



**DORSET & WILTSHIRE
FIRE AND RESCUE**

Item 26/24 Appendix F

Fire Station Review

Appendix F: Local Plans – Housing Growth

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Local Plans and Risk Update

In assessing current and future risk a range of publicly available documents have been utilised. These include, local Plans (Bournemouth, Christchurch and Poole (BCP), Dorset, Swindon, and Wiltshire), adopted plan development documents, Planning Board information and local borough/district plans alongside locally held internal and partner information.

The following report is split into two sections:

Section 1: Housing Plans

This section will summarise known housing and major infrastructure plans using all publicly published documents, local expertise and partner engagement activities.

Section 2: Risk Update

This section updates the known risk information available to DWFRS since the publication of the reports to Fire Authority in February 2026.

Section One – Housing

Prior to publication of any documents, all publicly available information is considered. It should be noted that any applications approved after the publication date may not feature as part of the initial documentation.

Local Plans

Included within our analysis are sites that have had planning permission considered prior to the release of the papers published on our website for the February 2026 Fire Authority meeting and those that were included in local draft plans or other publicly available documents. A further review has been undertaken whilst compiling this report.

The following have been identified within station admin areas of the stations under review. These are dynamic in nature and held under review by Dorset & Wiltshire Fire and Rescue Service (DWFRS). Whilst members of the communities involved may consider other planned building works such as those presented of individual builds and smaller scale projects; to be significant, these are not considered to present a significant risk to the DWFRS ability to respond and are reviewed as part of our day-to-day actions.

It should also be noted that whilst we receive all submitted planning application for each council area, for the purposes of this report, we have excluded all BAU developments that may consist of individual/small scale property builds or refurbishment projects. Whilst these builds may build up to a significant number these are unlikely to impact any response given by DWFRS.

BCP Local Plan

The BCP Local Plan provides a commitment to build 1,600 homes annually over the plan period.

Dorset Local Plan

Whilst still in draft format the Dorset Local Plan identified a need to build 3,283 homes annually over the course of the plan.

Wiltshire Local Plan

Though no longer an active document, The Wiltshire Local Plan suggested that 37,735 homes are required over the course of its current plan that started in 2020.

Area	Estimated Housing Need (2020-2038) (dwellings)	Forecast Employment Land Demand (2020-2038) (Hectares)
Chippenham	13,625	50.5
Salisbury	11,015	32.1
Swindon	3,455	18.1
Trowbridge	8,640	19.3

Table 1: Proposed housing increase from Wiltshire Local Plan

Swindon Council Plan

Swindon Borough Council is developing a plan to replace the current Swindon Local Plan 2026.

The plan anticipates the construction of approximately 26,000 new homes over the next 20 years:

- Swindon Central area – up to 8,000 new homes and land for 6,000 jobs
- New Eastern Villages – up to 10,000 homes with some already under construction
- Kingsdown – planned residential development
- Wichelstowe – ongoing housing expansion
- East Wroughton and North Tadpole – additional housing sites

Each of the sites above are covered by stations within Swindon and Marlborough and do not impact upon stations under review.

The housing plans which relate to the eight stations under review can be seen in Table 2.

Housing Plans		
Fire Station	Plans	Position
Bradford on Avon	Wiltshire local plan states 140 houses to be built over coming years.	Low increase in dwelling numbers. Low risk to the service.
Charmouth	152 homes proposed.	Low increase in dwelling numbers. Low risk to the service.
Cranborne	87 proposed homes in central Cranborne and a further 107 in Six Penny Handley.	Low increase in dwelling numbers. Low risk to the service.
Hamworthy	Whilst no housing plans could be found in the BCP Local Plan, further research has suggested the possibility of a site known as the Holes Bay project. This has stated at least 830 homes delivered on the site of which 129 are to be delivered by 25 March 2031 with the reminder delivered by 30 June 2037. In addition, The Poole Core Strategy: Hamworthy West and Turlin Moor have secured a £2million regeneration Government Scheme, which aims to revitalise high streets, improve public spaces, and strengthen and improve communities over the next 10 years (£20M total). It is unclear as to whether this will involve significant building works at this time.	Low increase in dwelling numbers. There is uncertainty about the Holes Bay development with work planned to have started already. Should building work begin, a phased development of residential properties over the timeline stated presents a low risk to the Service.
Maiden Newton	46 Proposed properties.	Low increase in dwelling numbers. Low risk to the service.
Mere	Wiltshire local plan suggests rate of build over 15 years - 12.9 p.a. mean average of between 22-38 145 more houses, build rate of 8.5 p.a.	Low increase in dwelling numbers. Low risk to the service
Ramsbury	Wiltshire local plan suggests 23 - 37 homes to be built in Ramsbury with a further 42 in Aldbourne.	Low increase in dwelling numbers. Low risk to the service
Wilton	Wiltshire local plan suggests historic build rate of 30 p.a. mean average. 174 houses to be built between 2022-38.	Low increase in dwelling numbers. Low risk to the service

Table 2: Housing Plans for the eight stations under review

Housing Plan Summary

All available significant infrastructure and building plans have been considered. DWFRS continue to receive ongoing updates of planning requests. There is a possibility that new applications have been granted outside of the publication periods and/or have not been reported to the Fire and Rescue Service. During the consultation process members of the public were given the opportunity to submit any planning permissions which they wanted to add to the consultation. Planning applications include Battery Energy Storage Systems (BESS) applications.

