

INDEPENDENT EXAMINATION OF THE SHAFTESBURY NEIGHBOURHOOD PLAN

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Questions for Shaftesbury Town Council (24)

1. The SNP is an 'independent' document but if 'made' it will become part of the Development Plan for the area and will sit alongside the North Dorset Local Plan. The SNP should support the delivery of the strategic policies set out in the LP. Whilst there should be no repetition of LP policies, I would have expected a brief explanation of the relationship between the SNP and the LP and the way in which the SNP supports the delivery of strategic policies, for example, policies 2: Core Spatial Strategy and 18: Shaftesbury. Could the STC explain the approach it has taken in this regard and consider the inclusion of appropriate text on the matter?

We would be happy to include some appropriate text (see suggested coverage appended to these responses) – the main reference would be to the strategic policy for Shaftesbury (Policy 18) in the adopted Local Plan. This could potentially be inserted between 1.7 (NP area) and 1.8 (Vision and objectives) in the introductory section

2. There are no specific policies in the SNP regarding affordable housing provision or renewable energy. Is the STC satisfied that these issues are adequately addressed elsewhere, for example in the adopted LP?

Regarding affordable housing provision, this is covered to an extent in SFHE2 which reflects that the affordable housing mix should address the needs of the local community, supports the potential use of a CLT as a delivery vehicle, and reinforces the point that any such housing should be properly integrated within the development. The potential to introduce a variation that would enable rural exception sites outside the settlement boundary (as a variation to Local Plan Policy 9 that currently prohibits such exceptions) was considered, but was not well supported and therefore not taken forward. The requirement for affordable housing on sites was otherwise adequately covered by Policy 8 of the Local Plan.

Regarding renewable energy – our policies reflect the decision to integrate climate change within each 'theme'. Renewable energy as part of building design is covered in the plan, for example in SFDH2 where the emphasis is on encouraging developers to meet the higher sustainability standards set by Home Quality Mark and BREEAM. SFDH3 in turn refers to the design and orientation maximising the potential benefits from sunlight and shading to reduce the consumption of energy in heating and cooling new buildings. SFDH5 specifically picks up the need for car charging points. Building Regulations (in particular Parts F, J and L) have a major role to play and any new buildings in the plan period will need to comply with ever-evolving directives on energy conservation, which may very well include the Future Homes Standard that the Government consulted on this winter. We do not have a specific policy on community or larger scale renewable energy schemes. A community energy scheme is referenced under project G15, but more work is needed to provide a detailed policy for that, and in the interim Policy 3 (and 22) of the Local Plan (which also reflects national policy) is considered to be sufficient.

3. It is not clear to me how 'a substantial housing supply' as referred to in Policy SFHE1 (page 29) has been defined by the STC.

The text on page 28 refers to the LP requirement in the former District of 285 dwellings each year between 2011 and 2031 and refers to a target for Shaftesbury of 57 dwellings a year (at least 1,140 over the plan period – LP policy 18). As I understand it, that would be 110 dwellings over the expected provision, as set out in the LP. On what basis is this considered to be substantial?

The substantial supply reference is particularly looking at the period up to the point the Local Plan will be renewed (by 2024). The table shows how the 1,140 target will be met by 2022/23 (some 8 years before the end-date of the current plan). By the end of 2023/24, the cumulative target would have been 'at least 741' dwellings, and this was exceeded in 2017/18. Against the 2023/24 target we have a supply of 1,230 dwellings, and this is still being added to (a further 55 houses were allowed in December on appeal (ref 3227559)).

Furthermore, the forecast shows NO new dwellings at all in the last few years of the plan. That is not a realistic forecast as it makes no provision for the usual annual windfalls including conversions through permitted development coming forward. If we factor in the average of windfalls in previous years, the oversupply would be even more apparent.

4. The Dorset Council considers policy SFHE1 should be deleted primarily because it is not justified. What additional value does policy SFHE1 provide?

The main reason for including this policy is in light of the Council's continuing lack of a 5 year housing land supply, and the evidence we have compiled on the capacity of the infrastructure and highway network. Shaftesbury's development trajectory was clearly 'front loaded' through the Local Plan with an emphasis on it becoming more self-contained and respecting the town's environmental constraints. This front-loading was not intended to have the unintended consequence of enabling further unplanned growth without a clear understanding of the consequences.

The first element (re change to the settlement boundary) relates to the very strong reaction by local residents to changes to the settlement boundary, and on the basis of Localism we therefore considered that it was very important to make clear that the Neighbourhood Plan was not making any such changes, and reflects the point that the community considers that there is no need to amend the boundary at this time (given the substantial supply particularly in the short term).

It is, however, accepted that the settlement boundary may get changed through the Local Plan, which will look to cover a longer plan period. We consider this point is clearly expressed.

5. In policy SFHE2 (page 33) what is the justification for the figure of 10 or more dwellings being the threshold for including dwellings suitable for older people and those working at home in any proposed scheme? How would a decision maker know, for example, whether or not a dwelling is suitable for home workers?

10 or more dwellings reflects the threshold adopted in Policy 7 of the Local Plan for when the Council would look to have a mix of house types within a site (in terms of a range of sizes) and potentially negotiate some provision for people requiring specially adapted or supported housing. It is also the threshold where affordable housing is secured (the threshold of 11 in Policy 8 of the planning having been superseded by the change to the NPPF).

In terms of guidance on home working – at the moment pg 32 references "Having some homes that include ground floor space which could be used as a home office, workshop and storage area would be desirable." However this could be expanded upon, and some key points are suggested below:

- Entrance area with sufficient space and low thresholds to enable deliveries / visitor reception, in proximity to visitor parking area/s*
- Generous internal space standards, including storage areas for office equipment, aids etc. In flats / communal blocks, this could be via access to multi-use communal facilities or community 'hubs' for co-working space, meeting areas etc.*
- Plenty of natural light in areas which could be used as a home office / workspace*
- Ability to close space off (with suitable noise insulation) to allow for privacy and quiet whilst working (and reduce impact of noise generation to rest of the home)*

Do bullet points 2, 3 and 4 also apply to large sites?

Yes, although small to medium size sites are preferred. Whilst there are few (if any) large sites within the settlement boundary (the decision on the Cattle Market having been approved 18 May 2020), the policy is also intended to set guidelines for the consideration of future large-scale development should these be promoted.

How would 'local connection', in the fourth bullet point, be defined?

This would be as defined in the Local Plan 5.123 - 5124, ie:

- it includes at least one person who is an established resident and has a demonstrable need for separate accommodation (for example, due to overcrowding in a current residence); or*
- it includes at least one person who has an established family connection (for example, if a close family member is an established resident) and who needs to move to be near a close family member (for example, to care for a relative in ill health); or*
- it includes at least one person who has an established employment connection (s/he works in the parish or parishes concerned).*

Any local connection needs to have existed for a reasonable period of time. The Council would usually expect residence to have been established for at least a continuous period of the twelve months preceding the survey and also at least three of the preceding five years, or for any family or employment connection to have been established for at least three of the preceding five years.

It would operate on a cascade system, ie being offered to those with a connection to Shaftesbury parish in the first instance, cascading out to adjoining parishes (including those in Wiltshire) and then to the rest of Dorset.

Bearing in mind the requirements of the policy, is the 1ha threshold for large sites justified or is it too low?

The second part of the policy is intended to apply for large sites that may (or should) come forward in phases – these would normally be considered strategic in nature (for Dorset) and would be of potential interest to a volume housebuilder. The HBF research (2017) on supporting SME builders https://www.hbf.co.uk/documents/6879/HBF_SME_Report_2017_Web.pdf refers to 26 dwellings being the 'average' size of a building project and that whilst most small housebuilders tend to concentrate on sites of up to 10 dwellings, more sites in the range of between 10 and 50 units in size could help support these smaller firms to expand. On this basis 1ha (which might be expected to accommodate up to 40 dwellings) was considered a useful guide for when this policy should be applied. The key driver of the second part of the policy is to provide more information at the start on larger schemes in terms of what will be delivered when, and how the whole site will 'fit together' when completed, to help allay any concerns the public may have based on their past (and quite recent) experiences. It is not intended to cover the type of large site considered in the Oliver Letwin Review (2017) https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/752124/Letwin_review_web_version.pdf (which refers to a minimum of 1,500 dwellings) as this is clearly a completely different scale of development aimed more at new settlements, which have even greater complexity.

