

SHAFTESBURY TOWN COUNCIL

Shaftesbury Neighbourhood Plan 2019–2031

First Review by Shaftesbury Town Council

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1. Introduction

1.1 Foreword

A Neighbourhood Plan is a community's vision for how its town or parish should evolve. It is not a static document but an ongoing journey—one that adapts as times and priorities change. Shaftesbury's Neighbourhood Plan, initiated in 2018, has steadily progressed, shaped by the dedication of local residents. This latest update, reviewed in 2025 and finalised in July 2026, builds upon previous work, ensuring the town's future remains guided by informed public input and a commitment to sustainability.

The 2018 plan, made in 2021, captured a comprehensive reflection of public opinion on Shaftesbury's future at the time. However, the past five years have presented significant national and global challenges—spanning Brexit, the Covid pandemic, political shifts, and serious environmental concerns—which have necessitated critical updates. This latest version, reviewed in 2025, reinforces and expands upon the earlier vision, ensuring Shaftesbury's priorities remain forward-looking and resilient.

Throughout this journey, collaboration between the town council and volunteers has added practical detail to Shaftesbury's response to the climate and nature emergency. As part of this commitment, Shaftesbury Town Council has declared Shaftesbury to be Britain's first *Nature Friendly Town* and, more specifically, an *Orchard Town*. This means that our vision includes enhanced biodiversity within the town—such as orchards in public places, wildlife corridors linking the urban landscape to the countryside, and the establishment of a developer-free *Green Wheel* to protect natural spaces.

Whilst this Neighbourhood Plan celebrates Shaftesbury's rich history, its true purpose is to shape the town's future and ensure that sustainability and the recovery of the natural world is at the heart of all future development .

To quote Sir David Attenborough: 'We must always remember in defining any human activity that we are a part of nature and not apart from it.'

Shaftesbury Neighbourhood Plan Advisory Committee



1.2 What is a Neighbourhood Plan?

The Neighbourhood Plan is a set of guidelines that will ensure that planners consider Shaftesbury's heritage and setting and the needs and aspirations of residents when assessing new development.

The government does not allow Neighbourhood Plans to block development. We can't say that we don't want any more houses built, for example. Instead, our plan will help ensure that any new development is appropriate to its setting and is sustainable.



Neighbourhood Plans have no power to demand that new facilities are built, either. We have no authority to request another doctors' surgery, school or car park, for example. But a Neighbourhood Plan can highlight the need for such facilities, and give guidance on where these could be developed and what they might look like, if they do get built.

The 'planners' are the 'decision makers' who determine planning applications. These decision makers include planning officers, members of the Planning Committee, planning inspectors, and even the Secretary of State. Planners can easily be interpreted as just the planning officers at the Council who, although they make the majority of planning decisions, are not the only ones who can do so.

People want to live in Shaftesbury. We enjoy a strong community spirit. There's a thriving arts sector, interesting independent shops, our lively street market, and good schools. Shaftesbury's setting is stunning. Green slopes, ancient woodlands and the chalk downs surround us. As you climb up through the ancient, tree-lined holloways to reach our historic Saxon hilltop town, you get a sense that this really is a special place.

You probably care passionately about Shaftesbury. That's why you are reading this document. A team of volunteers who feel the same way has created this Neighbourhood Plan, and has also been involved in its review. We're all residents, we all love our town and we want to protect the unique aspects of Shaftesbury life that make this an exceptional place to live.

This plan is a blueprint, a guide for planners when they make decisions about our town's future. The plan is different to any strategy that has been prepared before and it's based on what you've told us. We've surveyed fellow residents to find out what needs to happen to make life better here. Each and every one of the policies in this plan is based on research, evidence gathering and consultation.



The policies in this document should be used when planners assess applications for new individual homes, housing estates and commercial or community premises in Shaftesbury. The plan should also guide the planners when they need to decide whether property owners may change the use of their premises, from shops to living accommodation, for example. The plan runs to 2031, although it may be reviewed and the plan period extended in the future. The first Neighbourhood Plan was adopted in June 2021 following a local referendum, when over 85% of those voting in Shaftesbury voted 'yes' to this plan.



1.3 Why should I read it?

Some Shaftesbury developments have used high quality building materials, appropriate to their setting within the town or countryside. At the other end of the scale, some projects have paid little reference to their location and their construction and finish has not been well received.

A Neighbourhood Plan can inform planners what our town's residents expect from the style and design of new developments. People who make the decisions which impact on Shaftesbury are not necessarily based here. They may be unfamiliar with our town and our aspirations. With a Neighbourhood Plan in place, developers or local government officials will quickly understand what Shaftesbury people want.

It is important to understand that the Shaftesbury Neighbourhood Plan policies cannot block development that is already part of the wider Local Plan which covers the whole of the former North Dorset district. But Shaftesbury's Neighbourhood Plan can shape where that development will go and what it will look like.

Again, we need to stress that we are not allowed to say 'NO' to any more development. We know that many Shaftesbury residents have strong views about more building. This plan cannot promote less development than set out in the strategic policies for the area or undermine those strategic policies. But it can highlight those undeveloped green spaces which are especially important to the local community and should be protected. It can also set out what the community expects from any new development.

The wide-ranging policies in the Shaftesbury Neighbourhood Plan touch on nearly every aspect of Shaftesbury life. If you shop or socialise, play sport, work, walk or drive in or around our town, we think that you will find at least one policy which addresses your concerns or experiences.

This Neighbourhood Plan is not a publication that will be forgotten about. It won't sit on a shelf, gathering dust. It may need to be updated as circumstances change in the future. Just like our town, it will need to be adapted to cater for new demands and to embrace fresh ideas.

Through the first review of this Plan, we identified some elements that needed updating or strengthening, and we asked the community for feedback on these changes, which were then considered by an Independent Examiner. With a few minor updates, he felt that the updated Plan 'should continue to prove to be a useful tool for future planning and change within Shaftesbury over the coming years.' Our hope is that it can continue to preserve the character of our small, unique Dorset town and keep it vibrant. Not just for us, but for the next generation of Shaftesbury residents.

Gold Hill



1.4 How to read this document

We have split the Neighbourhood Plan into two separate parts.

Part 1—Sections 1 to 6 will be of interest to most people who care about Shaftesbury. It explains how Shaftesbury has developed through time and outlines some of the challenges we face today as the town continues to grow.

Part 2—Appendices and Supporting Information contains more technical information, references and evidence. If you are interested in the background behind some of the ideas, you may find it useful.

The plan follows themes. We have colour-coded each section in the hope that it makes it easier to follow.

The **Town Centre** section is blue

The **Housing and Employment** section is yellow

The **Green Infrastructure** section is green

The **Design and Heritage** section is purple

The **Community, Leisure & Tourism** section is pink

Quick Read

We understand that not everyone has the time to read this entire document. It is large! So, we've created a Quick Read option like this. On each page, we have summarised each of our policies or explained technical terms that you might be unfamiliar with. If you're in a rush, you can get an understanding of what we hope to achieve by browsing the quick read notes.

POLICY

The actual planning policies (which are what planning applications are tested against) are shown in shaded panels coloured for the section, like this.

You might be interested in reading more about your local area and seeing how consultants have compared it to other districts of Shaftesbury. You will find separate mini chapters in **Design and Heritage** on:

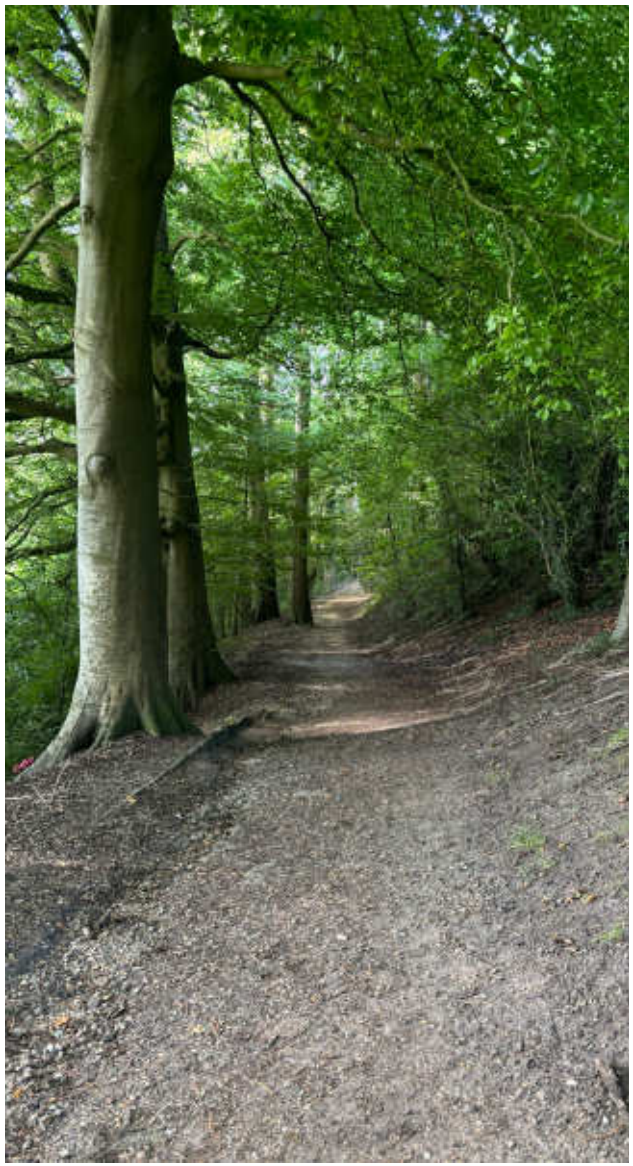
- Bimport
- The Town Centre
- St James
- Grosvenor Road, Barton Hill and Cockram's Field
- Layton Lane
- Cann
- Enmore Green
- East of Christy's Lane

Policies in this plan are written to cater for a wide range of planning applications, which means that some flexibility needs to be built into the policy tests on occasion.

Where words such as '**will**' or '**must**' have been used, this means that the policy test must be complied with and it is not expected that there will be exceptions made to this policy.

Where words such as '**should**' or '**is encouraged**' are used, this means in general it is expected that the policy test will be met, but recognises that there may be exceptions made due to specific circumstances. It does not imply that the policy is optional. If an applicant considers that their case is an exception, then they should include information explaining the reasons why they consider such an exception should be made.

Pine Walk



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1.6 Our population

The first population Table in **Appendix N** shows the anticipated population growth in the town from 2011 to 2031 and this equates to about a 45% increase. This has been updated based on more recent housebuilding rates (to 2022), projections and the 2021 Census data that is now available.

The second Table in **Appendix N** highlights a 25% increase in Shaftesbury's population from 2011 to 2021, which is the highest in North Dorset (the second highest being a 5% increase at Blandford).

3,234 more people in 2031 v 2011	Equates to **45% increase**
1,468 more houses in 2031 v 2011	

Strategic Planning Policies

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 focuses for growth. As part of this work, consideration was given to the amount of development that was needed and would be appropriate for each town. Local Plan Policy 2: Core Spatial Strategy identifies Shaftesbury as one of the four main towns in North Dorset, where growth will be focused.

For Shaftesbury, it has long been recognised that the potential for expansion is limited by the landscape and biodiversity constraints. There are steep 'slopes' to the south, west and north of the town centre, and further development in these directions would either be impracticable, harmful to valuable landscape views or harmful to the heritage of the town. There are also areas protected for their biodiversity value on these slopes. The boundary with Wiltshire Council lies to the east of the town, and edge of the Cranborne Chase National Landscape runs close to this boundary. There are only a limited number of potentially developable sites where the town could grow.

