full support of Salisbury DC. Test Valley BC has adopted this as supplementary guidance to the emerging Test Valley Borough Local Plan Review, which is due to be adopted in 2006.

However, the position of Salisbury District Council is different to that of Test Valley BC. The Salisbury District Local Plan was adopted in June 2003, prior to closure of the Dean Hill site. The Local Plan does not have a site-specific policy for Dean Hill, but does include a general policy regarding surplus MOD land that makes it clear that such land in the countryside should normally remain undeveloped (policy G13).

As part of a comprehensive approach to the Dean Hill site, it is recognised that the land within Test Valley Borough (where the majority of the existing MOD buildings are located) has some potential for a limited amount of small-scale development. However, where a comprehensive solution cannot be achieved without the use of land on the Salisbury side of the border, such development will be considered in the light of the adopted Local Plan (2003) taking into account material considerations which would include the jointly prepared Dean Hill Position Statement.

Both Local Authorities will expect a development brief or masterplan to be prepared in advance of any planning proposals for the site, which should explore this context and community aspirations for the future of the whole site.

For further clarification of Salisbury District Council's position, please contact the **Forward Planning Team**

email: forwardplanning@Salisbury.gov.uk

tel: 01722 434362

fax: 01722 434247