NB the last bullet point replicates the first part of the policy and therefore is not needed.

6. Is it reasonable to continue safeguarding land to the south of the A30 for employment use (policy SFHE3 page 34) when I understand there has been no significant progress on implementation for over 10 years? (see representation SY14)

This site was acquired by Persimmon Homes around 2004. They are a housebuilder and do not specialise in bringing forward employment land. There have been approaches made to them by

organisations wanting to buy small plots, or develop the site for industrial use, but not at a price that Persimmon considered to be acceptable to them. It is perhaps not surprising that they are now pursuing an outline application for a mainly residential development (up to 135 dwellings) with a school and the offer of some industrial starter / commercial units.

In response to that planning application, Dorset Council's planning policy team stated that "It is understood that there is high demand for the existing units on Shaftesbury's industrial estates, and that there is considerable unmet demand. The applicants clearly consider that there is some demand for employment development at Shaftesbury, hence the inclusion of industrial units within their scheme. But the loss of the remainder of the site to residential development limits any further opportunities for employment growth which there may well be a long term need for. Even if the land is not required within the current Local Plan period (up to 2031), the Policy team is mindful that the new Local Plan that it is beginning work on will need to secure sufficient land for at least 15 years after adoption, which is likely to be around 2038."

"As with many employment sites, the development economics can be very poor initially, and hence many large scale employment sites are developed with the assistance of public sector funding (either a grant or loan). This situation is clearly acknowledged by the LEP in the SEP referred to above. We also acknowledge that the present owner (and applicant) of the site is a national housebuilder with little experience developing employment sites. We therefore would like to know the extent of efforts that the applicant has made to 'unlock' the site with the assistance of the LEP before it is accepted that alternative uses (such as housing) should be considered. We would also suggest that the views of the LEP should be sought in this respect."

They conclude that "it is not accepted that the site has been genuinely marketed and that employment development opportunities have been fully explored, and therefore it should not be considered surplus to employment land requirements."

In response to this, Persimmon stated "With regards to the marketing exercise, there was no stipulation as to the size or price of parcels for sale. This was in order to avoid limiting the interest in the site. There has been some interest over the years with the majority of enquirers interested in smaller parcels. Some speculative offers were registered for the entire site but interest waned once the remediation costs associated with the former landfill were factored in. Overall the offers submitted fell below the book cost of the site." However they also confirmed that "The access road is to be considered in detail for this application to enable the individual uses to be delivered in a timely manner and independent of each other. At the time of writing, the Company is in advanced contractual discussions with purchasers for the commercial elements of the development." which appear to contradict their earlier point that there is no viable interest in the site.

Our employment research (for the Neighbourhood Plan) highlighted that on the main industrial estates there are very few sites or premises available for sale, letting or assignment. At the time of submission the new starter units under construction on the Wincombe Estate, were nearly built and were going to provide a further 5,000 sq ft in total. The website now shows that all units have now been let.

Wincombe Business Park

Shaftesbury, Dorset, SP7 9QJ

Rent per month

£303

5380 sq.ft.

1.50 Acres

Share Save

Arrange Viewing
Brochure

Let Agreed

TO LET: New Small Business and Lock-up Units under construction. To Let : from £70 per week plus VAT and business rates if applicable.

ALL UNITS LET AGREED

An useful range of lock-up and small business units suitable for a whole range of occupiers, units 11a-11d available from £70 per week. The units will have a steel portal frame with Kingspan composite cladding to the walls and roof and roller shutter doors. Windows and doors will be in white UPVC frames. Allocated parking to each unit. Suitable for self storage, file storage, workshop/offices. Scope to combine units if required. Units 12a-12e have a mezzanine floor.

Downloads

Brochure

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With these units completed and let almost immediately, this will be the only remaining unoccupied (and yet to be developed) employment area. Furthermore, it has the advantage of having an A road frontage. Given the constraints on land around Shaftesbury, and the importance of balancing the growth in the population with opportunities to work locally (which will need room to expand), it is clear to us that this site is needed for employment albeit that, as shown on many other employment sites, it may take time to build out and/or require a degree of public sector support.

Does policy SFHE3 add anything to policy 11 of the LP?

The policy more clearly identifies the existing sites (as these are mapped), as well as reinforcing the importance of the employment site which was originally allocated in 2003. Furthermore, the reference to bringing vacant or underused parts of existing buildings back into economic use is not specifically expressed in the Local Plan policy.

7. Can STC confirm that all land uses identified on map SFHE3 (page 35) are subject to policy SFHE3? If that is the case, how will 'protection' be given to commercial properties, healthcare uses, schools and pubs?

This was the intent given the broad definition for employment (which reflects the flexible approach adopted in LP11).

The intention behind the policy is for these areas to remain in an employment use, but that there can be some flexibility in the type of employment use. It is important to encourage other forms of employment to be considered to give every chance of some sort of employment use being maintained before releasing employment land for housing (which may well be the most viable options for most developers, but ultimately leads to a less balanced and less sustainable settlement). If further clarity is required, then the following supporting text could be added: "The release of these sites to other (non-employment) uses such as housing will not normally be supported. It is important that all reasonable options to retain the site for employment are explored, including support from the Town

Council, Dorset Council and the Dorset Local Enterprise Partnership, to check that there is no realistic prospect of employment uses being attracted to the site in the long term.”

However it is recognised that there is some overlap between the policies.

Policy SFTC1 is considered to be adequate to provide a reasonable level of protection to the various employment generating use within the town centre. The loss of employment to housing is supported on underused upper floors where but only where these are shown to be no longer suitable for commercial use.

Policy SFCL1 covers non-B class employment generating uses such as schools, pubs and healthcare, and services such as the fire station off Christy’s Lane. Pubs and hotels are also supported under SFCL2). The main emphasis on policy SFCL1 is to retain the site in a community use, unless the current site is no longer suitable or viable to retain and that any loss is offset by equal or better improvements elsewhere. If these criteria are considered appropriate by the examiner, then the replacement elsewhere should avoid the loss of employment (and whilst an alternative employment use of the site would be supported, it is accepted that there may be viability issues if the value of the site for housing would be needed to fund the replacement facility). To avoid overlap with SFHE3 (if these premises are removed from map SFHE3) it is suggested that the second para of SFCL1 is expanded to read: “In such circumstances, alternative community or employment use of the site should be preferred, unless it can be demonstrated that no appropriate viable community or employment uses could be attracted to the site.”

On this basis, Map SFHE3 and the supporting text could be amended to simply shows the employment areas (shaded yellow) and safeguarded employment land (as hatched), with the town centre boundary shown (and within this area, instead of showing the individual premises, a simple cross-reference to Policy SFTC1) and a note that other employment generating uses such as healthcare, schools and community facilities are protected under policies SFCL1 and SFCL2, but should they no longer be required alternative community / employment uses would be supported.

NB the Cedars extra care facility has been omitted from Map SFCL1 in error (it is shown on SFHE3) and also St Denis Lodge Care Home on Salisbury Road.

Why is there no reference on the key to the magenta coloured designations?

This is hotels and large guesthouses – see pg 83. Given the above proposed changes, the main alternative employment use that these may be viable for would be for care home provision. It is therefore suggested that for simplicity, rather than include these under SFHE3 that policy SFCL2 could be amended be the addition of: “Where visitor accommodation is not a viable option, consideration to an alternative employment-generating use such as a care home would be supported.”

Why is the former cattle market identified as employment land?

See above – it is considered that this area is suitably covered under the town centre policies and need not be shown separately. The majority of the site now has consent (as of this month) for retail (and associated parking). The remaining area is proposed for ‘disposal’ and it is proposed that the area of car parking, which is broadly similar to the area currently mapped, continues to be shown as a significant strategic car park. Whilst access to the Cattle Market car park was restricted when the site was sold to Lidl, the now approved plans include a substantial car park which (like the Tesco car park) will be important for the town centre. Project TC4 is important in terms of the collaboration between the different car park owners in ensuring that the pricing structure and length of stay is managed in a way that is beneficial to both the town and those landowners.

