



# Dorset Council Local Plan



## Shaftesbury 2021 Consultation Summary of Responses



January 2023



Dorset  
Council

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## 1. Shaftesbury

### 1.1. Introduction

#### Paragraph 30.1.3 - 'Shaftesbury's Slopes'

##### Shaftesbury Civic Society and North Dorset CPRE

- Protection for Shaftesbury's slopes should be enshrined in the Local Plan.

### 1.2. Vision for Shaftesbury

#### Paragraph 30.2.1

##### Cranborne Chase AONB

- Disappointing that the Vision for Shaftesbury does not mention the AONB when clearly there is a strong complementary relationship between the two.

### 1.3. Development Strategy

#### Development strategy and scale

##### Wiltshire Council

- Welcome that land NE of Shaftesbury and within Wiltshire is no longer being sought to meet housing need.

##### Shaftesbury Civic Society and ND CPRE

- Shaftesbury is at capacity and cannot absorb any further development.

##### Persimmon

- Shaftesbury is a tier 2 settlement, so opportunities to expand the town should be seized if the Council is to adhere to sustainable development principles.

##### Redrow Homes

- Redrow would like to intensify the existing development at Littledown (net increase of 9 dwellings).

##### Public response

- Paragraph 30.3.3 - change 'industrial' to 'employment' sites.
- Proposals have reached the limit of Shaftesbury's expansion.
- Question over the meaning of modest expansion of Shaftesbury.
- Figure 30.1 - key is confusing, sites are missing (BV Dairy, community hall site, Enmore Green Link Road, Eastern bypass), constrained land not shown (e.g. AONB, SSSI, SNCI, conservation area, slopes, etc).

## Paragraph 30.3.4 - Fontmell and Melbury Downs SAC

### National Trust

- Paragraph 30.3.4 – we own land at Fontmell and Melbury Downs SAC - there should be a mitigation strategy due to the increased recreational pressure from the housing developments.

### Dorset Wildlife Trust

- Development at Shaftesbury has the impact to impact on the Fontmell and Melbury Downs SAC through increased nitrogen deposition and increased recreational pressure. These issues should be mentioned in section 30.1.
- DWT manages a nature reserve at Fontmell Down where there are regular problems. Further housing development will exacerbate the challenges of managing public access on this site.
- A strategic solution for addressing the recreational pressure on the SAC may be needed.

## Community and infrastructure

### Public response

- Need to consider infrastructure to support housing - need another school and doctors' surgery for Shaftesbury as well as sports and leisure facilities.
- Current needs of Shaftesbury residents are not being met.
- The plan ignores the subject of improved town centre parking.
- Please plan for safe cycleways between Shaftesbury and Gillingham - this will reduce traffic, pollution, and obesity, and improve tourism.

## Green infrastructure

### Shaftesbury Town Council

- There are no green infrastructure projects in North Dorset.
- Suggest the “Royal Forest” idea for the land south of Gillingham – to try and preserve a rural break between Shaftesbury and Gillingham.
- Suggest a special landscape protection zone to the south of Shaftesbury, to protect the gap between the AONBs which is mostly what we see from Gold Hill and Park Walk. Probably the best views in Dorset and accessible.

### Public response

- A Green Infrastructure Strategy should be produced.
- A policy of Green Belt separation between Gillingham and Shaftesbury is necessary (e.g. Gillingham Royal Forest).
- Areas to south, west and north of Shaftesbury to have special designation as 'protected views' - these are exceptional to Shaftesbury.

## 1.4. Town centre strategy

### Transport and access

#### Shaftesbury Civic Society and North Dorset CPRE

- The plan ignores the subject of provision of improved town centre parking which has been exacerbated by the Council's sale of the Cattle Market, in addition to that lost by pedestrianisation.

- Where is the provision for safe parking of bicycles?
- Improved provision of electric charging points throughout the town should be encouraged.
- Night-time venues would help with attracting visitors to stay in the town.
- Permanent pedestrianisation is likely to be popular and encourage more visitors.

### Paragraph 30.4.4 - Lidl Supermarket

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#### Shaftesbury Civic Society

- Lidl already has planning permission for a standard steel/glass box.