The main planning objectives for the town are included in Policy 18 of the Local Plan, whilst Policy 12 of that document supports town centre enhancement and growth.

A number of more detailed (non-strategic) policies from the earlier 2003 Local Plan have been saved, for example in relation to safeguarding the character of the town.

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

Emerging Dorset Local Plan

In early 2021 Dorset Council published the first draft of its new Local Plan, which will eventually replace the North Dorset Plan. A further draft is likely to be issued in Summer 2026, and the plan should be finalized by the end of 2027. Whilst the first draft is not given any significant weight in planning decisions, it is worth noting that it does not propose any further growth around Shaftesbury other than the sites already planned.

Basic Conditions

Legislation requires Neighbourhood Plans to be accompanied by a Basic Conditions Statement which confirms, for example, that the document meets legal requirements, has regard to national and strategic policies; and will contribute to the achievement of sustainable development. This will be checked as part of the Examination of this Plan. A copy of the Statement accompanying the original Neighbourhood Plan can be found on Dorset Council's web-site. https://www.dorsetcouncil.gov.uk/w/shaftesbury-neighbourhood-plan-2019-2031

1.7 The Neighbourhood Plan area

The Shaftesbury Neighbourhood Plan can only influence decisions on planning and development within the boundaries of the parish of Shaftesbury, the Town Council's area.

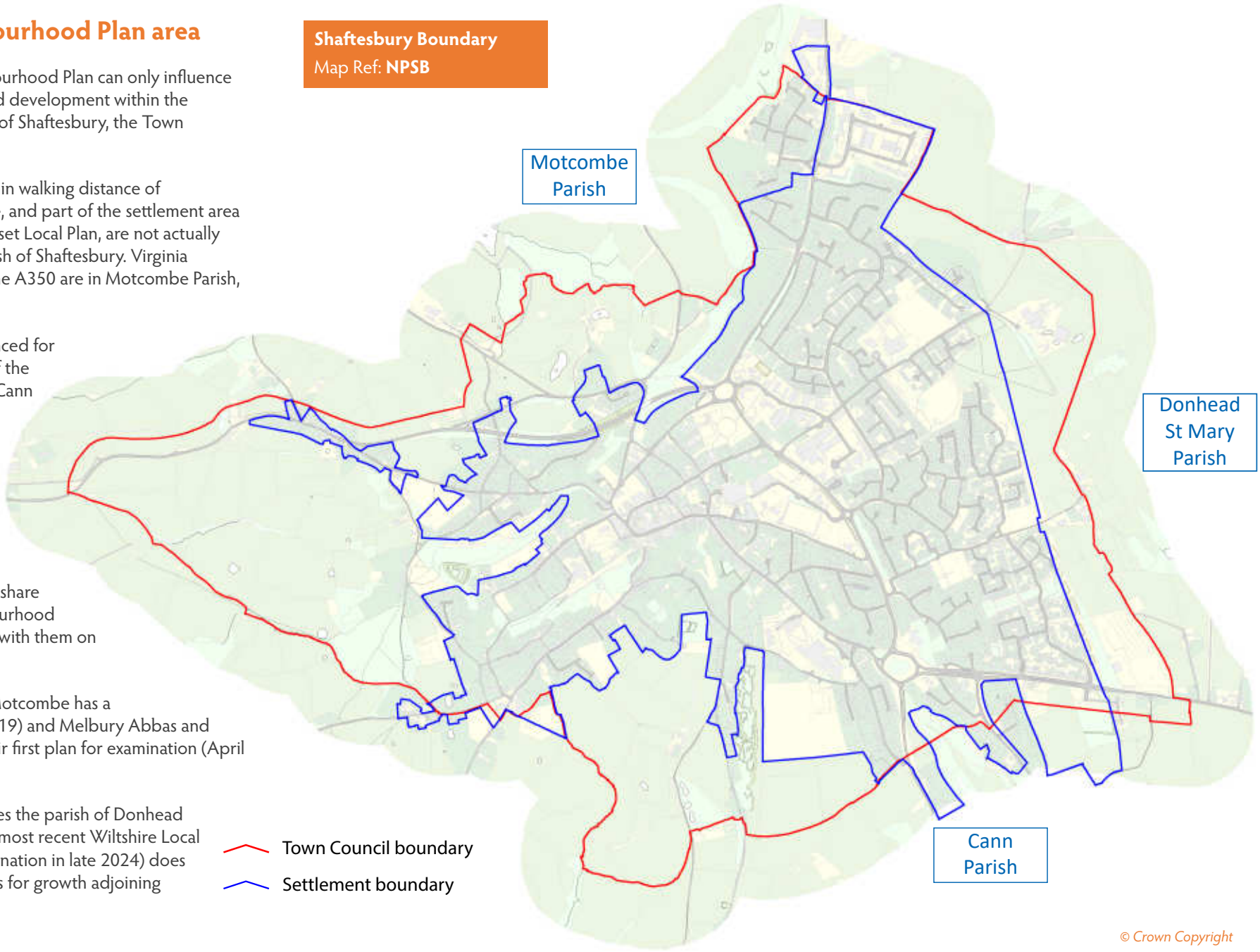
Some places that are within walking distance of Shaftesbury Town Centre, and part of the settlement area defined in the North Dorset Local Plan, are not actually in the administrative parish of Shaftesbury. Virginia Hayward's premises on the A350 are in Motcombe Parish, for example.

Some of the land ring-fenced for employment use south of the A30 Salisbury Road is in Cann Parish. Parts of the Lower Blandford Road, Higher Blandford Road and Foyle Hill are also in Cann Parish.

We have and will continue to liaise with neighbouring councils to share the Shaftesbury Neighbourhood Plan policies and engage with them on the content of the plan.

The adjoining parish of Motcombe has a Neighbourhood Plan (2019) and Melbury Abbas and Cann have submitted their first plan for examination (April 2025).

To the east of the town lies the parish of Donhead St Mary in Wiltshire. The most recent Wiltshire Local Plan (submitted for examination in late 2024) does not contain any proposals for growth adjoining Shaftesbury."



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1.8 Aims, objectives and vision

Vision for 2031: "Shaftesbury is the best example of how an historic, hilltop market town adapts and thrives in the 21st century, working towards net-zero emissions whilst keeping its unique identity and character and respecting its beautiful countryside setting and nationally renowned views."

Shaftesbury is one of England's most historic settlements and was established around the Abbey in the year 888. The town we love today has been shaped by its history as a place of pilgrimage and as a successful market town.

Our street layout reveals a great deal about our heritage. Different areas of our town have their own unique feel and character. Retaining that sense of place and individuality is really important to the Neighbourhood Plan.

The historic 'core' comprises a single main street, the High Street, and parallel lanes, like Bell Street and Bleke Street.

The Medieval market town to the east is made up of an irregular grid of streets and lanes, including Muston's Lane and Angel Lane. A pattern of roads spreads out from the town to nearby settlements.

Below the hilltop is St James, an early 'suburb' of the town. The settlement follows one long street.

Historic buildings form a major part of the character of Shaftesbury. The majority of modern suburban development is largely concentrated to the east of the historic town. Smaller areas of modern housing are found on the edges of Enmore Green, St James and Cann.

Modern suburban development in Shaftesbury is typical of its period. It has little local distinctiveness.

Open and wooded areas on Shaftesbury's historic hilltop and on the steep slopes around the town include Abbey Park and Castle Hill, both settings for ancient monuments. These, and the long views across the Blackmore Vale to the north, west and south, contribute significantly to the distinctive rural hilltop character of the town and are a magnet for many British and overseas visitors.

The nationally important landscape of the Cranborne Chase National Landscape, designated as an Area of Outstanding Natural Beauty, wraps around the north, east and south sides of the town, which has international acclaim for its dark night skies.

Our work has comprehensively covered all aspects of the town relevant to neighbourhood planning. We have used five different themes to present this:

> ***"We must always remember in defining any human activity that we are a part of nature and not apart from it"***
>
> *Sir David Attenborough*

- The Town Centre
- Housing and Employment
- Green Infrastructure
- Design and Heritage
- Community, Leisure & Tourism

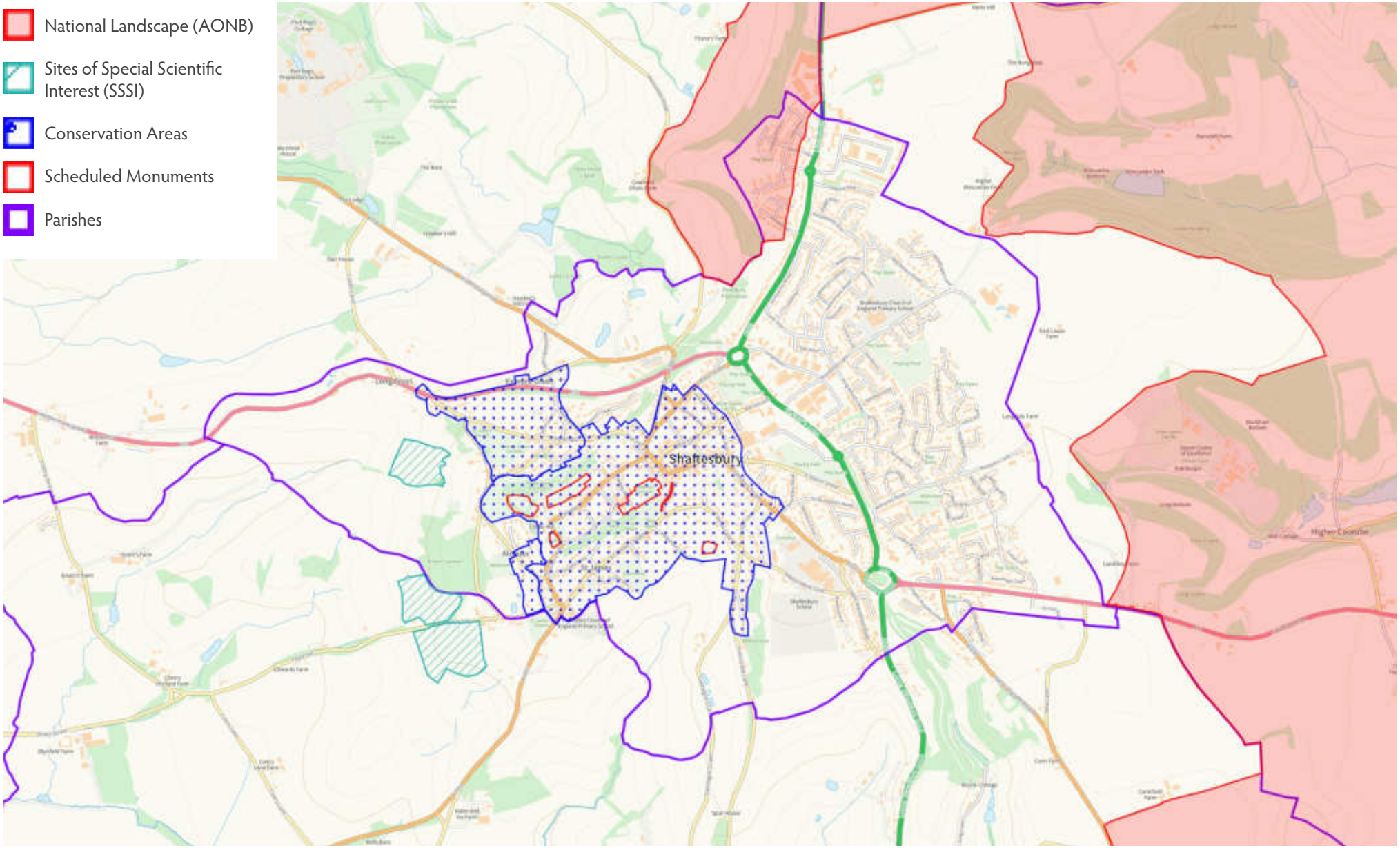
There are a number of policies within these headline themes, that will be used to guide planning decisions. These policies aim to:

- Support projects and proposals that go beyond the current standards for sustainable development, including zero carbon, significant biodiversity benefits and the take-up of sustainable transport modes
- Support the vibrancy of the town centre, with its independent shops and markets, and strong association with arts/crafts
- Ensure further housing and employment provision reflects the needs of local residents and businesses – in this review we have added in specific policies to ensure the sites that are likely to come forward within the town are sensitively developed
- Protect important green spaces and corridors, and maximise their potential for recreation, walking and cycling links and as wildlife areas
- Make sure that new buildings are of high quality that complement the best of Shaftesbury whilst being environmentally friendly
- Establish that the social, educational, healthcare and road infrastructure is sufficient for future needs, and that any improvements are delivered in a timely manner.