Is the employment allocation to the south of the A30 correctly identified (see Dorset Council representation)?

The area shown by Dorset Council is correct (i.e. to exclude the safeguarded bypass area) and we would ask to update the plan on this basis.

8. Does the STC agree that the boundary of Wincombe Business Park is incorrectly drawn (see representation SY19 from Dorset Council)?

The area shown by Dorset Council is more accurate and for consistency the employment land outside of the boundary should also be shown (but shaded out). We would be grateful to update the plan on this basis.

9. Is the extent of the Blackmore Vale Dairy site justified? (see representation SY19)

The intent is to show the land currently in employment use (it is not intended to be an allocation of further land in this location at this time). We would therefore suggest working with Dorset Council and (if appropriate) the landowner to establish the exact site area that is in employment use, in reference to the consented scheme.



10. On page 39 (penultimate paragraph), what is the 'national standards formula' referred to?

Reference Fields in Trust (FIT) standards (this is mentioned later on pg 79 but perhaps should be in full)

11. On page 41, in the second paragraph, is the reference to 'not needed for development' justified?

This is intended to reflect the LGS NPPG guidance Paragraph: 007 Reference ID: 37-007-20140306 and Paragraph: 008 Reference ID: 37-008-20140306, that reference how LGS should not undermine the provision of sufficient land to meet development needs, and that Local Green Space designation will rarely be appropriate where the land has planning permission for development.

12. Paragraph 100 of the NPPF requires the designation of Local Green Space to only be used (among other things) where the green space is 'demonstrably special to a local community and holds a particular local significance (my under-lining). The list of Green Audit sites includes a column entitled 'How the space is demonstrably special' but there is no reference that I could find to 'particular local significance'. A majority of the sites are just referred to as being of 'recreational value'. On the evidence before me, I am not satisfied that all the identified 56 sites could accurately be described as 'demonstrably special' or having a 'particular local significance' (emphasis on the 'particular').

Therefore, I invite STC to reconsider which sites meet the NPPF criteria as referred to above.

The two points (demonstrably special to a local community and holds a particular local significance) are very much interlinked, reading the guidance and other Council's guidelines on LGS. In the audit, the particular local significance is broadly described in the column entitled "Important characteristics & current use of the space" – which potentially should have been labelled "Characteristics, particular significance and current use of the space". We do consider that all those spaces selected for LGS designation meet both criteria (and you will see from the audit that not all spaces were felt to meet the criteria and therefore those have not been proposed for LGS status). It may be that some of these could benefit from further elaboration, and as a result the Group has produced a slightly more thorough summary (appended to this response) that could replace Appendix L within the NP.

In revisiting the Audit we have noted that the map shows to LGS as '46' – the one to the south (opposite 51, Wrightson Allotments) should be labelled 47.

13. What is the justification for including playing fields at Shaftesbury School and Shaftesbury Primary School as Local Green Space, when I understand they have no public use?

Both schools were contacted to ascertain the nature of the use of these spaces, and the audit reflects the feedback we received. In terms of Shaftesbury School: this has been available for limited community use in the past, and it is hoped that this will resume (it is included in the assessment of the town's provision against recommended FIT standards). In terms of the primary school, the many mature trees around the perimeter contribute to the attractiveness of this space, and discussions with the head is that they are willing to find ways for the community to use the space outside of school need and when the school is closed.

The Shaftesbury School site is also on the edge of the town on raised land, which makes the playing fields highly visible from beyond the town. Footpath N1/11 runs along its western edge. Similarly the trees along the perimeter of the primary school fields and open nature of the site provide a welcome contrast to the built-up housing area on the eastern side of the town.

14. Does policy SFG12 (page 44) apply to the Salisbury Road allocation and if so, is this consistent with the policies of the adopted LP?

It is not intended to be inconsistent, but this area to the south of Salisbury Road (which includes the employment land) is sensitive given its open, southerly aspect on the settlement edge and views to and from the AONB (including Melbury Beacon and Breeze Hill).

Whilst the development of this site for employment is supported, it will need to be done with care, in particular considering how the scale, massing and orientation of buildings, the roof materials used, and opportunities for landscaping are incorporated into the site's development.

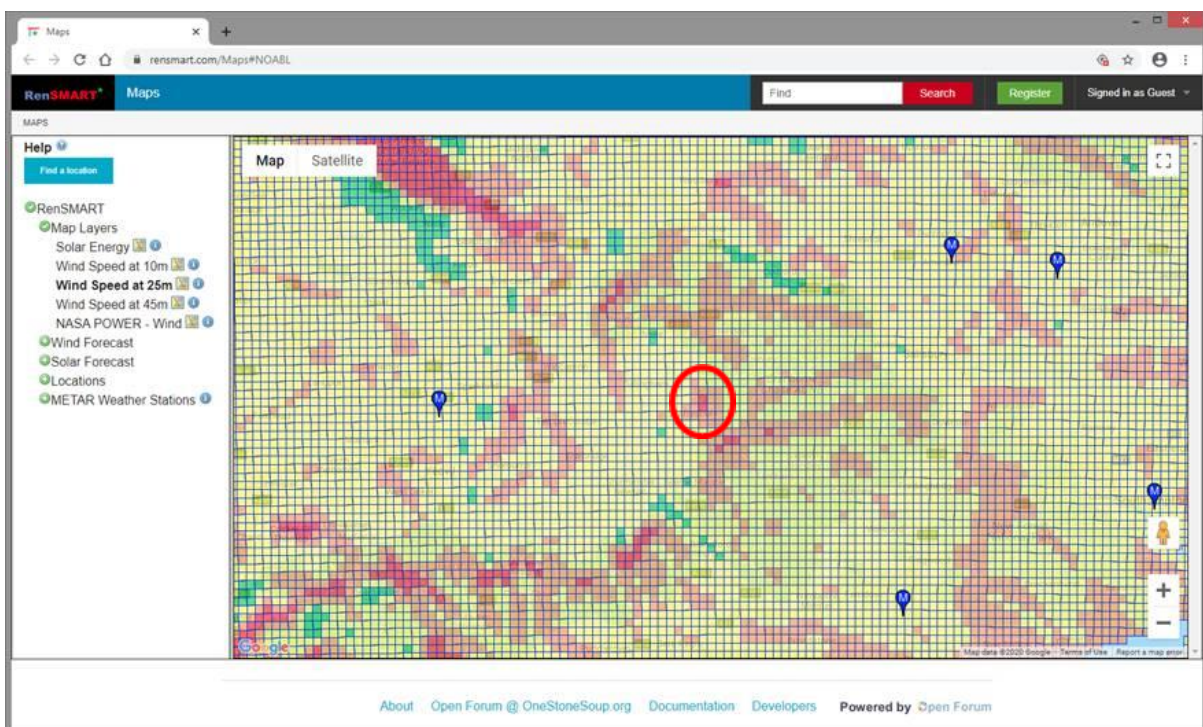
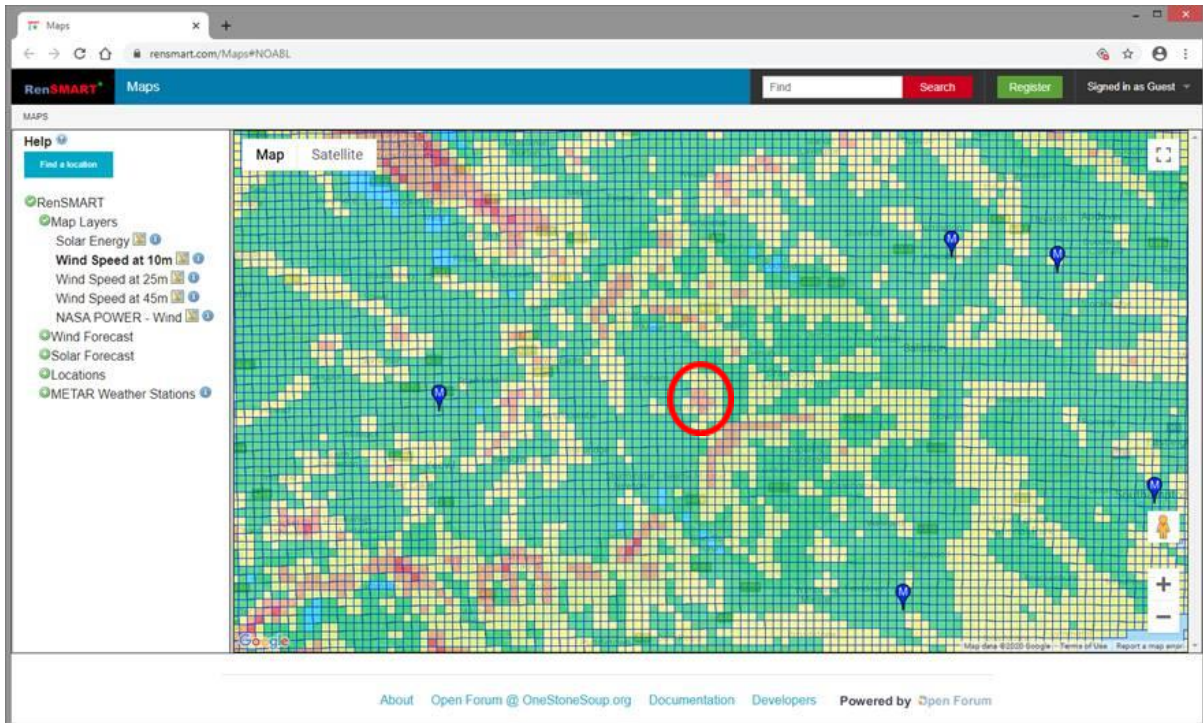
The map key perhaps isn't as clear as it should be in relation to the policy, and the 3rd para was intended to apply to both the shallower slopes and this plateau edge (and it would be clearer if the policy wording therefore was "On the shallow slopes and plateau edge (as shown on map SFG12), the design, scale and location of the development should not adversely affect the generally undeveloped