#### Public response

- Permission given for supermarket - the remaining should be for retail.
- Too late as Lidl already has planning permission - better use should have been made of this land.
- This is not possible if the Lidl development proceeds
- The Lidl design does not lift the street scene.

### Paragraph 30.4.5

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#### Public response

- Section on Co-op store should be removed as site sold.

### Paragraph 30.4.6

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#### Public response

- The statement about lack of cafes and restaurants in Shaftesbury does not seem correct when benchmarked against other North Dorset Towns.

### Heritage

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#### Historic England

- Recommend adding a new policy for Shaftesbury Town Centre that encourages development that conserves and enhances the historic environment and positively contributes to local character and distinctiveness.
- Policy should direct users to Dorset Historic Towns Survey for Shaftesbury and new conservation area appraisal and management plan.

## 1.5. Policy SHAF1: Land at Christy's Lane

### Approach

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#### Shaftesbury Town Council

- Policy should specifically exclude more houses on the remnant.
- Requirement for traditional building materials already breached by Lidl store.
- Not shown on map 30.1.

#### Shaftesbury Civic Society

- Important that the road remains tree lined.

## Historic England

- Amend SHAF1 to include the need for new development to conserve and enhance the significance and setting of affected heritage assets.

## Public response

- Support for development that will keep the unique character of the historic hilltop town while allowing development that will encourage business and tourist interests.
- More houses will ruin Shaftesbury.
- Roads and services at capacity.
- Character under threat.
- Why are sites in the town centre discussed when they are in private ownership?

## 1.6. Main development opportunities

The following sections include summaries of representation received regarding the following policies:

- Policy SHAF2: Land south-east of Wincombe Business Park
- Policy SHAF3: Land south of Wincombe Lane, Shaftesbury
- Policy SHAF4: Land south of the A30
- Policy SHAF5: Land north of the Blackmore Vale Dairy
- Policy SHAF6: Land to the east of Shaftesbury
- Policy SHAF7: Enmore Green Link Road

## 1.7. Policy SHAF2: Land south-east of Wincombe Business Park

### Approach

#### Shaftesbury Town Council

- Figure 30.1 shows an outline which includes the little square of land to the SE of Wincombe Lane. There is some confusion as to who owns this plot of land. The recent application to widen Wincombe Lane did not include it. Clarity needed.

#### Environment Agency

- An oil processing site is on the business park – history of amenity issues with odour.
- Consider SuDS – but take account of the Source Protection Zone 3 in the site.
- Green space should be incorporated where possible, including areas of wildlife habitat, wetland features, and seek to link up any existing green corridors.

#### Natural England

- The Plan provides no information on the planning status of the allocation, or whether any ecological assessments have been completed. We are therefore unable to comment on the appropriateness of the policy.

#### Cranborne Chase AONB

- Policy should include a requirement for a lighting strategy to ensure that International Dark Sky Reserve lighting criteria are met.

### Public response

- Land is allocated for housing. Planning permission was given on the understanding that the Spine Road would be in place connecting Wincombe Lane and Maple Road (across SHAF3).
- Area shown on the map includes square of land SE of Wincombe Lane - this is not included in the latest planning applications.
- Measures must ensure that a comprehensive landscape plan is fully implemented;

## Criterion III

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### Cranborne Chase AONB

- Because of the proximity to the AONB, replace the word “minimise” with “eliminate”.

### Shaftesbury Civic Society

- Little confidence that strategic landscaping to minimise the impact on the AONB will happen.

### Public response

- Little confidence that landscaping will happen / measures must ensure that a comprehensive landscape plan is fully implemented.

## 1.8. Policy SHAF3: Land south of Wincombe Lane

### Approach

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#### Shaftesbury Town Council

- Any houses here should be affordable.

#### Motcombe Parish Council

- The proposal for community facilities on this site are supported, especially the siting of a new primary school in the town, helping to alleviate pressure on Motcombe primary school.