Enmore Green



Key environmental constraints



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Vision map

Protecting the town's green spaces, trees and countryside

- Important green spaces and tree groups
- Visually sensitive slopes

Protecting the town's heritage and key views

- The town's historic core
- Viewpoints

Strengthening the town centre and local facilities, such as at Mampitts

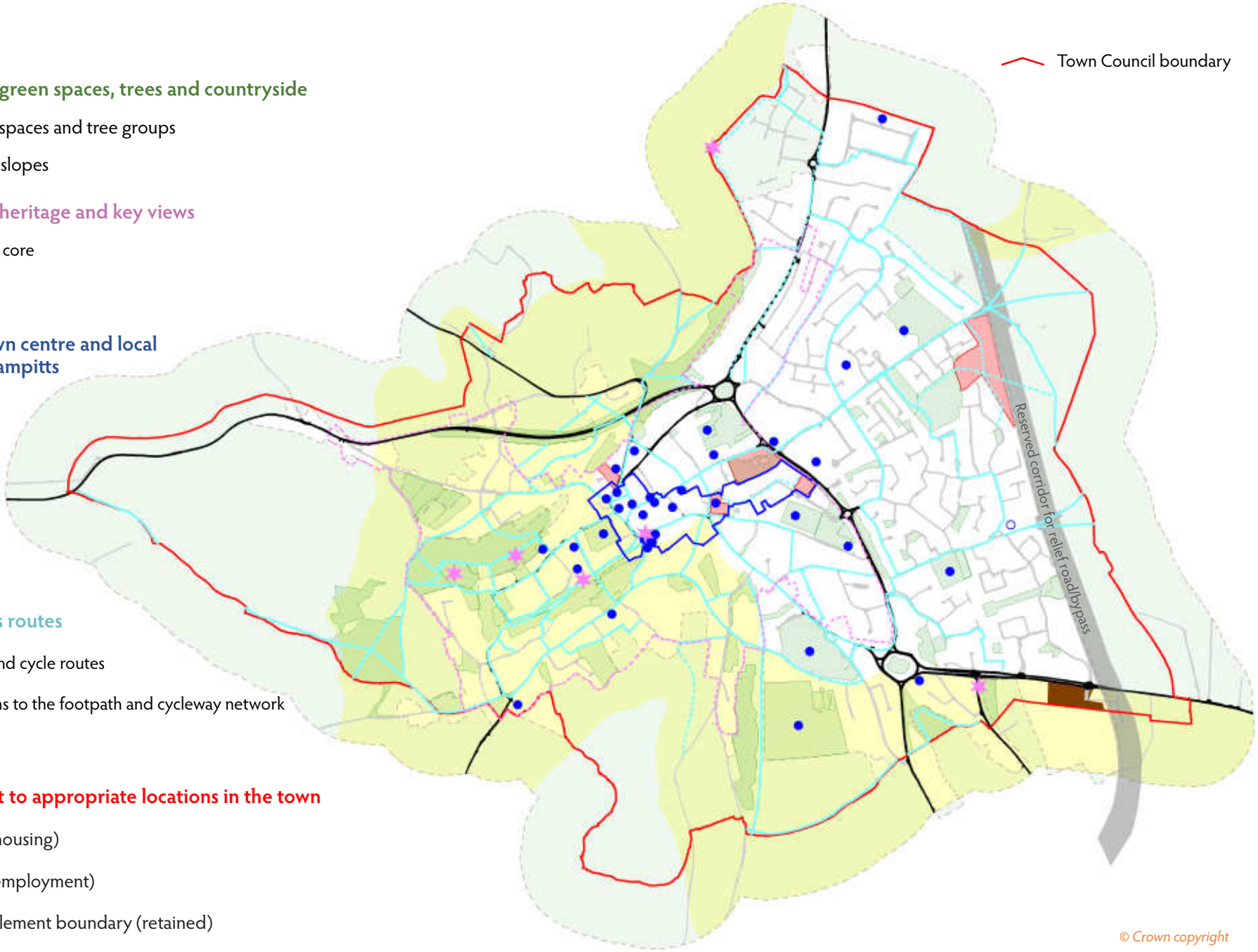
- Town centre
- Key community facilities
- Key community facilities (planned)

Improving local access routes

- Public footpaths and cycle routes
- Proposed additions to the footpath and cycleway network
- Public bridleways

Steering development to appropriate locations in the town

- Site allocations (housing)
- Site allocations (employment)
- Area outside settlement boundary (retained)



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1.9 Community views on planning

We have read and assessed the feedback from 'free form' comments from the previous Shaftesbury, Melbury Abbas and Cann Neighbourhood Plan questionnaire (2014), particularly focusing on the questions with the highest response. Free form comments are when someone writes down their ideas or suggestions without answering a specific question, so they are able to raise any topics they are concerned about.

Following on from this, we have run three more consultations. A mini survey was run in June 2018. This checked that the results of the earlier 2014 still held true. In February 2019, we consulted on our draft policy ideas to check that they were generally supported. And finally, in August and September 2019, we consulted on the first full version of this plan.

There were two questions in the February 2019 consultation that resulted in policy amendments (where a high percentage of respondents disagreed with the policy intentions we had suggested).

Even though many people agreed with the option to accept small scale affordable housing developments outside of the settlement boundary (which could mean building on green fields) over 60% of responses indicated no support for this policy.

We have listened to the community. As a result of this consultation feedback there is no specific policy on affordable housing. There is, however, insight relating to the needs of local people as defined in the Dorset Council housing register and therefore a project is included in **Appendix B**.

Another of our earlier draft policies suggested adding an additional floor to certain buildings in the town centre to create accommodation. Whilst nearly 60% of people agreed or felt neutral with upward extension of single storey buildings in the town centre, there were still a significant amount of responses that did not support this policy intention, so we have not encouraged this change.

Feedback from initial consultation in 2015—*summary of key points:*

Key Point	Number of responses	Additional comments in free-form text
The importance of protecting and enhancing the quality of housing development	752	205
Concerns about infrastructure, such as roads, public transport, community buildings **	828***	220
Concerns regarding healthcare and medical facilities	967	232
The importance of protecting and enhancing our open spaces and views	967	305
The need to improve the walking and cycling network	666	289

*** Includes questions relating to parking, traffic congestion, education provision, road safety, outdoor space, public transport and leisure facilities.*

**** An average of 828 responses based on a total of 10 questions relating to infrastructure.*

Percentage of residents concerned and personally affected by:

Key Point	Number of respondents concerned	% of responses
GP and health facilities: Had an unacceptable wait for an appointment within the last year	113	73%
Frequently unable to park within reach of where I need to go	68	44%
Traffic congestion: Frequent Delays on Shaftesbury's Roads	73	47%

Feedback from phase 1 consultation (February 2019)—*summary of key points:*

Key Point	Number of responses	Number of residents	% Residents
Residents who broadly agreed with the Town Centre Policy intentions	160	125	78%
Residents who broadly agreed with the Town Centre Policy intentions	232	132	57%
Residents who broadly agreed with the Housing and Employment Policy intentions	164	143	87%
Residents who broadly agreed with the Design and Heritage Policy intentions	142	118	83%
Residents who broadly agreed with the Community, Leisure & Tourism Policy intentions	158	128	81%

1.10 Climate change

During the drafting of our Neighbourhood Plan, the need for an urgent response to climate change has become more widely acknowledged. Public concern about the impact of a changing climate and the loss of biodiversity is increasingly apparent globally, nationally and in Shaftesbury.

Parliament, Dorset and many other councils, as well as Shaftesbury Town Council, have all declared a 'Climate Emergency'. The UK Government has committed to the achievement of net-zero carbon emissions by 2050.

Shaftesbury Town Council prepared its own Sustainable Communities action plan in 2020. This aims for the Town Council to be carbon neutral by 2030 and explores opportunities for the community of Shaftesbury to also attain that target.



Bug & Hedgehog Hotel at Queen Mother Garden

Feedback from the consultation on Shaftesbury's draft Neighbourhood Plan in the Summer of 2019 highlighted an over-arching issue was whether enough had been done to mitigate and adapt to climate change. This is an integral part of all the themes within the plan, so we have taken the opportunity to look again at our policies and projects, reinforcing them where possible.

Since that time, the Town Council has adopted the Sustainable Shaftesbury Action Plan 2023–31.

What can this Neighbourhood Plan help with?

Shaftesbury's townspeople have a high dependence on nearby towns and cities for services and employment, rely on car transport to a significant extent, and are vulnerable to rising energy prices.

Climatic changes and past farming practices have adversely impacted local wildlife and biodiversity.

Our characteristic tree cover is vulnerable to extremes of weather that are becoming more frequent.

The surrounding countryside is known for beef and dairy farming with relatively few local producers of fruit and vegetables. Areas of higher grade farmland lie primarily to the east of the town (including areas of Grade 2 farmland, which is amongst the best and most versatile agricultural land in the country). Farming can also help support wildlife and sustainable local food production.

We have a substantial elderly population whose health is at risk during heat-waves. Some of our older housing stock is not particularly well insulated or energy efficient.

Cutting carbon emissions can be achieved through reducing our need to travel and by reducing the fossil fuel-derived energy we use in our homes and our businesses. For a more sustainable future we'll need to be:

- Buying more locally sourced seasonal food, and reducing food and other waste
- Walking or cycling short distances, and using public transport or electric cars when travelling further
- Cutting down unnecessary business travel, for example by home-working, working locally and using video conferencing instead of travelling to meetings
- Retrofitting and decarbonising buildings, so that old and new buildings retain warmth in winter and remain cool in the summer
- Fitting renewable energy and water- saving devices, and generating more of our energy requirement locally using renewables
- Managing green spaces for biodiversity and creating places where wildlife can thrive
- Planting trees and managing pasture to increase carbon capture



1.10 Climate change *(continued)*

Many of the policies and projects in the Shaftesbury Neighbourhood Plan will help our transition to a low-carbon future. Our policies will have an impact on any new development, whilst our projects relate to existing buildings and green spaces or focus on making climate-smart lifestyle choices more accessible. Many of these projects align with Sustainable Shaftesbury Action Plan.

The relevant policy and project contributions as refreshed as part of the 2024 update are outlined by themes below:

The Town Centre:

- Developing the town centre as a safe and pedestrian-friendly public space—**Policy SFTC1** and **Project TC5**.
- Supporting our vibrant town centre so that people can shop locally—**Policy SFTC2**.
- Supporting the installation of electric (or other ultra-low emission) vehicle charging points—**Policy SFTC4**.