character of the slopes and should respect the highly sensitive nature of the plateau edge. It should not negatively impact on views from higher and lower ground.

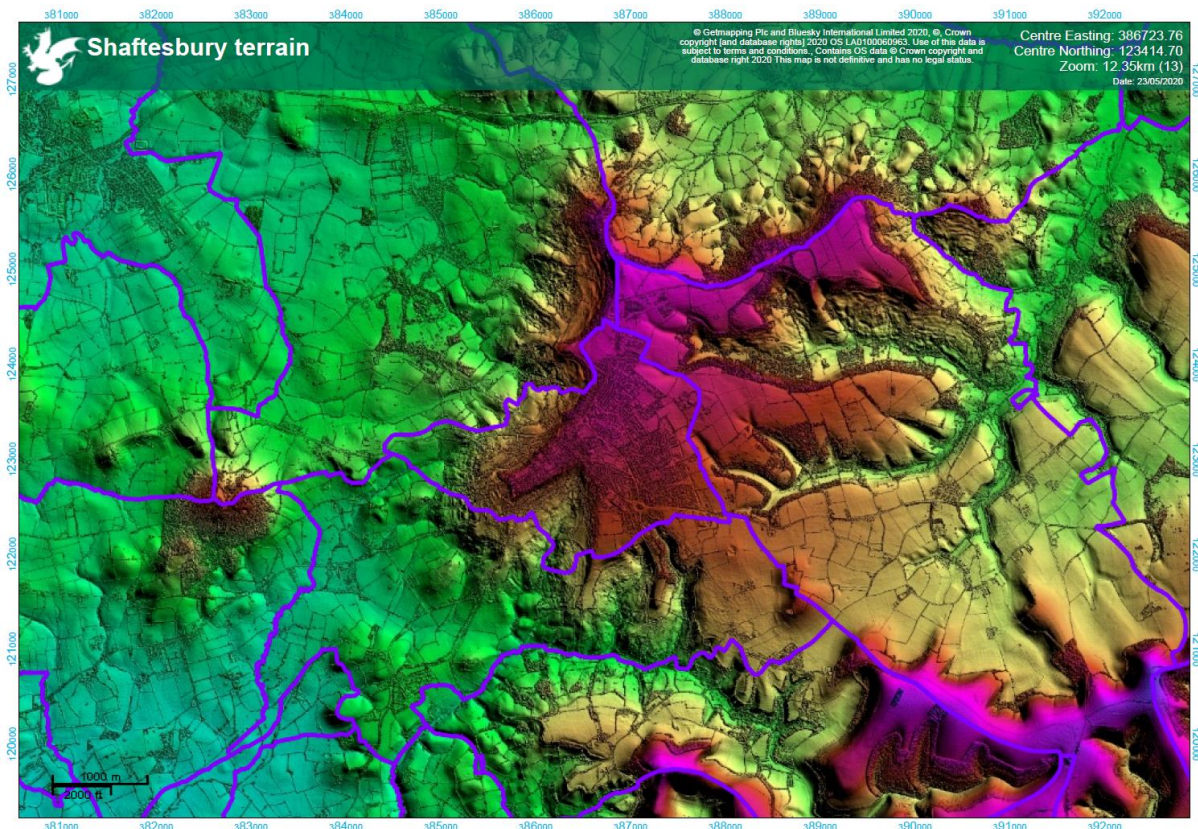
NB there is a typo as the first para of policy refers to map SFG2 which should read SFG12

15. Is it reasonable and justified to require the consideration of microclimates in policy SFDH3 (page 68)?

This is in part explained by the preceding text, and is picked up in the national design guide (reference C1 / para 40 and P1 / para 103). Maps showing wind data (average wind speeds at 10m and 25m above ground) taken from the NOABL dataset published by RenSmart demonstrate that Shaftesbury is windier than much of the surrounding area. The Shaftesbury is shown by the red circle.



Similarly the terrain model (zoomed in further) clearly shows the slopes which will impact on sunlight and shading, as well as the creation of more localised wind channels.



16. With regard to policy SFDH5 (page 70), how would a decision maker know what is 'sufficient provision' with regard to car charging points? Does Dorset Council provide any advice on this issue?

The Dorset Guidance has not as yet been updated to cover this technology.

The Government has consulted on proposals that for all new dwellings or buildings containing dwellings, an electric vehicle chargepoint is installed, where technically feasible, for each dwelling which has an associated parking space.

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/816913/Annex_C_-_Draft_Technical_Guidance.pdf

This suggests that for new dwellings or buildings containing dwellings, the number of parking spaces which have access to an electric vehicle chargepoint should be a minimum of either:

- a. the total number of parking spaces;*
- b. the total number of dwellings served by the car park.*

We would support guidance that reflected this

17. What evidence is there that the requirements of policy SFDH5 (page 70), for example the provision of mature trees, would be viable or indeed feasible?

The policy wording is 'provision for mature trees' – so this is ensuring that there is space for trees to become mature, and not for fully mature trees to be planted. The Green Infrastructure Group were advised by an expert on this topic (Robin Walter - <https://www.livingwithtrees.co.uk/>). He confirmed that the trees planted need not be already mature, just be allowed to grow to maturity. He also advised on the need for trees within car parks, citing the example of the carpark by the Silver Band hall as one where trees feature strongly (unlike the Tesco car park).

Do the adopted Dorset car parking standards include any advice on the size and layout of car parking spaces?

Yes – some of this is also in Appx C of the Local Plan, but in regard to the space sizes for disabled etc, the diagrams in Appx C of the Parking Study are perhaps the most helpful. We could cross reference to this.

18. How would a decision maker know which materials ‘celebrate the area’s heritage’ as required by policy SFDH7 (page 72)?

The preceding explanation (under building materials) was an attempt to explain this, and includes advice on the typical materials palette in the area. If ‘celebrating’ is unclear, it could instead be rephrased as ‘respect’

19. Does policy SFDH8 (page 73) on archaeological assessment add anything which is not addressed in policy 5 of the adopted LP?

The existing policy does not cover the need for investigation per se as a lot of these assets are undesignated or simply unknown. The point of the policy is to flag this fact up so that there is some investigation that would in turn then trigger the evaluation of their value under LP5.