#### Environment Agency

- An oil processing site is on the business park – history of amenity issues with odour.
- Consider SuDS – but take account of the Source Protection Zone 3 in the site.
- Green space should be incorporated where possible, including areas of wildlife habitat, wetland features, and seek to link up any existing green corridors.

#### Cranborne Chase AONB

- Do not support further development on the eastern side of Shaftesbury as it would bring development closer to the AONB boundary.

#### Shaftesbury Civic Society

- Policy welcomed if it is achievable – is S106/CIL in place?

### Public response

- Support for an additional doctor's surgery on SHAF3.

## Spine Road

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### Shaftesbury Town Council

- The spine road must be completed – if necessary, a CPO or similar should be used to ensure it goes ahead.

### Maltings Residents Association, East of Shaftesbury

- It is imperative that the spine road between Wincombe Lane and Maple Road is completed - this is key infrastructure so should be specified in the LP.

### Public response

- This land is being used as a ransom strip to block the completion of the Spine Road connecting Wincombe Lane and Maple Road. It should be compulsory Purchased.

## Community land at Mampitts Lane, East of Shaftesbury

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### The Mampitts Lane Community Land Trust CIC

- Support - but site should not be used for a community hall as there is already a site for this.
- The Local Plan should be amended to include reference to community hall site on Mampitts Lane - a community land trust has been formed to deliver this
- Attached is a signed petition to Matt Prosser regarding a transfer of land at Mampitts Lane to the Mampitts Lane Community Land Trust. The petition is currently signed by over 560 residents who live in Shaftesbury.

### Maltings Residents Association, East of Shaftesbury

- Support - for the undeveloped land south of Wincombe Lane to be used for community use
- We support the S106 bid from Mampitts Community Land Trust for a community hall on the Trinity Green site on Mampitts Lane.
- Attached is a S.106 request form for funding for a community hall on Mampitts Lane submitted by the Motcombe Lane Community Land Trust.

### Public response

- DC should buy this land to ensure it is delivered as open space / outdoor sports.
- Site should not be used for a community hall as there is already a site for one (Trinity Green).

## 1.9. Policy SHAF4: Land south of the A30

### Approach

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#### Shaftesbury Town Council

- LP should ensure no houses at all on this site.

#### Natural England

- The Plan provides no information on the planning status of the allocation, or whether any ecological assessments have been completed. We are therefore unable to comment on the appropriateness of the policy.



### Environment Agency

- Pollution prevention measures should be put in place - particularly important due to the site being in Source Protection Zones 2 and 3.

### Shaftesbury Civic Society and North Dorset CPRE

- Land must be reserved for employment.
- Urgent need for LA or LEP to buy the land to enable economic enterprise to take place.
- Opportunity to bring some green jobs to North Dorset.

### Persimmon

- Land has been allocated for employment uses for 18 years.
- Site is unattractive to the market and 100% employment is undeliverable.
- Commercial/industrial starter units would be appropriate as part of a mixed-use development
- Site should be allocated for mixed use development including residential, rather than just for employment uses.

### Public response

- There should be no housing or industrial development in this area.
- Unable to see how this can be required to stay as employment land as it belongs to Persimmon.
- Take the same measure as proposed for at Gillingham employment land to prevent area being used for houses.
- Land has failed to sell for employment - sensible to allow mixed-use development instead.
- Land south of the A30 must be reserved for employment purposes.
- There is a need for a public sector initiative to take the land back to enable economic enterprise to take place preferably for green jobs.

## Additional Criterion - Area of outstanding natural beauty

### Public response

- Should be like SHAF2 and include: "Development of the site should incorporate strategic landscaping within the site boundaries to minimise impact on the nearby AONB".
- Site should protect AONB dark skies.

## 1.10. Policy SHAF5: Land north of the Blackmore Vale Dairy

### Approach

#### Shaftesbury Town Council

- Should specify that this land is ONLY for BV Dairy expansion.

#### Natural England

- To protect the AONB, the policy should require improvements to the visual appearance and landscaping of both the extension and the existing facility.
- Encourage the planting of native, broadleaved trees.
- Impact of air quality on wildlife sites and residents should be added to the first bullet point.