Housing and Employment:

- Making environmental sustainability a key consideration if development of new housing is proposed—**Policy SFHE1**.
- Reducing the need for commuting by requiring housing development to include provision for those working from home and by supporting local employment opportunities—**Policies SFHE2** and **SFHE3**.

Green Infrastructure:

- Protecting or promoting a network of biodiverse green spaces and green corridors, conserving established trees and hedgerows, planting more trees and ensuring appropriate species are used in new tree and other planting—**Policies SFGI1** and **SFGI3**, **Projects GI1** and **GI3**.
- Requiring energy-efficient lighting that protects dark skies and reduces light pollution that is harmful to insects—**Policy SFGI4** and **Project GI4**.
- Encouraging community-supported renewable energy generation—**Project GI5**.

Design and Heritage:

- Promoting green, environmentally sustainable building standards—**Policies SFGI2**, **SFGI3**, **SFGI4** and **SFDH7**.



Solar Panels on the Town Hall roof

Community, Leisure & Tourism:

- Supporting increased provision of allotments—**Policy SFCL1**.
- Giving proper consideration to routes for buses, cyclists, footpaths and green infrastructure in our housing developments—**Policies SFHE2** and **SFCL3**, **Projects CL2, CL3, CL4**.
- Improving connections with cycle routes beyond the town—**Project CL6**.





2. The Town Centre

2.1 The Town Centre: Key messages and aims

The context

Shaftesbury has some powerful advantages that set our town centre apart. It has a unique hilltop location with iconic views from Gold Hill. Shaftesbury centre is historic and picturesque and enjoys a range of independent shops. Economically, it is holding up reasonably well compared to other towns.


High Street

However, if our town centre is to continue to thrive, it will need to adapt and make the most of its benefits. Shaftesbury town centre needs to remain distinctive and to retain its appeal to both residents and visitors. There could be more leisure activities offered in the town centre.

Surveys have highlighted concerns with traffic congestion and parking. Although the Neighbourhood Plan cannot solve traffic problems, we do cover parking and we have recommended some projects that could help.

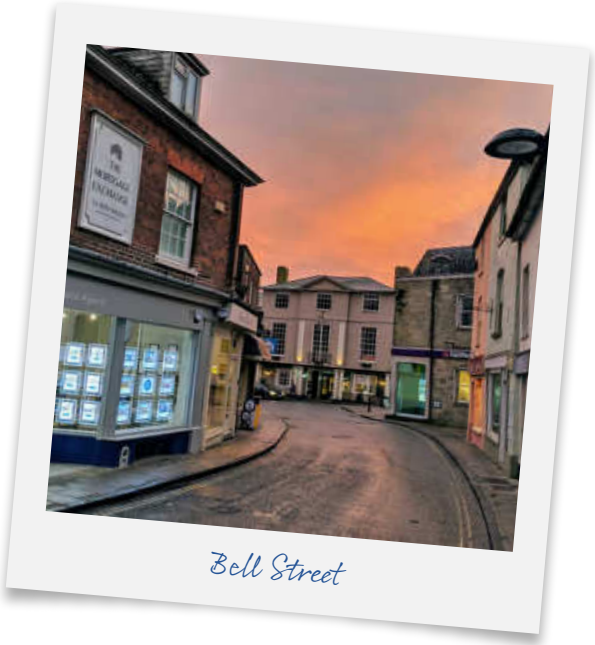
Key feedback from consultation

The policies developed have tried to take account of all the earlier consultations undertaken.

Key themes from these were:

- There is support for a varied selection of shops with independent stores and the market.
- Residents want to keep our distinct character and heritage.
- There are concerns about parking and congestion.

The initial consultation, conducted in February 2019, tested our draft policies, which indicated that people were in favour of the four draft policies for the town centre, but were not keen on the idea of allowing the upward extension of buildings in the town centre. So that idea was dropped.


Bell Street

What has changed since this plan was first made?

Business and shopper surveys carried out in 2020 indicated a strong level of support for the partial pedestrianization of High Street, which had been trialled during that year. An Artisan Market was trialled in 2023 and is now a permanent visitor experience on the second Sunday of each month.

The new Lidl Store on Christy's Lane was opened in late 2021—it is unfortunate that a direct pedestrian link from there through to the Town Centre could not be provided. Three banks in the town centre closed their doors during 2022/2023.

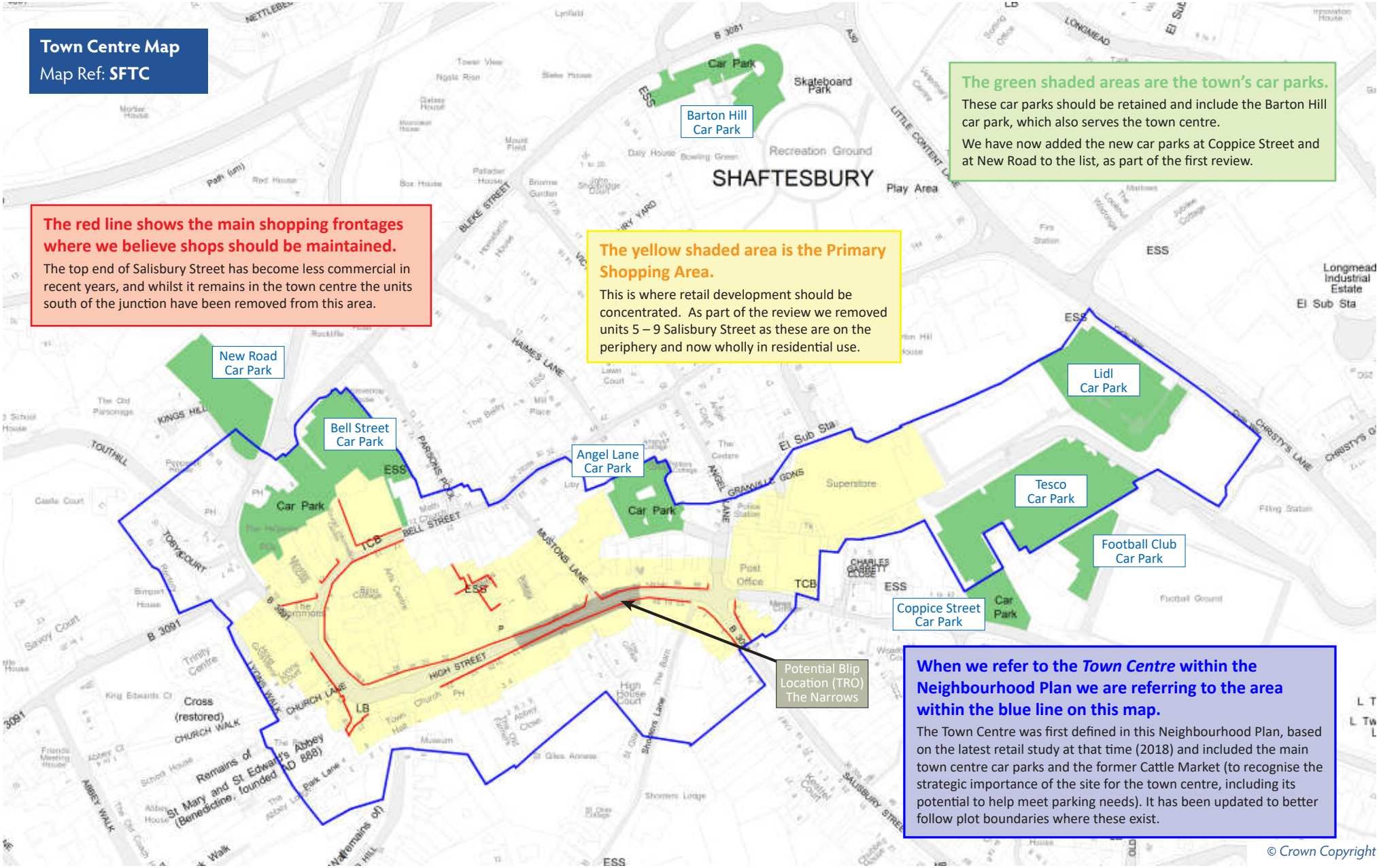
Land in Coppice Street, owned by the Town Council, was laid out to provide a further 32 long stay parking spaces to serve the town centre. An additional 70 spaces have been added with the opening of a privately run car park off New Road.

Dorset Council published a new retail and leisure study (2022), which made a number of suggestions on how planning policies can support our town centres. The evidence does not suggest any need to expand Shaftesbury town centre, recognising that sites in more peripheral locations may be more economical as housing.

Key messages for the town centre

- Retain a variety of retail businesses and a strong presence of independently owned shops
- Strengthen leisure-based opportunities and be a vibrant social centre for the whole community.
- Enhance the centre's attractiveness and character for visitors and residents alike
- Improve its accessibility, balancing the needs of pedestrians, cyclists and car users.

2.2 What is the Town Centre?



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2.3 Development within the Town Centre

What does Policy **SFTC1** set out to do?

To define the Town Centre and our priorities for development in that area.

This includes independent shops, enhanced leisure and tourism, the potential for commercial offices and flats above shops, and a welcoming and charming historic environment.

Details:

Our survey has told us what you value from our town centre and what could be made better.

In line with national and local plan policies, any retail development outside of this area must not adversely affect the vitality and viability of the town centre. The latest Dorset Council retail study advises applications for new shops or other town centre uses outside of the town centre with a floorspace over 280m^2 will therefore need to be accompanied by an impact assessment.



High Street Shop

POLICY SFTC1

Development proposals within the town centre area (the area within the blue line on Map SFTC) will be supported if they meet one or more of these following aspirations and do not undermine others:

- maintain a strong and vibrant retail presence within the town centre area.
- enable the continued presence of a varied range of small independent shops.
- ensure the continued operation of the street markets.
- enhance the leisure activities for both residents and tourists. These could include cultural, arts and community venues, additional overnight accommodation and food or drink establishments.
- provide opportunities for office-based employment, which complement and support the town centre's vitality and viability.
- offer opportunities for housing on otherwise underused upper floors where these are shown to be no longer suitable for commercial use.
- protect and enhance the town centre's historic and architectural charm.
- create a safe and pedestrian-friendly public space.
- provide sufficient public and private car parking for the town centre and the parking provision caters for forecast future needs.

Why is enhancing leisure important?

Leisure uses, such as cafés and restaurants, cultural and recreation facilities all bring people into the area and strengthen the commercial viability of the town centre as a whole.

The range of leisure services offered in Shaftesbury is limited and in 2018 made up only 13.9% of total outlets compared to the UK average of 23.9%.


Town Hall



High Street Shop

Why do we need to maintain a vibrant town centre?

The findings of the 2018 'health check' for Shaftesbury town centre painted a largely positive picture. On most measures Shaftesbury fared better than national averages and other towns in rural Dorset. For example, the shop vacancy rate was recorded as 3.9% compared with a national average of 11.2%.

The Covid pandemic posed the most significant challenge to the commercial leisure industry in recent years, challenging businesses to rethink how best to connect to their customers. This has, if anything, reinforced the importance of flexibility (supporting changes in how businesses can best meet customer needs), and the importance of the outdoor environment in creating attractive and healthy places.

During public consultation, many members of the Shaftesbury community raised concerns about the level of traffic in the High Street. A project is underway to look at the potential of the partial pedestrianisation of the town centre (limited to certain times/days). This, however, will need to consider practicalities, cost feasibility, and impact on deliveries, footfall and retailers.

When people were asked what they most liked about Shaftesbury Town Centre, the two key features most frequently mentioned were "attractive environment/nice place" (29.4%) and "good range of independent shops" (17.1%).

Why is tourism important?

Tourism is important to Shaftesbury's economy. Each year, our town receives 472,000 day visitors and 19,000 people stay overnight. Visitors spend £18.3 million locally each year and that supports 370 local jobs.