The recent SAVED project <https://shaftesburyabbey.org.uk/events-diary/saved/>, in which hundreds of local volunteers and school children participated, and which has had coverage on national television, illustrates the point that there is so much more to be found. Along with the landscape, the history is a huge element of what makes Shaftesbury distinct and special. Not to have a policy on it would be very remiss, particularly in the light of the very positive response to the plan from Historic England.

20. How will the decision maker know what is the status of the Fields-in-Trust open space standards, as referred to in policy SFCL1 (page 79)? The document is listed in Appendix M but there is no indication in the supporting text to policy SFCL1 as to the weight that should be attached to it. Did North Dorset District Council ever publish any open space standards and if so, are they still valid?

The Local Plan specifically references the use of the FIT standards in the supporting text, and this has not changed. The standards (including the bespoke allotment provision standard in the Local Plan which is not covered in the FIT standards) are summarised on pg 81 in the column ‘recommended standard’. It may be that changing the title of the table on pg 81 and cross-referencing from the Policy to the table could help clarify this?

21. With regard to Map SFCL1 (page 80) should Castle Hill Green, the Mound and St John’s Churchyard be identified as informal recreation/amenity spaces (see representation SY18)?

Castle Hill Green (LGS25), Castle Mound (LGS44), and St John’s Churchyard (LGS46) are all proposed Local Green Spaces.

The area around the Green, Castle Hill Slopes and the Mound is used for informal recreation, but it is the Green and Mound which are most accessible. Castle Mound and the slopes (LGS39) are owned and managed by Dorset Council and accessible for informal recreation. Castle Hill Green is owned by the Town Council. The map can be updated to show the areas that are most in recreational use.

The Churchyard is shown separately from the adjoining Enmore Green Donkey Field Community Orchard and is more of a site of quiet contemplation and valued as a LGS for its landscape / relationship with the church (the site slopes steeply down to the church so that it overlooks the church tower). Whilst people do linger here it is not used for active recreation per se and perhaps is less appropriate for inclusion on the SFCL1 map.

22. Is map SFCL2 (page 83) correct with regard to Abbey House, Grosvenor Hotel and Castle Mound (see representation SY18)?

Representation SY18 states that:

- *Abbey House is not a tourism attraction but a private, inaccessible dwelling*
Response: Abbey Museum is shaded green but Abbey House is not. Land to the south of Abbey House (immediately west of the Museum) is also shaded green as this is part of the same scheduled monument.
- *The Grosvenor Hotel is incorrectly shown as a pub.*
Response: The Grosvenor Arms is a 'Coaching Inn' so is both a pub and a hotel. Its primary use is considered to be as a pub / restaurant and therefore it has been coded as that, but we could look at alternative shading to show both uses.
- *Castle Mound is shown extending into the private Castle Gardens*
Response: as above this is because it reflects the extent of the scheduled monument and is not limited to the land within Dorset Council's ownership.

Should it be considered appropriate to remove those areas of the tourist attractions which form part of the scheduled monument but not 'open' to the public, this can be done.

23. Is map SFCL3 (page 85) up-to-date and comprehensive (see representation SY18)?

Representation SY18 refers primarily to the point that the Hardy Way & White Hart Link footpaths are not shown.

The Hardy Way https://www.ldwa.org.uk/ldp/members/show_path.php?path_name=Hardy+Way is a strategic (rather than local) route that provides a circuit around Dorset (encompassing Bridport to the west, Portland to the south, the Isle of Purbeck and Wimborne to the east) going through many of the points relevant to Hardy's Wessex. Its route through Shaftesbury is primarily on-road or using links already shown. It is therefore not considered necessary to show this separately on Map SFCL3, but it would potentially be worth mention in the supporting text and including on Map SFCL2 as a tourism-related attraction.



Similarly the White Hart Link is a new tourist-related long distance path, with the connection through Shaftesbury the first to open and more planned https://ldwa.org.uk/ldp/members/show_path.php?path_name=White+Hart+Link. This too does not 'add' to the network already shown on Map SFCL3, but could be mentioned and shown on the preceding map relating to tourism.



24. The monitoring and review of Plans is an important component in the plan-making process, in order to ascertain whether or not the policies are effective. I could find no reference in the SNP to the monitoring of the policies or to the future role of the Town Council in this process. I would welcome the views of the STC as to why this issue has not been addressed in the SNP.

The review of the plan is certainly something that has been considered, and could be included in the plan. We would be happy to include some wording along the following lines:

Shaftesbury Town Council, as the body responsible for leading the Neighbourhood Plan process, will consider the need to commence a review of this plan on a yearly basis. As part of this, the Town Council will look at what progress has been made on the Dorset Local Plan, whether there have been any significant changes to National Planning Policy and the views and opinions of local residents and businesses. As part of this annual review process, progress on the various projects identified will also be assessed.

It is likely that a review of the Plan will commence at least by 2024, when the new Dorset Council Local Plan has been adopted, as this will update the overarching strategy for how Shaftesbury will develop in the future. .

Introduction text: planning policy context

In preparing the 2016 Local Plan, North Dorset District Council looked to its main towns (including Shaftesbury) to function as the main service centres and to be the main focus for growth. As part of this work, they looked at what development was needed and would be appropriate for each town, and what development sites might be possible.

For Shaftesbury, it has long been recognised that the potential for expansion is limited by the landscape and biodiversity constraints. So there were only a limited number of potentially developable sites where the town could grow.

The main planning objectives for the town were included in Policy 18 of the Local Plan. This explained that the strategy for further development in Shaftesbury would be based on:

- housing growth of at least 1.140 homes, focused on the flat plateau land to the east of the town, north of the A30 (most of this has now been completed), with some growth on smaller sites to the north of the town on either side of the A350 (near Wincombe Business Park);
- encouraging the mixed-use regeneration of the land to the east of the town centre (west of Christy's Lane), that could include community facilities with supporting retail and housing;
- retaining the industrial estates and other employment areas, and providing more employment land to the south of the A30,
- supporting opportunities for tourist-related development where this would be sensitive to the landscape and historic setting of the town;
- improving public transport, walking and cycling links, in particular to connect the new development to the east of the town with the existing built-up area, and protecting the route of the Shaftesbury Outer Eastern Bypass
- ensuring that all development enhances the town's historic character and does not harm the areas valued landscapes or biodiversity.

Whilst policy 18 does not specifically reference the importance of the town centre, this is covered in Policy 12 which makes very clear the Council's intention to work with local communities to take forward proposals for town centre enhancement and growth through neighbourhood planning or other local, community-based initiatives.

A number of more detailed policies from the earlier 2003 Local Plan were also saved. This included policies on safeguarding the character of different parts of Shaftesbury Conservation Area, improving the pedestrian, cyclist and vehicular linkages to all areas, the allocation of the employment area south of the A30 and the area to be safeguarded for the outer bypass.

This Neighbourhood Plan has to work within the strategic framework provided by the Local Plan. Our aims very much fit within this framework, and should we hope ensure that changes to the town and surrounding area are positive ones that respect the environment and unique history of our area.