### Cranborne Chase AONB

- Do not support further development on the eastern side of Shaftesbury as it would bring development closer to the AONB boundary.

### Shaftesbury Civic Society

- Support this policy if the land is reserved for the expansion of the existing dairy business and nothing else.

### Public response

- Should be reserved exclusively for expansion of the Dairy (an important local employer).
- Eastern bypass route must be protected.

## 1.11. Policy SHAF6: Land to the east of Shaftesbury

### Approach

#### Shaftesbury Town Council

- Essential to keep in and should be shown on the map.

#### Wiltshire Council

- Support for protecting the eastern bypass while Highways England carry out a strategic study for the wider M4 to south coast route - however policy should be reviewed when the study is complete in Q4 2022 or Q1 2023.

#### Cranborne Chase AONB

- Eastern bypass has been pencilled in for many years but with little progress. The route appears to be in isolation, without connections to the north and south.

#### Shaftesbury Civic Society

- The eastern bypass route must be safeguarded to reduce HGVs on Christy's Lane.
- Moving traffic to the east may help the town integrate more fully and lose the east/west division.
- Bypass would form a useful boundary and prevent urban sprawl.

#### North Dorset CPRE

- The Dorset coast to M4 link is important but does Brexit change anything? – for example, less cross-channel traffic.

### Public response

- Support - the eastern bypass route must be protected.
- Merely safeguarding the route is not satisfactory – a definitive proposal should be part of the plan.
- The town is currently bisected by the busiest north-south road in Dorset which divides the community.
- The land for the Shaftesbury A350 eastern bypass corridor needs to continue to be reserved for this purpose. Map 30.1 does not show the bypass corridor – this should be clearly defined.

## Environmental constraints

### Natural England

- No objection but supporting text should set out environmental constraints – these include adverse impacts on the setting of the Cranborne Chase AONB and likely significant effects on the Fontmell and Melbury Downs SAC.

### Dorset Wildlife Trust

- Difficult to see how route between Shaftesbury and Blandford can be improved without significant harm to the Fontmell and Melbury Downs SAC – recommend deleting para 30.5.7.

## 1.12. Policy SHAF7: Enmore Green Link Road

### Approach

#### Shaftesbury Town Council

- Clarity on the timeframe is needed.

#### Natural England

- Object – no information on the route, its potential environmental impacts, or opportunities for securing biodiversity net gain – therefore unable to comment on its acceptability.

#### Cranborne Chase AONB

- The link road will improve the route from the A303 in the north to settlements in the Blackmore Vale and south to the SE Dorset conurbation.

#### North Dorset CPRE

- Support.

#### Shaftesbury Civic Society

- Support but a clear division between Shaftesbury and Gillingham must be preserved.

#### Public response

- Clarity on the timeframe is needed.
- Not shown on the map.
- Green space should be provided to keep separation between Shaftesbury and Motcombe/Gillingham.
- While there are benefits there are adverse impacts such as visual intrusion, noise, air pollution, and major earthworks.

## 1.13. Omission Sites

### Land south of Salisbury Road (LA/SHAF/oo8)

#### Chapman Lilly on behalf of WH White Ltd

- Site promoted for 135 new homes and employment uses (comprising flexible commercial space and industrial starter units).
- The allocation of this site for new homes would be consistent with the council's strategy to encourage growth in or around those higher ranked settlements in its hierarchy.

- The proposed development could be delivered alongside sports pitches and public open space.

### **Land adjacent to Wincombe Business Park, Shaftesbury (Wiltshire)**

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#### **Gleeson**

- Gleesons are promoting 11ha of land on the north-eastern edge of Shaftesbury which falls within Wiltshire for development (up to 250 homes).
- The land is fairly unconstrained with moderate landscape sensitivity and low to moderate heritage asset sensitivity.
- Shaftesbury is a Tier 2 settlement and therefore should be the focus for growth - 190 units currently proposed is not considered adequate to achieve the objectives.
- Dorset and Wiltshire Councils should work under the DtC to consider the scope for expansion in this location in order to meet the vision for Shaftesbury and distribute development across a wider number of main settlements in the Northern Area.