Grosvenor Arms Hotel



Artisan Market



Busy High Street, Fringe Festival

Quick Read

What does this policy mean and why is it important?

The term 'town centre' means different things to different people. This is a planning document and we need to make sure we are clear about the precise area that we are referring to.

It also sets the scene in terms of what is important to consider when planning decisions are made.

2.4 Uses allowed within the Primary Shopping Area

What does Policy **SFTC2** set out to do?

To define the primary shopping area and main frontages, and the different uses/changes allowed that should support the vitality of the town centre.

Whilst shops remain important, other uses that bring people to, and generate activity in, the town centre will also be encouraged.

Within the section known as The Narrows, the restricted width causes major difficulties for deliveries and collections.

POLICY SFTC2

For the main shopping frontages within the primary shopping area (as shown by the red line on **Map SFTC**), the use of ground floor or street level units should fall within one or more of the following use classes:

- Commercial, Business or Service (Class E)
- Learning and non-residential institutions (Class F1)
- Local community (Class F2)
- Other sui generis uses deemed compatible, including: public house or drinking establishments; hot food takeaway establishments (except within the section known as The Narrows, as shown on **Map SFTC1**); live music venues; theatres; cinemas; concert halls; bingo halls; and dance halls.



Bell Street Shop



Thursday Market

Quick Read

What does this policy mean and why is it important?

If all of the shops in the High Street became offices or residential properties, the town centre would soon feel very different.

Local jobs and our town's economy could be affected. We don't feel that a row of offices should be allowed to replace retail shops in the High Street, for example.

However—because there are national permitted development rights, not all changes require planning permission. A short explanation of the Use Classes and Permitted Development Rights are provided in Appendix O.

A minor change has been made to the primary shopping area at the top end of Salisbury Street, to reflect the fact that it has become less commercial in recent years.



Bell Street Shop

2.5 Town centre shop fronts and public realm design

What does Policy **SFTC3** set out to do?

To preserve and enhance the character and design of our historic town centre through the application of character and design guidance to any proposed future development or redevelopment.

The historic buildings and character of the town centre already have a high degree of protection because of the large proportion of Listed buildings and because much of the area is also part of the Shaftesbury Conservation Area (since 1970). The Dorset Historic Towns Survey of Shaftesbury (2011) usefully describes the town's historical development and how this has shaped its character.

An important emphasis is that any new building will be of very high quality, that enhances the town centre, both in its architecture and materials used. This does not mean that it must reference the surrounding historic architecture or local building materials, but that in its heritage-led design and realisation, it is a development of which the town can be proud.



High Street Signage

As part of the review, we have included a Shop Front audit under Project TC3 to help monitor changes to shop fronts and inform future decisions on how to improved the High Street.

POLICY SFTC3

In Shaftesbury Town Centre any street lighting, street signs, litter bins or benches should be consistent with the guidance set out in the Shaftesbury Design Guidelines.

Shopfronts need to retain entrances and openings so people can access them from the street and so they appear connected with, and provide interest to, the street.

The loss of historic shopfronts will be resisted. They should be maintained and enhanced through adopting the following principles:

- Shop front signage should preserve and enhance the historic character of the shopfront—painted fascias and swing signs will normally be preferred; plastic signs are discouraged
- The introduction of solid or perforated external security shutters that would have a detrimental impact will be resisted
- Any alterations or replacements of windows and doors should favour painted timber as the primary material. Doors and windows should retain the traditional design and glazing, where possible, although more energy-efficient glazing options may be supported, including where this would help improve visibility into retail units.
- The merging of adjoining shops or units together may be favourably considered provided that the external integrity and historic nature of the front of the building(s) is preserved. The design must be reversible.

The redevelopment of late 20th and early 21st century buildings that detract from the historic character of the town centre will be encouraged where this would enhance the historic character of the area.


High Street

Quick Read

What does this policy mean and why is it important?

Shaftesbury is unique. If our town centre streets are altered without consideration for their heritage, they will be ruined, perhaps forever.

However sometimes changes may be necessary for a variety of good reasons—such as where more energy-efficient glazing would overcome issues relating to condensation or poor visibility within the shop premises. Where this is the case, the design can still aim to reflect the traditional shop fronts as far as practical.

2.6 Town Centre parking

What does Policy SFTC4 set out to do?

To ensure that planning decisions pay full regard to congestion and the need for parking in the town centre, as the provision of sufficient and affordable parking is critical to the centre's continuing success.

National planning guidance recognises the need to improve the quality of parking in town centres so that it is convenient, safe and secure, alongside measures to promote accessibility for pedestrians and cyclists. The Government also sees a role for plans to take a 'vision-led approach to identify transport solutions that deliver well-designed, sustainable and popular places'.

Whilst this plan fully supports the provision of a well-connected network of safe and attractive walking and cycling routes that connect the town centre to the outlying residential areas (see **Policy SFCL3**) and the Sustainable Shaftesbury Action Plan proposals for Travel and Transport, the town's topography, rural hinterland and tourist economy all contribute to the fact that many people using the town centre will continue to arrive by car.. The Shaftesbury Parking Study provides further evidence of the importance of retaining sufficient parking spaces for the town's vitality.

With increasing levels of take-up of electric vehicles, it is also important to ensure provision is made for electric/ ultra-low emission vehicle charging points. Where and how these are installed to serve the town centre should be carefully considered, to best meet parking demands.

Since the Neighbourhood Plan was created, the Cattle Market site has been redeveloped by Lidl and includes 119 spaces, but with poor pedestrian links to the town centre. The Town Council has provide a further 32 long-stay spaces on land at Coppice Street (and acquired a further 30 at the rear of the Football Club on a long lease). The old ATS site off New Road is now a car park with 70 spaces.

POLICY SFTC4

Proposals that increase the level of parking provision for the town centre should be strongly supported.

Developers may be required to provide financial contributions to help fund the provision of additional off-street parking spaces and improvements to parking management. This would apply if the development, cumulatively with other planned developments, would increase parking pressures in the Town Centre area causing an unacceptable level of harm.

Proposals that reduce the number of off- street parking spaces to serve the town centre will be resisted.

Proposals for installation of electric/ultra-low emission vehicle charging points should be supported. This should not harm existing heritage assets or the roots of protected trees.


Coppice Street Car Park

Planning policies that seek to increase parking provision are unlikely to be sufficient on their own. Practical measures are needed to manage demand and congestion. The recent Shaftesbury Parking Study proposes options including using signposting, altering the length of stay and better enforcement. This needs to be done in partnership with Dorset Council, alongside wider transport considerations.

Community, Leisure & Tourism Policy 3 also sets out to achieve safe walking and cycling routes that are well connected with the town centre and other key areas.

Quick Read

What does this policy mean and why is it important?

The Neighbourhood Plan commissioned the Shaftesbury Parking Study. Data collection and surveys were undertaken in late 2018 for the four car parks serving the town centre at the time—Bell Street, Angel Lane, Tesco and Barton Hill.

Observations were also undertaken of on-street parking.

The main conclusions of the study are:

- **Car parking is in high demand in Shaftesbury.**
- **Car parks are heavily used.**
- **Demand has increased since the previous survey in 2005.**

The Town Council will continue to monitor the impacts of changes to parking serving the Town Centre.

3. Housing & Employment



3.1 Housing and Employment: Key messages and aims

The context

Policy 6 of the North Dorset Local Plan advises that the scale of housing development in Shaftesbury will be at least 1,140 homes between 2011 and 2031. That figure is not an upper limit.

The Local Plan is the North Dorset area blueprint for development. It covers the future use of land and planned infrastructure changes for a much bigger area than just Shaftesbury.

The Local Plan deals with Shaftesbury, Gillingham, Blandford, Sturminster Newton, Stalbridge and places in-between. If you think of the Local Plan and Neighbourhood Plan in terms of a hierarchy, or a 'pecking order', then the Local Plan sits above this Neighbourhood Plan in that it sets out the strategy for a much wider area.

The Neighbourhood Plan cannot change a Local Plan policy. But the Neighbourhood Plan can create a policy which offers more local flavour to a Local Plan policy, in order to meet Shaftesbury's specific needs.

In 2017, when the first version of this Neighbourhood Plan was prepared, the Local Planning Authority announced that there was not enough land with (or likely to get) planning permission which could then be built on to meet potential housing requirements over the next five years. Because of that, the Local Planning Authority was under immense pressure to allow more housing, and sites that were outside settlement boundaries and which would normally be refused were allowed. In October 2024 Dorset Council was finally able to demonstrate a 5-year housing land supply (a position confirmed by the Planning Inspectorate), but by December 2024 the Government had changed the way housing targets are to be calculated, nearly doubling Dorset's housing requirement. When there is a housing shortfall, sites outside the settlement boundary may get planning permission more easily, because the policy of restricting development in the countryside outside of this boundary is given less weight. However, the policies in the Neighbourhood Plan can be strengthened if we can identify suitable sites to meet our identified housing requirement.

Shaftesbury people have been very clear in their response to our previous consultations that they do not want housing developments on the countryside, or slopes that surround our town. That's why we are not altering the settlement boundary.

In the initial consultation we asked whether locals would agree or disagree with the construction of affordable housing outside the settlement boundary. Even when considering building homes that would provide accommodation for essential workers or local people, the message was clear. 61% of respondents opposed building on fields and open land.



New Build North at Littledown



Development Land near Lidl

What's the settlement boundary?

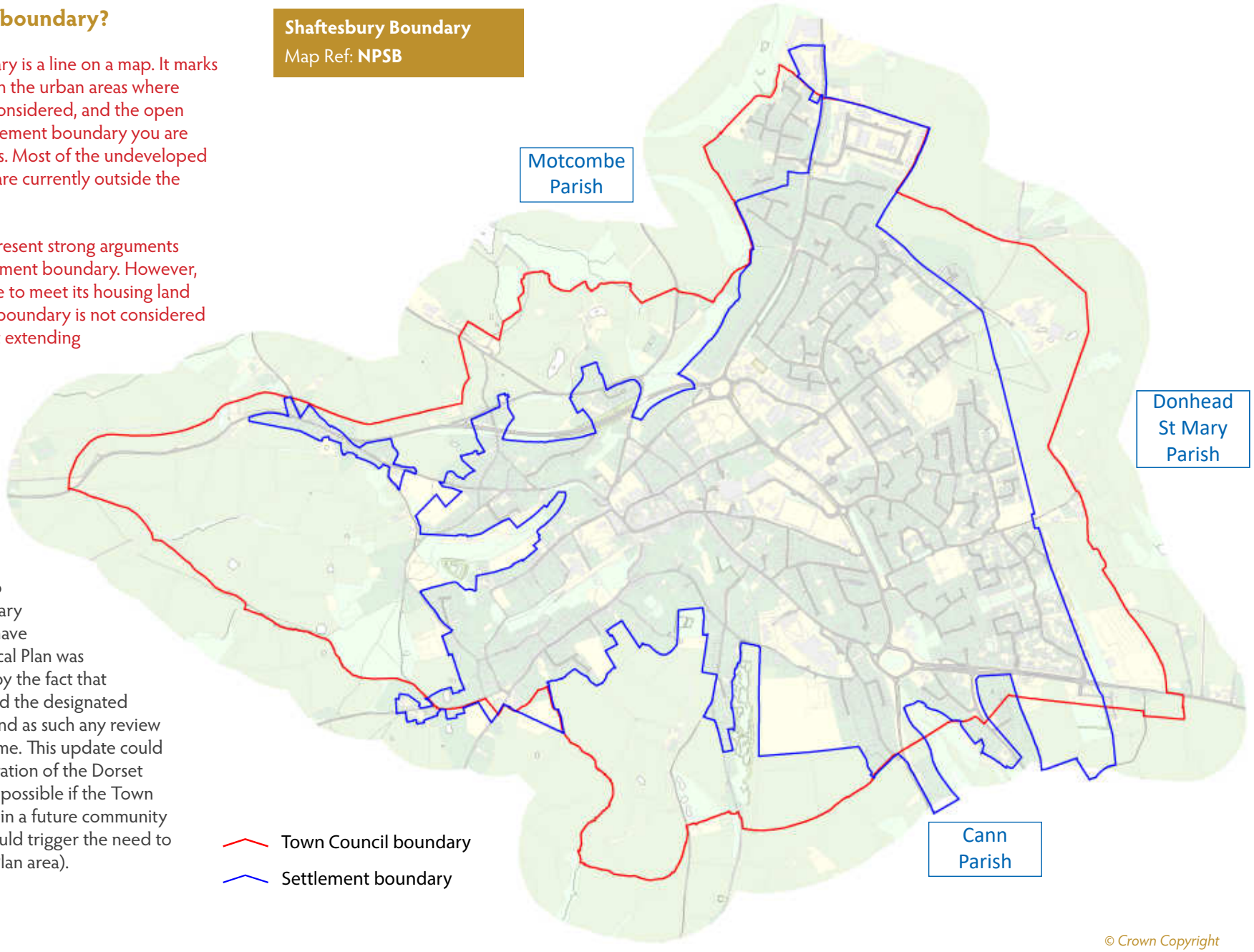
The settlement boundary is a line on a map. It marks the separation between the urban areas where building would normally be considered, and the open countryside. Outside the settlement boundary you are more likely to find green fields. Most of the undeveloped areas of Shaftesbury's slopes are currently outside the settlement boundary.