	Green Space	Area (ha)	Local importance & use of the space	Land- scape value	Heritage value	Rec- reation value	Wildlife value	Public access	Land- owners
LGS1	4.11 Castle Hill Close play area	0.03	Equipped, overlooked, fenced play area for young children in Enmore Green where there is no other provision. A beech hedge has recently been planted around the perimeter. This in time will hide the unattractive fencing and provide important cover for wildlife . Under the Town Tree Plan planting schedule further planting here is planned which will increase its landscape, wildlife and recreation value.			HIGH		Yes – inc Play Area	STC
LGS2	.3.1 Wincombe Rec (N section)	0.69	Popular facility with range of children’s play equipment suitable all ages, includes ball court, adult outdoor gym, space for 5-a-side football. Well placed as opposite primary school, near to dense housing and overlooked by a well used pedestrian route. A green corridor that connects the trees and hedgerows of Wincombe Lane with those of the amenity area. Under the Town Tree Plan planting schedule further planting is planned here which will increase its landscape, wildlife and recreation value.	Medium		HIGH	Medium	Yes – inc Play Area	STC
LGS3	4.4.1 Cockram’s Play Area	0.17	Equipped children’s play area adjoining basketball court, adjacent to youth club and with some parking. A green ‘breathing space’ central to the town. Only play area serving either side of Christy’s Lane south of Tesco. Mature boundary hedge. Under the Town Tree Plan planting schedule further planting is planned here which will increase its landscape, wildlife and recreation value.			HIGH		Yes – inc Play Area	STC
LGS4	4.1.1 Barton Hill play area	0.20	Children’s play area, MUGA, skate park, adult outdoor gym within a highly popular and attractive green open space. Formally designated as an IOWA in the 2003 Local Plan. Next to bowling club and green and adjacent to outdoor swimming pool. Bounded in part, and separated from neighbouring main roads, by a mature hedge. Under the Town Tree Plan planting schedule further planting is planned here which will increase its landscape, wildlife and recreation value.	Medium		HIGH	Medium	Yes – inc Play Area	STC
LGS5	4.5.1 St James’ Park	0.40	The space includes two separate and differently equipped play areas and a small flat area for ball games within this much used larger space very popular with young families. The areas for play are well integrated within the biodiverse park on this south side of the spur and look over the historic settlement of St James. The only such play space that is readily accessible to residents of St James and to people visiting historic core of the town. Identified as being of historic interest as part of a former Deer Park in the Dorset HERS. Formally designated as an IOWA in the 2003 Local Plan.	HIGH	Medium	HIGH	Medium	Yes – inc Play Area	STC
LGS6	4.7 Ash Close Play Area	0.26	Green space with range of play equipment for different ages, space for informal ball games, and one seat. Enclosed by fencing and accessed on four sides from parking areas serving residential estates. This is the only play area currently serving children on the far northeast side of the town, an area that is particularly short of publicly-accessible green space. Under the Town Tree Plan planting schedule further planting is planned here which will increase its landscape, wildlife and recreation value. Formally designated as an IOWA in the 2003 Local Plan.	Medium		HIGH	Medium	Yes – inc Play Area	STC
LGS7	4.8 Gower Road Play Area	0.21	Enclosed and overlooked play area with area for ball games and inner enclosure with equipment for young children. Young trees to the sides and bordered by a conserved hedgerow on northern edge. Well used by local residents from the area immediately north of Mampitts Lane. Under the Town Tree Plan planting schedule further planting is planned here which will increase its landscape, wildlife and recreation value.	Medium		HIGH	Medium	Yes – inc Play Area	STC
LGS8	4.9 Meles Mead - play area	0.27	Enclosed and overlooked sitting area, small area of amenity grass, shrubs, trees and play equipment. Links to footpaths/cycleways (and conserved hedgerow) running north/south through adjacent development as well as connecting with the east/west wildlife corridor. Adjacent to informal access to semi-natural SUDS corridor to the east.	Medium		HIGH	HIGH	Yes – inc Play Area	DC (S106)
LGS9	4.6.1 East Green	0.16	Three trees, a conserved hedgerow, and a green open space with an enclosed young children’s play area at one end. Designed to appear like a village green, overlooked & surrounded by houses in one of the more densely developed parts of this estate. Very well used by local residents of all ages who have very small gardens and no readily accessible alternative provision.	Medium		HIGH	Medium	Yes – inc Play Area	Mgmt. Co. (S106)

	Green Space	Area (ha)	Local importance & use of the space	Land- scape value	Heritage value	Re- creation value	Wildlife value	Public access	Land- owners
LGS10	15.1. Shaftesbury School playing fields & pitch	5.49	Synthetic turf pitch (35x60m) within the immediate area of the school grounds, playing fields belonging to the school are opposite the school on the other side of Hawkesdene Lane. Town edge location on raised land makes the playing fields highly visible from beyond the town. Footpath N1/11 runs along western edge. Has been available for limited community use in the past and although this is not possible at present, the facility is included in the assessment of the town's provision against recommended standards within the Neighbourhood Plan. Formally designated as an IOWA in the 2003 Local Plan.	Medium		[HIGH]		The school support the proposed designation and hope to enable community use outside school hours	Southern Academy Trust
LGS11	15.1.2 Tennis Club	0.19	Based at Shaftesbury School off Hawksdene Lane, adjoining the playing fields (see above) these hard courts are available for community use weekends, school holidays, and after 3pm and are the only publicly accessible courts in Shaftesbury. There are number of mature trees around the entrance off the main road, contributing to the local landscape. Formally designated as an IOWA in the 2003 Local Plan.	Medium		HIGH		Community access at limited times	Southern Academy Trust
LGS12	15.2 Cockram's Field Football Club	0.86	Adjoins Cockram's Rec. Popular football ground with floodlights, changing rooms, Sports Bar and parking. Formally designated as an IOWA in the 2003 Local Plan.			HIGH		Club members and community activities overseen by the club	STC
LGS13	4.1.4 Barton Hill Bowling Green	0.23	Bowling club & green bounded by a substantial hedge of wildlife value. Adjacent to outdoor swimming pool, play areas and amenity space. Formally designated as an IOWA in the 2003 Local Plan.			HIGH	Medium	Club members	STC
LGS14	Shaftesbury Primary School Playing Field	2.12	Large enclosed green space alongside the school buildings and alongside Mampitts Lane which provides a green corridor link to the rural areas to the east. Many mature trees around the perimeter, and the open nature of the site provides an attractive green area within this built-up housing estate. No public use at present but the head is open to finding ways for the community to benefit from the space. Formally designated as an IOWA in the 2003 Local Plan.	Medium		[HIGH]		The school support the proposed designation and hope to enable community use outside school hours	Southern Academy Trust
LGS15	1.1 Park Walk & Pine Walk	0.39	Park Walk is a very popular walking (Right of Way N1/18) and seating area used by both residents and visitors. Mature trees and all-weather surface, which overlies archaeology of the Abbey (SAM) and has led to issues with selection & planting of new trees here. Close to the High Street with stunning views across Blackmore Vale to the south. Regularly used for fairs, markets and civic events and provides access to Rose Garden, St James' Park and paths leading across the top of the hill to Castle Hill Green. Pine Walk (RoW N1/22) leads off the far end of Park Walk, the gravel footpath leads on to St John's Hill. Beech trees and snowdrops grow on the banks and there are a few remaining Scots Pines. Important local wildlife habitat / corridor.	HIGH	HIGH	HIGH	HIGH	Publicly owned and crossed by definitive RoW	STC
LGS16	4.2 Enmore Green Recreation Ground	0.49	Small recreation ground enclosed by fence and equipped with one set of goal posts. It sits between allotments and the Donkey Field where there is a community orchard, thus it is part of a biodiverse group of interconnected green spaces. The ground is well supported by the local community and used for junior football. Managed by a local group and there is no alternative level space within 700m. The recreation ground and adjacent green spaces are overlooked from Castle Hill Green.	Medium		HIGH	Medium	Open to all	STC
LGS17	10.5 Rose Garden (Park Walk Gardens)	0.11	Enclosed and very attractive garden with both formal & informal planting (supporting many pollinating insects), in a visually sensitive location on the edge of the spur and close to the town centre. Adjacent to Park Walk, St James Park & Abbey. Popular with visitors as well as locals and often used for picnics. Dog free and safe for small children.	HIGH	Medium	HIGH	Medium	Open to all	STC
LGS18	5.5 Trinity Churchyard	0.75	Setting for Trinity Church (Listed), a feature of Shaftesbury's skyline. Also identified as being of historic interest as the location of Shaftesbury Mint (Dorset HERS). The former parish church is now deconsecrated and the churchyard has become an important park. Pollarded Lime avenue, thousands of snowdrops and seating. Included in circular walks around the old town. Identified as Ecological Network local space. Formally designated as an IOWA in the 2003 Local Plan.	HIGH	HIGH	HIGH	Medium	Open to all	STC / Trinity Centre Trust

