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7<sup>th</sup> April 2026

By email only: [neighbourhoodplanning@dorsetcouncil.gov.uk](mailto:neighbourhoodplanning@dorsetcouncil.gov.uk)

Dear Sir or Madam,

**Re: Shaftesbury Neighbourhood Plan – First Review – legal compliance consultation**

This letter provides the response of Nightingale Land (NL) to the current consultation held by Dorset Council (DC) at the request of the Independent Examiner undertaking the examination of the Shaftesbury Neighbourhood Plan (SNP).

It is noted that the Examiner wishes to limit matters to the changes concerning legal compliance and basic conditions that came into effect on 25<sup>th</sup> March 2026. Whilst we have no comments on the amendments to the basic conditions, NL would like to take this opportunity to clarify our position concerning the statement made in the Examiner's initial questions.

The Examiner's letter dated 25<sup>th</sup> February suggests that NL seeks the allocation of Land at Wimcombe Lane for residential development. Whilst we sought to engage in the neighbourhood plan consultation, our response focused on the point that DC has identified this land as an 'opportunity site' (along with several other parcels of land) within the emerging Local Plan which is proposed for allocation for around 43 homes (site ref: LA/SHAF/004). Our concern therefore relates to the fact that the emerging SNP does not take account of this change in circumstance, or the direction DC is taking to accommodate housing and employment needs. A copy of the proposed consultation sites is set out at Appendix 1 of this submission which identifies most development will be located along the eastern edge of Shaftesbury. Consequently, it is important that the SNP is flexibly worded to minimise any potential conflicts and ensure that policies in the neighbourhood plan are not overridden by a new Local Plan.

Should you have any further questions please do not hesitate to contact me.

Yours faithfully,

John Fleming  
Development Manager  
Nightingale Land

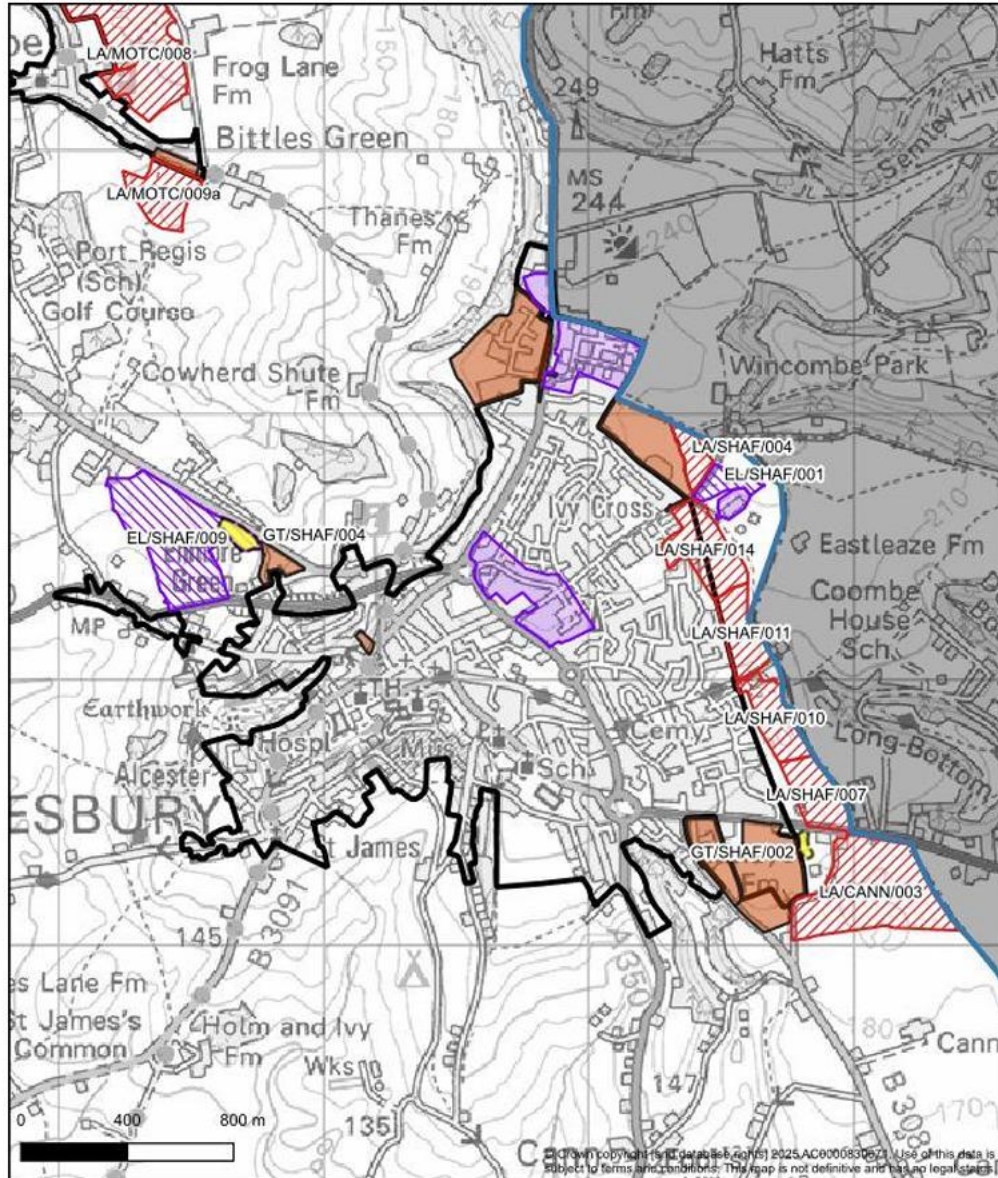
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# Appendix 1: Proposed residential and employment allocations

## Shaftesbury



Consultation sites		Existing allocations & consents	
	Residential option - proposed		Settlement boundary - existing
	Employment option - proposed		Employment allocation - existing
	Gypsy & traveller site - proposed		Residential permission - extant
			County boundary / outside plan area