Usually, developers have to present strong arguments for building outside the settlement boundary. However, when Dorset Council is unable to meet its housing land supply target, the settlement boundary is not considered a firm barrier to development extending beyond into open spaces.

An example of where this boundary was breached during the period that Dorset Council could not meet its housing target is the land off Higher Blandford Road.

Whilst it would be possible to update the settlement boundary to include those areas which have been developed since the Local Plan was adopted, this is complicated by the fact that the town area expands beyond the designated Neighbourhood Plan area—and as such any review could only be partial at this time. This update could be done as part of the preparation of the Dorset Council Local Plan, or may be possible if the Town Council boundary is changed in a future community governance review (which would trigger the need to update the Neighbourhood Plan area).

Shaftesbury Boundary
Map Ref: **NPSB**



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Shaftesbury has taken its fair share of new homes

The Local Plan requires 285 new homes for North Dorset for each year, from 2011 to 2031, and Shaftesbury's equivalent target was 57 new homes each year (1,140 homes in total). Homes could mean houses, bungalows or flats.

If we factor in an uplift to take account of updates to how housing needs are calculated, and taking account of the completions between 2011–2019, an appropriate housing target for our area would be about 600 homes over the plan period. This takes into account the Government's latest method for establishing the housing requirements which was updated in December 2024. The housing target for Shaftesbury for 2024 onwards no longer relies on the adopted North Dorset Local Plan strategy, but instead is based on Shaftesbury taking a proportionate share of the Dorset-wide figure (as it is not yet known how the Local Plan strategy will need to be adjusted to accommodate the higher Dorset-wide housing target it now has to meet). This has been agreed by Dorset Council as a reasonable interim housing target, and the calculations underpinning this are included in **Appendix N**.



Our research, which is based on the latest housing monitoring reports published by Dorset Council, shows that with the homes that have been built since 2019, the sites that have been granted planning consent, and other opportunities within the settlement boundary, the town should deliver more than 670 new homes during this period. For more detail on this please refer to **Appendix N**. This supply is likely to be an underestimate based on the additional infill sites identified in this Plan coming forward. Therefore, until such time as the new Local Plan is prepared, the evidence suggests that Shaftesbury will have more than met its quota, including a reasonable uplift based on the most recent Dorset-wide housing target, without amending the settlement boundary.

Balancing housing and employment

The *Dorset and BCP Employment Land Study (March 2024)* has considered the need to balance housing and employment land provision, as the housing provides the basis for labour supply, and impacts on where businesses may choose to locate and wider travel patterns. The report recommends that "It would be reasonable for Dorset's market towns to be seeking to achieve closer to or above 15 sqm of employment space per dwelling in the round" (having fallen to averages well below this) and that it is important to ensure that each market town "has the ability to expand its employment land provision to support the local economy".

Why does this matter?

When the Local Planning Authority cannot meet its 5-year land supply quota, the Neighbourhood Plan cannot simply say 'no' to further housing, especially if it is affordable housing for local people.

In order to give our Neighbourhood Plan more strength, particularly in the scenario that the housing land supply falls below 5 years' worth, we are including site allocations for those sites within the settlement boundary which have not yet been built, but are likely to come forward in the near future and meet our housing needs. Without these allocations the plan would have less weight in decision making.

This is because paragraph 14 of National Planning Policy Framework requires our Plan to contain policies and allocations to meet the identified housing needs for our area, if the Plan is to be adhered to at such times.

As we have said, we are not looking to change the settlement boundary and we are not intending to identify further greenfield sites for housing. We feel strongly that any decision to release more housing land outside of the settlement boundary should be after the existing housing growth has been completed. We feel there is much to learn from how recent large-scale developments have been handled. Our emphasis is on making sure that what is built is something we can all be proud of.

The Local Plan process is intended to ensure that the wider impacts of significant further growth are properly assessed. This cannot easily be done for individual unplanned housing sites, in the scenario when the 5-year housing land supply quota is not met. The overall impact of several individual developments, when added together, can easily be missed. For example, the adjoining Donheads parishes have highlighted their vulnerability to poorly managed drainage systems (including lagoons) that could cause flooding—yet they are not consulted on planning applications in Shaftesbury unless it abuts their parish boundary.

In the first draft of the emerging Dorset-wide Local Plan (published in January 2021), Dorset Council did not suggest allocating any more sites for housing around Shaftesbury, recognizing that further development is likely to have significant impact on the town's character.

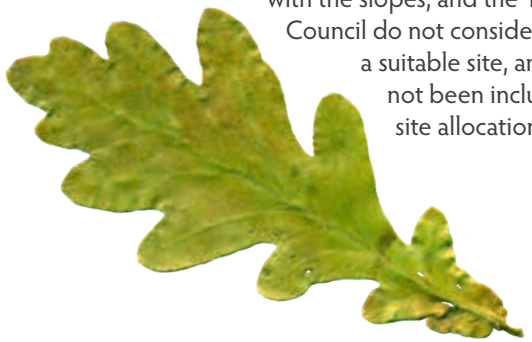
Where could new homes be built?

In addition to small-scale infilling of one or two dwellings, the following sites have been identified as part of work on the review of this Plan as having potential to contribute towards meeting Shaftesbury's housing needs:

- Land west of Littledown (Redrow Homes)
- Land adjoining Wincombe Business Park (David Wilson Homes) and south-east of Wincombe Lane
- Land at Higher Blandford Road and south of the A30 (Persimmon Homes)
- Barton Hill House and grounds, Barton Hill
- Land adjoining Lidl, Christy's Lane
- The Police Station and Post Office sites, Angel Lane

These sites were identified through a review of Dorset Council's Strategic Housing Land Availability Assessment, the latest housing supply monitoring reports and local knowledge. More details on these are given on the following pages.

Land north of Enmore Court, outside of the settlement boundary, was granted outline planning permission for 23 affordable homes on appeal, but the reserved matters application was refused and the permission lapsed. There is likely to be significant construction costs associated with the underlying geology and land slip potential associated with the slopes, and the Town Council do not consider it to be a suitable site, and it has not been included as a site allocation.



Land within the settlement boundary at Boynes Hollow on the A350 was granted outline permission for 7 homes in February 2024. The southern part of the site falls outside of the Neighbourhood Plan area and therefore cannot be included as a site allocation. The development should not compromise the main wooded corridor and further planting is proposed as part of the permission.

Planning permission was granted for 24 dwellings at the former ATS site in March 2023 (P/FUL/2021/01338), but this permission has now lapsed and the site has been acquired by a new owner, and is now in active use as a car park to serve the town centre.



New Build west of Littledown

Land west of Littledown (Redrow Homes)

Land west of Littledown was initially given outline planning permission for up to 170 dwellings in March 2017. It has been brought forward in phases and is now nearing completion. Given its advanced build stage, it is not necessary to allocate this site.

Land adjoining Wincombe Business Park (David Wilson Homes) and south-east of Wincombe Lane

This area is one of the strategic growth areas set out in the Local Plan. The area closest to the Business Park was given planning permission in February 2022 for 162 dwellings (P/FUL/2021/01429), and is currently being built out. There is scope for about 60 more dwellings in the remaining undeveloped area east of the Recreation Ground, south of Wincombe Lane, west of the reserved bypass corridor (locally known as the Hopkins Land), alongside any remaining community infrastructure requirements for this area.

Whilst the site was part of the much larger allocation in the 2003 Local Plan saved Policies SB8-10, for the avoidance of doubt the remaining area is allocated for mixed-use development through this Neighbourhood Plan.



Affordable New Build Housing at East Shaftesbury

Land at Higher Blandford Road and south of the A30 (Persimmon Homes)

Land south of the A350, including the parcel of land east of Higher Blandford Road, have been granted planning permission on appeal. The southern part of both of these sites lies beyond the Neighbourhood Plan area, within Cann parish. The 55 homes on the site adjoining Higher Blandford Road have been constructed, and Persimmon Homes have now commenced construction of houses on the site further to the east. This area was allocated for employment uses only, but was given permission for an employment led, mixed-use scheme in February 2022 (2/2018/1773/OUT). This included industrial starter units, flexible commercial uses to include a combination of hotel and non- food retail or a residential care home, a primary school, and up to 135 dwellings, together with car parking, sport pitches, public open space and associated works. The land use parameter plan shows only the commercial and industrial starter units in the area within Shaftesbury parish. So in terms of housing, this could include a residential care home. A reserved matters application for the housing was approved in November 2024 (P/RES/2023/05407), but detailed permission for the employment area and school site have yet to come forward.

Land adjoining Lidl, Christy's Lane

A planning application for 41 retirement apartments was submitted by Churchill Retirement Living in September 2023 (P/FUL/2023/05051) and granted on appeal in June 2024. Whilst in many ways this site could be better used for parking or employment (as it is bounded by a supermarket car park, a main road (A30), a 24 hour petrol station, and a service road to a supermarket), it is now likely to come forward as housing.

This site is appropriate for town centre compatible uses, which could include housing, and has been allocated on this basis should the current plans fall through.

Barton Hill House and Grounds, Barton Hill

Barton Hill House, the boarding complex of Shaftesbury School, closed in 2023 due to the falling demand for student accommodation. The property was leased from Dorset Council, who have yet to make a decision on its future.

Whilst the site has several constraints, including the Grade II Listed Ice House in the grounds and many mature trees, the accommodation has the potential to be re-purposed, and there is scope to accommodate further buildings in the grounds. In this location it would be suitable for residential use.

The Police Station and Post Office sites, Angel Lane

With the closure of public 'front desks' at the police station (in 2015), and underutilised elements of the Post Office site, there is scope for some degree of redevelopment within this part of the town centre, which could bring forward a small amount of housing as part of a mixed use scheme.

The Post Office building is locally listed, and as such should be retained (although alterations sensitive to its historic importance are possible), rather than redeveloped.