Whilst local plans are going through a period of review, they do not give us an exact plan of future builds. They do however give us an indicative picture of potential sites and volumes of building activity anticipated in each authority area should local plans be approved. The planned build on Hamworthy Fire Station area, Holes Bay, presents a low risk due to the low numbers involved. Whilst larger scale projects that include changes to infrastructure are noted across DWFRS, these are primarily supported by other stations and not those under review. DWFRS will continue to monitor all the areas of build across the service to ensure response and resilience arrangements are suitable and sufficient.

Section Two - Internal Risk Information

Our internal documentation of risk is primarily to ensure our Firefighters safety, make sure they have the information they require to resolve an incident and allow the premises and community to return to business as usual at the earliest opportunity. Depending upon the level of risk our documents will also hold possible risks to the environment, population and strategic networks (if relevant) amongst other things. These are stated to support our staff members and partner agencies working both on scene and remotely in mitigating the wider incident hazards effectively.

The overarching position is that all premises are subject to review using procedures and software, which is a nationally recognised process by the Chief Fire Officers Association, for identifying and managing operational risk. Where established policies, procedures and training already address generic risks, this can reduce the need to collate extensive site-specific operational risk information. Therefore, we do not carry risk assessments for every site.

It is also important to note that sites belonging to the Ministry of Defence are responsible for managing their own risks, with our support, where requested. In relation to broader categories such as industrial estates, marinas, schools and caravan/camping sites, these are all subject to service assessment and considered on a case-by-case basis where specific operational risks are identified. Given the volume of such sites across Dorset & Wiltshire, it is neither practical nor proportionate to capture detailed information for every premise unless a clear operational need exists. Within BCP, for example, there are 28 licensed Caravan and Camping sites and 126 across Dorset. Schools and educational establishments are currently under review, with larger or more complex sites (e.g. boarding schools or certain SEND establishments) more likely to warrant additional operational risk information where appropriate.

In October 2024 DWFRS established a dedicated Operational Risk Team to support this process. This is in addition to local crews carrying out visits for awareness or submitting requests for additional sites to be recorded if they feel this is appropriate.

Since the publication of the papers to Fire Authority in February 2026 there have been some additional risks identified by crews. New risks raised are reviewed and, where appropriate, they are added to the Service risk database. A full list of sites can be found in Table 3.

Risk Information Sites	
Station	
Bradford on Avon	When publishing the Station Review paper, 1 risk was recorded. Since publication 3 further sites have been added bringing the total to 4. <i>Abbey Mill, Dorothy House Hospice Care, Restore Limited Westwood Quarry, The Hall</i>
Charmouth	When publishing the Station Review paper, 0 risks were recorded. Since publication 2 sites have been added. <i>Louma, Wyld Meadow Farm</i>
Cranborne	When publishing the Station Review paper, 3 risks were recorded. Since publication, 2 further sites have been published, bringing the total to 5. <i>Boveridge House, Land South of Coldharbour, Namos DJ Dampney Ltd, The Manor House, Wimborne St Giles House</i>
Hamworthy	When publishing the Station Review paper, 7 risks were recorded. Since publication a further 12 sites have been published bringing the total to 19. <i>ACS Environmental Testing Ltd, (Cobbs Quay) Marina Developments Ltd, Cormorant House, Electro Mechanical Systems Ltd, Gore Heath (Heath), Great Ovens (Heath), Guillemot House, Ham Common (Heath), Ham (ICT), Hillier Recycling Limited, Lytchett Bay Nature Reserve (Heath), Murre House, Osprey House, Pelican House, Puffin House, Sandpiper House, Solar Scheme and Battery Energy Storage, Upton Country Park, Upton Heath.</i>
Maiden Newton	When publishing the Station Review paper, 1 risk was recorded. Since publication no further risks have been added. <i>Rampisham Business Centre</i>
Mere	When publishing the Station Review paper, 2 risks were recorded. No further risks have been added since this date. <i>Stourhead House, The Forward Trust – Addiction Treatment</i>
Ramsbury	When publishing the Station Review paper, 2 risks were recorded. Since publication 3 further sites have been added bringing the total to 5. <i>Eastridge Estate, Littlecote House Hotel, Lower Upham Farm – Upham Aerodrome, Ramsbury Brewery, STA Timber Framed Site – Park Farm</i>
Wilton	When publishing the Station Review paper, 1 risk was recorded. Since publication, two further sites have been added, bringing the total to 3. <i>Biddesen House Farm Partnership, Eastchase Farm, Wilton House</i>

Table 3: Internal Risk information sites (as of 26/5/2026)

Ongoing Risk Assessment

Since the initial review, undertaken prior to the publication of the February 2026 Authority papers, and following consultation feedback, the Service has undertaken additional actions to provide greater clarity on local priorities, growth, and risk. This includes:

- continual receipt of planning applications, including BESS sites that are monitored and assessed
- reassessing Local Plans and documents to identify new proposals
- assessing building developments in adjoining station grounds to assure the initial information on the first two attending appliances are unchanged
- updating Service internal risk information
- reviewing consultation feedback
- considering risks of smaller scale developments and refurbishments

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