	Green Space	Area (ha)	Local importance & use of the space	Land-scape value	Heritage value	Recreation value	Wildlife value	Public access	Land-owners
LGS19	10.1 Library garden	0.04	A 'pocket-park' adjacent to Library with 4 well-used seats, attractive planting with small trees and raised sensory garden that is maintained by volunteers. People walking between Post Office/Angel Lane and Bell Street use this as a short-cut. In this part of the conservation area most houses front straight onto the pavement so the garden provides a green infrastructure 'stepping stone' for pedestrians and birdlife.	Medium		HIGH	Medium	Open to all	DC
LGS20	4.3 Wincombe Rec Gnds Southern section	2.06	Popular large open green space surrounded by mature trees & hedgerows, some additional tree planting, all-weather footpaths, and linked to play area in northern section making this facility popular with all ages. The only recreation ground serving the large community in housing east of Christy's Lane, and an important open space providing visual interest in this built-up area. On route to large primary school on opposite side of Wincombe Lane and accessible from housing to the north, south and west. Under the Town Tree Plan planting schedule further planting is planned here which will increase its landscape, wildlife and recreation value.	Medium		HIGH	Medium	Open to all	STC
LGS21	10.6 Great Ground Garden	0.02	Small enclosed area adjacent to Wincombe Rec, access from Great Ground Rd. Sensory Garden made by students working with NCS - National Citizen Scheme. Local residents have recently made changes to the garden. Under the Town Tree Plan planting schedule further planting is planned here which will increase its landscape, wildlife and recreation value.			HIGH	Medium	Open to all	STC
LGS22	4.4 Cockram's Field Recreation Ground	0.73	Central sports/amenity space accessible to residents from whole of Shaftesbury and the only facility close to housing south of Tesco. Basketball court, youth club, some parking on site. Bounded by a mature hedgerow (Coppice St) and trees (Christy's Lane). Under the Town Tree Plan planting schedule further planting is planned here which will increase its landscape, wildlife and recreation value. Formally designated as an IOWA in the 2003 Local Plan.			HIGH		Open to all	STC
LGS23	4.1 Barton Hill Rec	1.18	Highly popular green open space which contains children's play area, MUGA, skate park, outdoor gym, bowling club & green. Adjacent to outdoor swimming pool. Also used by visiting fairgrounds and for community events. Complements Cockram's Field and is readily accessible, in particular for people living north of the town centre and in estates to the north east of Ivy Cross roundabout. The downside of this central location is that the whole park is very exposed to traffic pollution, alleviated only to a degree by the boundary hedge and trees. Under the Town Tree planting schedule further planting is planned here which will increase its landscape, wildlife and recreation value. This land was purchased by the town prior to 1950s. Formally designated as an IOWA in the 2003 Local Plan.	Medium		HIGH	Medium	Open to all	STC
LGS24	10.2 Brionne Garden (corner of Bleke St and Victoria St)	0.04	A 'pocket park' with mixed planting and seat, well used by local people who cut through or rest here. Is next to sheltered housing complex and accessible to residents. Named for and linked to twin town, Brionne. Attractive espaliered hedging. Exposed to traffic pollution.			HIGH	Medium	Open to all	STC
LGS25	18.1 Castle Hill Green	0.83	Open amenity green space adjacent to the town centre with seating and a couple of picnic tables, an all-weather path, and a large informal games and walking area. Stunning views to the north. Very well used and popular with dog walkers/teenagers/families. Provides access to paths to Castle Hill slopes, Castle Mound and Queen Mother's Garden. There are some mature trees and the space connects with the wilder areas of the slopes to north and west. This is a scheduled monument because it overlies a late Saxon urban area, recently explored through a radar survey.	HIGH	HIGH	HIGH	Medium	Open to all	STC
LGS26	10.4 Queen Mother Garden	0.06	An attractive garden with bee-friendly planting maintained by volunteers. Enclosed quiet space with seating and long countryside views. Adjoins Castle Hill Green, the biodiverse wooded steep slope to the north and the pathway between Castle Hill slopes & Bimport.	Medium	Medium	HIGH	HIGH	Open to all	STC
LGS27	3.2 Rolt Millennium Green	0.20	Attractive community garden with open country views to south. Mixed planting & fruit trees with a grassed area and all-weather path. The southern section of the garden is informally planted and wildlife friendly. Managed by local charity.	HIGH		HIGH	Medium	Open to all	The Rolt Millennium Green Trust

	Green Space	Area (ha)	Local importance & use of the space	Land- scape value	Heritage value	Rec- reation value	Wildlife value	Public access	Land- owners
LGS28	13.1.3 Ten Acres Southeast section and 13.1.2 Ten Acres Southwest Section	0.14	These two housing green spaces with added amenity value are within a housing estate off Nettlecombe. Both grassed, one (SW) providing possibility of ball games, one (SE) with uneven surface which provides access to Wincombe Rec. The houses here have only small gardens and the degree of over-looking makes these spaces safe for play. Formally designated as an IOWA in the 2003 Local Plan.	Medium		HIGH		Open to all	Sovereign Housing association
LGS29	3.3 Rutter Close Green	0.06	Small public open space with maturing trees, grass and seating alongside well-used pedestrian access to Pound Lane and Tesco. Surrounded by housing in an area with limited other public green space.	Medium		HIGH	Medium	Open to all	STC
LGS30	3.7 The Rickyard	0.08	Small landscaped green space with seating, curved pathways, small trees, surrounded by beech hedge. Overlooked by surrounding houses - like a small village green. Connected with well-used pedestrian routes and right of way N1/8	Medium		HIGH	Medium	Open to all	DC
LGS31	3.5 Linden Park Green	0.19	Popular green space surrounded by mature trees and overlooked by some of the homes on Linden Park estate. Rear of the space is adjacent to the biodiverse wooded grounds of the Royal Chase Hotel. Used for informal play and ball games, by dog walkers, and hosts community 'get-together'. It's the only community recreation space within the Linden Park development. Formally designated as an IOWA in the 2003 Local Plan.	Medium		HIGH	Medium	Open to all	STC
LGS32	13.22 Salisbury St. green	0.03	A linear open space with grass and trees and well-used footpath leading from Salisbury Street to St Martin's Lane, at the end of a long line of Listed Buildings. Was recently reduced in size when DCC sold a small plot, residue is being transferred to STC. A community group, in conjunction with STC, is planning bee-friendly planting and other improvements.	Medium	Medium	HIGH		Open to all	STC
LGS33	13.4 Trinity Road green	0.10	Small unfenced public open space with grass and young trees surrounded by housing and enhancing the attractiveness of this development. As the trees mature the value to wildlife will increase further. Formally designated as an IOWA in the 2003 Local Plan.	Medium		HIGH	Medium	Open to all	STC
LGS34	13.6 Maple Road / Hoeller Close	0.08	Mature copse of trees (subject to TPO), formerly hedgerow trees, next to recent residential development to the west where there are very few such large trees. Will face a new green space 'Wincombe Green' to the east. Some young trees have been planted to supplement this copse.	Medium		Medium	Medium	Open to all	
LGS35	13.1.1 Ten Acres West Section	0.26	These are the two northernmost spaces that are part of Ten Acres estate with close packed houses set around amenity grassed areas ('green lungs'). The west section comprises a wide verge alongside King Alfred's Way with an all-weather path diagonally across it. This adds amenity to housing that is close to Longmead industrial area. The second space is a long narrow strip of grass with seats and two raised beds totally surrounded by dense housing.	Medium		HIGH		Open to all	Sovereign Housing Association
LGS36	12.6 St James' green	0.02	This small triangular green is an important character feature at the eastern edge of the settlement of St James. It is opposite the school and church and has an old finger post (as well as some more modern signs), and forms the setting to a number of Listed Buildings.	Medium	HIGH	HIGH	Medium	Open to all	DC
LGS37	Enmore Green triangle	0.03	A grassed triangle in the centre of Enmore Green at the junction between The Knapp, Tout Hill and Yeatman's Lane. Site of a medieval well (as recorded in the Dorset HERS) There is a small notice board and a seat - all contributing to Enmore Green's village 'feel'. Under the Town Tree Plan planting schedule further planting is planned here which will enhance its landscape, and wildlife value.	Medium	HIGH	Medium		Open to all	STC
LGS38	12.1 Butts Knapp (triangle opposite Shaftesbury School)	0.01	This wide verge with large mature trees and grass, bounded by a stone wall along Salisbury Street, is opposite the secondary school and close to a bus stop. It contributes to the character of Salisbury Road, frames the school entrance and has local significance - evident in the new memorial bench and war memorial. Trees subject to TPO. Setting of a number of Listed Buildings	Medium	Medium	HIGH	Medium	Open to all	DC
LGS39	2.5 Castle Hill slopes	5.09	This semi-natural green space occupies the northern slopes of the spur. There are wooded areas and some important trees, footpaths and steps connecting the hilltop to Enmore Green and the countryside beyond. The slopes are popular with dog walkers, teenagers, & families. Managed as a local nature reserve and designated	HIGH	Medium	HIGH	HIGH	Open to all but steep sided slopes make access difficult	STC