At the current time whilst the landowner's intent is uncertain, the Neighbourhood Plan has allocated this site in order to highlight its potential for development, which could include housing.

What about the cumulative impacts of development?

We have, as part of the work, obtained data on growing levels of traffic on Christy's Lane, which continues to strengthen the need for the Eastern Bypass to be built .

Policy SFHE4 continues to protect the route of the Shaftesbury Eastern Bypass corridor.

Section 6 and **Appendices G, H and I** deal with community, leisure & tourism infrastructure needs. These will largely serve the town's population and should be accessible on foot/by bicycle and potentially also by bus.



New Build Housing at Nivens Walk

3.2 Meeting local housing needs

What does Policy **SFHE1** set out to do?

To ensure that the local need for housing is met, and that the sustainability of any further unplanned development is carefully considered. There is already a substantial housing supply in Shaftesbury (houses with planning permission but not yet built), and no clear need to develop on greenfield sites outside the established settlement boundary.

Additional unplanned houses and people increase traffic on the road network and put additional pressure on our infrastructure. A growing population also need local employment opportunities, which may require more employment land. All of these changes will potentially impact on the town's sensitive environment and for that reason inappropriate development outside the settlement boundary will be resisted. Where development outside the boundary is proposed it will have to be accompanied by detailed supportive evidence, as referred to in the following policy.

There are additional problems associated with developing on land outside of the settlement boundary, due to the topography and underlying soil conditions. These are detailed further in **Chapter 5 (Policy SFGI2)**.


Post Office Land

POLICY SFHE1

Sufficient land has been identified within the Neighbourhood Plan which, if delivered, together with the extant planning consents and potential for further sensitive infill within the settlement boundary, should meet the identified housing target of about 600 dwellings for Shaftesbury over the period 2019–2031.

Site allocations that include the potential for housing are as follows:

- Land south-east of Wincombe Lane (Hopkins Land) as part of a mixed-use development
- Land adjoining Lidl, Christy's Lane
- Barton Hill House and grounds
- Post Office/Police Station site

Given the identified supply exceeds the current housing need requirement, applications for residential development outside the settlement boundary will only be supported where they are consistent with policies in the development plan.

In circumstances where it can be clearly demonstrated that the Local Plan housing supply policies are not up-to-date, and an application for housing outside the settlement boundary is received, this should be accompanied by a clear assessment of the social, economic and environmental impacts of the development on its own and cumulatively with other planned developments, including the likely impact on the capacity of the town's infrastructure and highway network, wildlife corridors and opportunities to expand and enhance these, historic character and important views.

On major development sites where housing is proposed, it is considered appropriate for the site to include some provision for employment premises if feasible, at an equivalent level of 15sqm of employment space per dwelling.

Further detail on key requirements for the larger site allocations sites which do not currently benefit from planning permission are set out in the following policies **SFHE1a–c**. It is important that we take the opportunity to allocate sites for housing to ensure that our Neighbourhood Plan is taken seriously when development is proposed.

Quick Read

What does this policy mean and why is it important?

We think that Shaftesbury has shouldered its share of North Dorset's housing quota to 2031.

We have identified a number of sites within the settlement boundary that are expected to provide further housing, and either have planning permission or would otherwise be acceptable. By allocating these sites we show that we are meeting our housing needs.

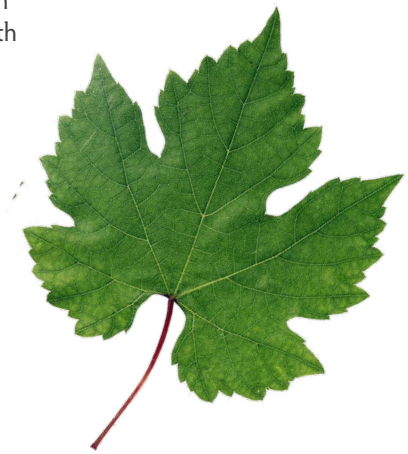
There are no plans or need to extend the settlement boundary. Unplanned, additional growth is not a good idea.

3.2 Meeting local housing needs *(continued)*

Land south-east of Wincombe Lane (Hopkins Land)

This site is one of the last greenfield sites within the town boundary that was part of the proposed eastward expansion of the town. It extends to approximately 2.8ha in total. The expansion of the town has been guided Policies SB8-11 from the 2003 North Dorset Local Plan, together with the 2003 Development Brief, which are still in use but may be considered out of date, and as such the elements specific to this site are 'refreshed' through this site allocation. In particular, Policy SB9 refers to including a road network which links the A30, Mampitts Lane and Wincombe Lane—and this parcel of land is critical to provide the last component of this road, as well as improving footpath and cycleway connections.

The design of this site will be guided by the policies in **Chapter 5**—the area lies within the character zone 8—East of Christy's Lane, which highlights the importance of referencing the local vernacular, use high quality materials, and incorporation of areas of open green space, and avoiding past mistakes in regard to issues such as poor quality detailing and featureless grassed areas. Given the importance of the link road in enhancing legibility, consideration should be given to both the placement of any landmark buildings along this route, and the inclusion of street trees. The eastern edge of the development, should also be landscaped, taking into account its interface with the countryside and safeguarded bypass corridor, with green pedestrian/cycle corridors linking through the site to connect with the recreation/play areas to the south and west, and, if feasible, to Shaftesbury Primary School.



Consideration will need to be given as to how the site integrates with the SUDS corridor to the eastern edge which is an accessible green space. This provide opportunities for greater pedestrian/cycle connectivity and well as landscape and wildlife improvements.

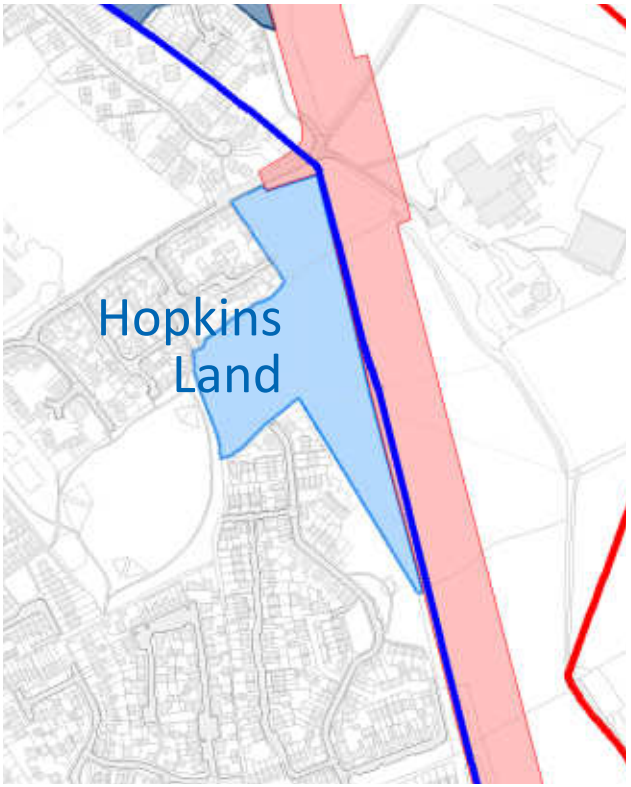
POLICY SFHE1a

Land south-east of Wincombe Lane (Hopkins Land) is allocated for mixed use development to include predominantly housing, with potential for some small-scale employment/community uses and open space.

The design and layout of the development should ensure the provision of a link road from the northern end of Maple Road to Wincombe Lane, together with footpath and cycleway connections. This should be designed to be legible, with street tree-planting and appropriately placed and designed landmark buildings.

Green corridors with footpath/cycleway corridors should be included to provide safe and attractive connections to the adjoining play/recreation areas to the south and west, and to access the countryside to the north-east. They should link through and work with the SuDS corridor to the east. The provision of direct, safe and attractive walking and cycling routes to Shaftesbury Primary School should also be considered and included if feasible.

Detailed design should accord with Policies SFDH1–7 of this Plan.



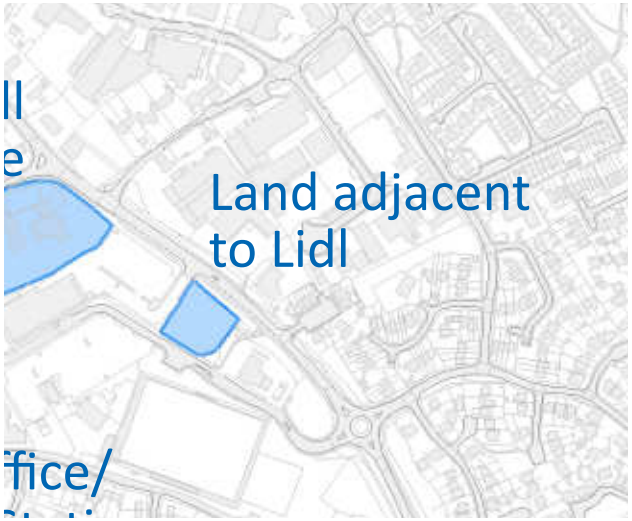


Land adjoining Lidl

This site lies within the defined town centre area, with vehicular access from Christy's Lane. It is therefore appropriate for a range of uses provided that these help maintain a strong and vibrant retail presence within the town centre area. **Policy SFTC1** recognises that this can and should include opportunities for housing on otherwise underused upper floors.

The plans that have been put forward for retirement apartments should indirectly support the town centre (through increasing the local population using the shops and services), although the adjoining roads, car park and petrol station are not particularly good neighbours. The applicant has provided a noise impact assessment that suggests a 2m acoustic fence to the south-east and south-west sides of the site, and acoustic double glazing and alternative means of ventilation (so that the windows do not need to be opened) to ensure that noise within habitable rooms as a result of the road traffic is kept to an acceptable level.

The Town Council consider this to be a missed opportunity for something that would be much more relevant to and link through to the town centre. Leisure and commercial development such as indoor bowling, soft play area, climbing walls, training centre, food and retail outlets would work well in this location.



It is also unfortunate that it does not propose to directly provide more affordable housing.

For these reasons, whilst planning consent for the retirement homes has been granted, should this not happen the preferred approach would be to provide commercial/community uses on the ground floor appropriate to a town centre (or alternatively town centre parking), with the potential for flats/apartments above to ensure the efficient use of the site. This should be designed to increase the permeability of this part of the town, including provision for a footpath/cycle link through to Tesco's car park (with best endeavours made to deliver this—which will be dependent on negotiations with Tesco, who it is hoped will not put its own profits over providing for a better access for the town's shoppers and residents).

There are also a number of mature beech trees within the site (along Christy's Lane), which are now protected through a Tree Preservation Order. As such, any development should be set back from the road in order to ensure that these trees can be retained, and to mitigate the potential noise impacts on any residential occupants.

The design of this site will also be guided by the policies in **Chapter 5**—the area lies within the character zone 4—Grosvenor Road, Barton Hill and Cockram's Field, which highlights the importance of the mature trees along Christy's Lane, and the generally Inter-war and early post-war character of the built form, and seeks to avoid place-less larger buildings (typically designed for commercial uses) that lack local identity.

POLICY SFHE1b

Land adjoining Lidl is allocated for either retirement apartments, or as a mixed use development to include town centre uses, which may include residential uses predominantly on the upper floors.

The design and layout of the development should ensure the retention of the avenue of beech trees along Christy's Lane, and residential amenity of occupants, without compromising the detailed design that should accord with Policies SFDH1–7 of this Plan.

Provision should also be made for a footpath/cycleway link through to Tesco's car park (allowing connections to the Town Centre), with best endeavours to secure its delivery.