	Green Space	Area (ha)	Local importance & use of the space	Land- scape value	Heritage value	Rec- reation value	Wildlife value	Public access	Land- owners
			as an Ecological Network local space. High recreational value, slopes of historic significance as setting for the Saxon hilltop town and Castle Mound, value to wildlife & biodiversity.					however there are well-maintained footpaths	
LGS40	9.1 Enmore Green Donkey Field Community Orchard	0.57	Very attractive orchard, wildlife garden and open space with views just beyond the settlement boundary. Leased to a local community group. Being between the allotments /playing field and churchyard, it provides a transition between the settlement and farmland beyond.	HIGH		HIGH	Medium	Open to all	STC
LGS41	2.1 Breach Common	4.19	Natural space with many mature trees. Since grazing rights are no longer exercised this is becoming an important site for biodiversity. Hardy's Way goes through the Common and other footpaths link to open countryside. Identified as an Ecological Network local site, adjoins the Breach Fields SSSI. During 2020 a community group, the Friends of Breach Common, has re-formed and embarked on some pond restoration and path clearance including an ancient hollow way.	Medium		HIGH	HIGH	Registered commonland, Open to all with several footpaths but some parts inaccessible due to undergrowth	Commoners
LGS42	7.4 St James' Park	1.60	Green public space with play equipment (documented separately) on slope between Park Walk and historic settlement of St James. Very popular with families, many trees, biodiverse, wildlife. Well-used path and Jubilee Steps up the slope. Identified as being of historic interest as part of a former Deer Park in the Dorset HERS. Formally designated as an IOWA in the 2003 Local Plan.	Medium	Medium	HIGH	Medium	Open to all	STC
LGS43	16.3 Jeanneau Copse	0.21	Band of mature trees separating industrial estate from housing off King Alfred's Way - acts as a welcome buffer zone. Gate (locked) separates access path from the pedestrian footpath but this has recreational potential and there has been public access in the past. Also potential for community use (Forest School interest) if maintained appropriately.	Medium		Medium	HIGH	Currently access is limited for health and safety reasons.	STC
LGS44	18.4 Castle mound	0.72	Castle Mound is a scheduled monument on the 'At Risk' register of Historic England. Set high on the edge of Castle Hill Slopes it is now being managed more sympathetically by rangers.	HIGH	HIGH		Medium	Open to all	STC
LGS45	2.4 The Wilderness	2.67	Public access via a right of way (N1/11) that runs north / south over the top of this densely wooded extremely steep slope. From this path there are striking views to the west through the trees. Part of The Slopes, the trees here are an important element in the Shaftesbury landscape and subject to an area TPO. The Wilderness has historic significance as the likely quarry providing stone for the Abbey. The importance to local people was amply demonstrated by the extent of interest shown when the Wilderness was sold at auction late in 2018. STC with a high level of public support tried unsuccessfully to secure the Wilderness for the town.	HIGH	Medium	Medium	HIGH	Limited to PROW that crossed the area	Private owner
LGS46	5.6 St John's Churchyard, Enmore Green	0.65	Churchyard on the NW edge of the town, between The Donkey Field and St John the Evangelist's church, slopes steeply down to the church so that it overlooks the church tower. The particular attraction of this space is the way it integrates with the Donkey Field, recreation ground and allotments which together meet all needs. Formally designated as an IOWA in the 2003 Local Plan.	Medium	HIGH	Medium	Medium	Open to all	Church Commissioners
LGS47	18.6 Bury Litton - old churchyard of St John	0.18	Ancient yew tree (The Shaston Yew) recognised as significant and is possibly pre-Christian. In the past this tree would have been an important and very visible feature on the hillside. Gravestones, including some from 17th century and two rare mushroom shaped stones, amongst other trees. Evidence of St John's church is elusive. Scheduled Monument. Formally designated as an IOWA in the 2003 Local Plan.	Medium	HIGH	Medium	Medium	Open to all	St James PCC
LGS48	5.2 St James churchyard	0.24	Just west of the church, this is still in use as a graveyard. Peaceful and welcoming with lovely views and also visible from distant viewpoints. Large field next to the church is used for overflow parking. A hard surface has recently been created at the top of this field (Dec 2018). Formally designated as an IOWA in the 2003 Local Plan.	HIGH	HIGH	HIGH	Medium	Open to all	Church Commissioners

	Green Space	Area (ha)	Local importance & use of the space	Land- scape value	Heritage value	Rec- reation value	Wildlife value	Public access	Land- owners
LGS49	5.4 St Rumbold's Churchyard (Cann)	0.21	Access around school buildings from Salisbury Road. Attractive quiet space next to school. It is not obvious that the churchyard is in the public domain and adjoins the Listed church. Boundary hedge adjoining footpath severely cut back recently. Formally designated as an IOWA in the 2003 Local Plan.	HIGH	HIGH		Medium	Access over private land of the Academy Trust.	Academy Trust
LGS50	5.1 Mampitts Cemetery	1.06	This cemetery off Mampitts Road is expected to meet the needs of local people for some time to come. There are allotments on eastern side. Surrounded by low hedge and housing development. Has an open feel with small number of mature trees. Also site of Neolithic / Bronze Age pits (Dorset HERS). Under the Town Tree Plan planting schedule further planting is planned here which will enhance its landscape and wildlife value. Formally designated as an IOWA in the 2003 Local Plan.	Medium	HIGH	Medium		Open to all	STC
LGS51	8.5 Wrightson Allotments	0.23	Enclosed allotment site off Bimport with 14 half allotments and 2 people on waiting list (Oct 2018) Formally designated as an IOWA in the 2003 Local Plan.	Medium		HIGH	Medium	Allotment holders	Wrightson Allotments Trust
LGS52	8.2 Enmore Green Allotments	0.78	Allotments are owned by the town council but very well managed by the Enmore Green Allotment Assn. Attractive site adjacent to recreation ground and Donkey Field with its community orchard. Overlooked from Castle Hill Green. Formally designated as an IOWA in the 2003 Local Plan.	Medium		HIGH	Medium	Allotment holders	STC
LGS53	8.1 Bray Allotments	0.14	Small site, hidden away and difficult to access because of traffic at Ivy Cross roundabout.			HIGH	Medium	Allotment holders	STC
LGS54	8.4 St James allotments	0.94	Well-used allotments on the southern edge of the settlement of St James with a right of way (N1/16) along one edge and bisected by a popular path. Visible from outside the town. Formally designated as an IOWA in the 2003 Local Plan.	Medium		HIGH	Medium	Open to all via RoW	STC
LGS55	8.3 Mampitts Allotments	0.25	Allotments between cemetery and new housing development, bounded by reinstated hedgerow to east. At the end of 2018 two thirds of all residents on the town council's allotments waiting list lived near these allotments. Formally designated as an IOWA in the 2003 Local Plan.	Medium		HIGH	Medium	Allotment holders	STC
LGS56	16.4 Meles Mead - wildlife corridor/ reserve	0.91	Natural space & east/west wildlife corridor for badgers with central part enclosed by metal railings to protect wildlife and not therefore regarded as accessible natural green space. Bordered to north and south by grass verges with some small trees and overlooked by housing. At the western end there are extensions to these verges which have no apparent amenity function. Pathways alongside the grassed areas have an urban feel (hard surface, straight lines) and signs on the railings tell people to 'beware' of the protected site. Treated more sympathetically this natural space could be a distinctive landscape and recreation feature within the estate.	Medium			HIGH	Part enclosed, excluding access. Footpaths along outer edges open to all.	DC