Development Land near Lidl

3.2 Meeting local housing needs *(continued)*

Barton Hill House and Grounds

The original Barton Hill House dates back to the Victorian period, and although extended is of some local historic interest (and has now been proposed to be locally listed) and should be retained and re-used. The more recent student accommodation blocks are of little architectural merit, but consideration should be given to their embodied energy and materials in any redevelopment. Vehicular access into the grounds is from Barton Hill, with parking provision existing on-site.

The total area of the site is 1.2ha. However there are a number of constraints that will limit the overall amount of development that can be accommodated. The garden wall and gate piers that run along part of the boundary with Barton Hill are Grade II Listed, as is the largely underground Ice House towards the southern boundary, There is also an area Tree Preservation Order dating back to the 1980s, giving protection to the many mature trees within the grounds.



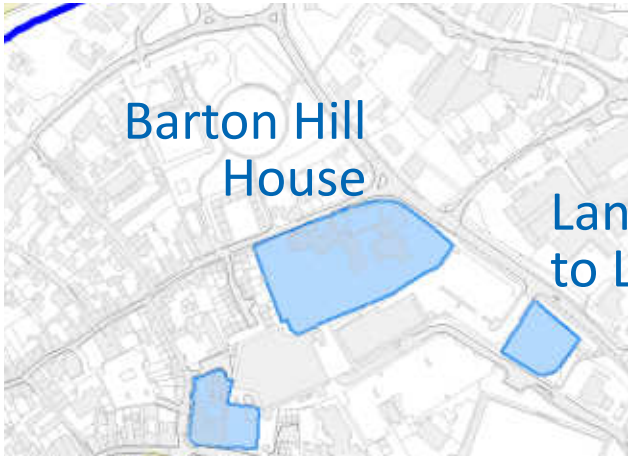
POLICY SFHE1c

Barton Hill House and Grounds are allocated for residential use. The original Victorian building should be retained, in accordance with Policy SFDH9. Any new buildings should respect and enhance the design of the original Victorian building and the setting of the Listed wall and Ice House within the grounds.

An arboricultural assessment should be undertaken to ascertain the importance of the many mature trees within the grounds, and the design should ensure that those most important to the character of the area and boundary landscaping are retained.

An archaeological assessment shall be required in accordance with Policy SFDH2. Detailed design should accord with Policies SFDH1–7 of this Plan.

An ecological assessment should be undertaken to ascertain the presence or otherwise of bat roosts within trees and buildings onsite. Where possible, bat roosts should be retained. Lighting of the site should respond to the presence of roosting bats and the location of any identified flight paths and foraging areas.



The Police Station and Post Office sites

Whilst the Town Council consider it important to have a police presence in the town, there may be the possibility of combining/reconfiguring how this site works that could release some or all of the site for redevelopment. Currently, the Post Office runs a counter from the ground floor (a critical facility for the town), with the BT telephone exchange using the upper floors, and the yard used by Open Reach.

This site extends to about 0.4ha, and is on an important junction that effectively marks the south-eastern gateway into the town centre. The Post Office is recognized as an important local building—noted in the Historic Towns Survey as "perhaps the most visible and notable modern building" in the town centre, and because of its appearance and cultural associations from long public use, should be retained. However the yard area to the rear and potentially underused upper floors may present an





opportunity for further development. The Police Station is typical of its time (1960s), set well back from the street, of little architectural merit and doesn't make effective use of the site. Whilst it would be possible to consider the two sites separately, it makes sense to consider whether they could be more effectively re-developed as a whole, and how any new buildings can present a positive frontage onto to both Coppice Street and Angel Lane.

Both Angel Lane and the lower end of Coppice Street have predominantly greensand buildings (mainly designed for residential use) that reinforce the special character of this area.

Given the site's central location it is appropriate to consider whether it could improve pedestrian/cycle connections into the town centre, and the opportunity to link through the site from Angel Lane to the entrance of the Tesco store could usefully be explored.

The design of this site will also be guided by the policies in **Chapter 5—**the area lies within the character zone 2—Shaftesbury Town Centre, which highlights the importance of the tightly developed street frontages, and historic character of the townscape with quality signage and detailing on shop fronts. It is important that any new frontage is locally distinctive, and if spaces are retained (for parking/servicing), these do not result in large areas of tarmacadam but accommodate trees.

POLICY SFHE1d

The Police Station and Post Office sites are allocated for town centre uses, and may include residential uses predominantly on the upper floors. Whilst the sites may be developed separately, consideration should be given to ensuring the efficient use of the site as a whole.

The Post Office building should be retained, and any new buildings should respect its landmark status and present a positive frontage onto Coppice Street/Angel Lane.

A pedestrian/cycle connection through the site from Angel Lane to the Tesco entrance should be secured if feasible in accordance with Policy SFCL3.

Detailed design should accord with Policies SFDH1–7 of this Plan.


Post Office Building



3.2 Meeting local housing needs *(continued)*

Map of development areas

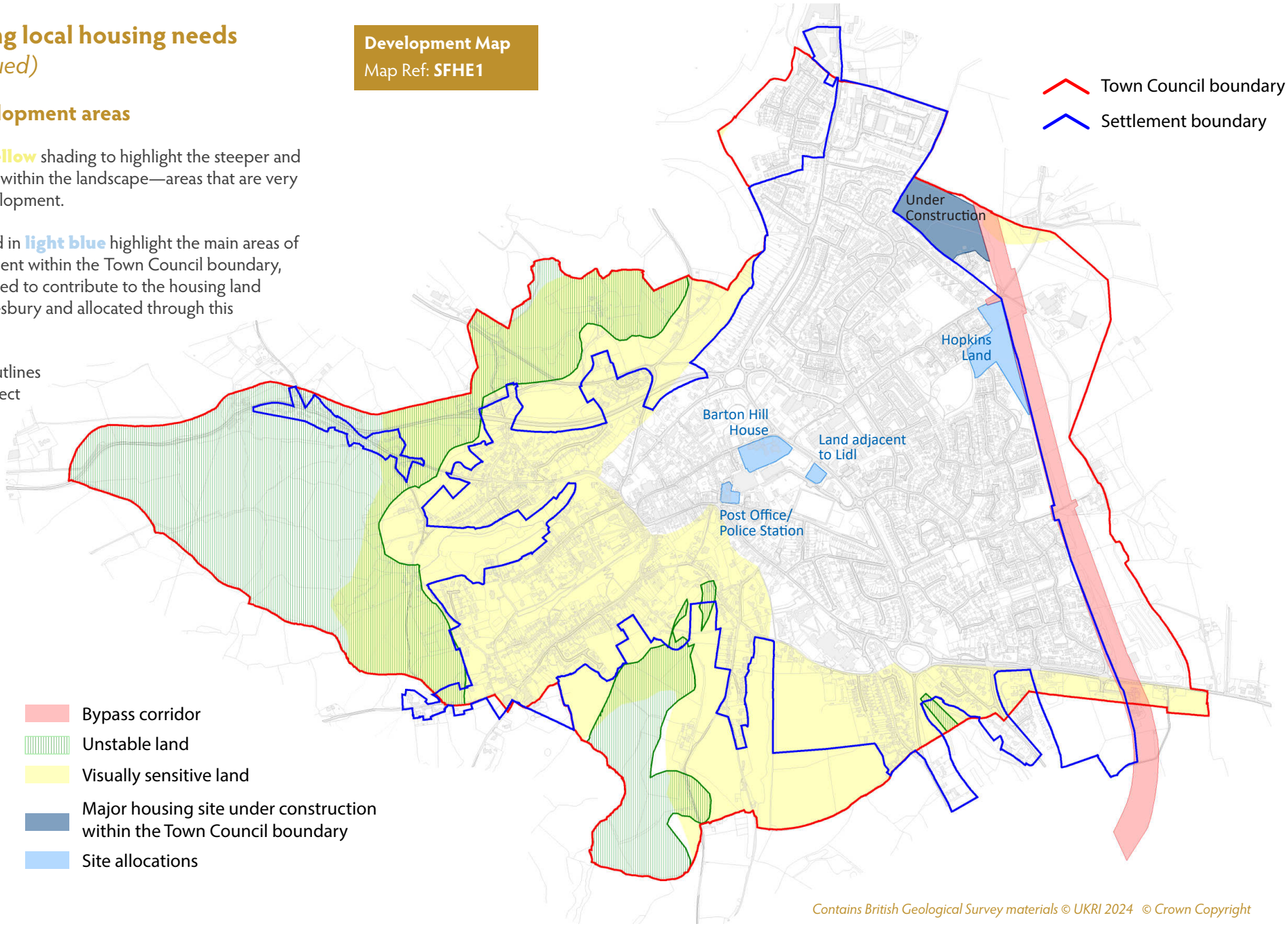
This map uses **yellow** shading to highlight the steeper and shallower slopes within the landscape—areas that are very sensitive to development.

The areas shaded in **light blue** highlight the main areas of future development within the Town Council boundary, which are expected to contribute to the housing land supply for Shaftesbury and allocated through this Plan.

Policy SFHE4 outlines the need to protect the bypass corridor.

Policy SFGI2 outlines the protection of the slopes.

Development Map
Map Ref: **SFHE1**



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3.3 Housing sites: Key principles of development

What does Policy **SFHE2** set out to do?

To learn from the issues that have arisen from previous large-scale housing developments in Shaftesbury.

In some cases, particularly with larger schemes which may take more than a year to build, the quality of development has been lower than was expected. Not all developers have done everything they said they would do when they were originally granted planning permission (large schemes are often approved as 'outline' permission, with detailed matters dealt with incrementally through later phases). Sometimes important parts of the scheme have been significantly delayed, and in some cases failed to materialise. This can mean long periods of disruption and that the finished development is of a lower quality and the overall scheme has been 'watered down'.

Dorset Council is responsible for making sure that planning conditions and obligations are followed. Active monitoring as building works progress can flag up problems at an early stage so that these can be resolved and are less likely to be repeated. On larger sites, Dorset Council can charge developers a fee, as part of a section 106 planning obligation, to cover the costs of Dorset Council monitoring the delivery of the infrastructure promised by the developer.

One example of an issue that needs to be addressed is the timely adoption of highways and related traffic management measures, which has been a cause for concern in some recent developments. The timeframe for adoption should be clearly specified at the outset, and Dorset Council can use their powers under the Highways Act to get funds from the developer that allows them to remedy the situation if the proposed roads are not made-up to a suitable standard to be adopted.

Whilst we don't anticipate the need for large sites to come forward within the plan period, the following policy nonetheless considers the need for phasing, and the benefits of a comprehensive approach to masterplanning.



Mampitts Lane

In terms of house types, our research has specifically highlighted affordable housing as a priority for the local community, and also the housing needs of our older residents (given that 24% of the population is in the 65+ age group and the overall number of elderly residents in the town is forecast to increase). Innovative forms of housing designed to meet the specific needs of older people (who may be less mobile and have a higher reliance on care and social support networks) should be encouraged. In addition, it would be appropriate to ensure that key workers for the area are also given priority in finding affordable housing. For the purpose of this plan, a Key Worker means a person employed in Shaftesbury (i.e. the Neighbourhood Plan area and adjoining built-up areas) or with a confirmed job offer related to employment here, as a front-line worker in: health/social care; education and training; emergency services; or in other front-line public service employment.



Bramble Patch



Allen Road

3.3 Housing sites: Key principles of development *(continued)*

According to the 2021 Census, about 1 in 5 workers worked from home. This figure reflects the impacts of the Covid-19 restrictions/furlough arrangements at that time, but it is unlikely that this will have fallen back to 2011 levels when only about 1 in 18 workers worked from home.

Updated Building Regulations now require all new homes to be designed to support fast broadband connections of up to 1,000 megabits per second. Having some homes that include ground floor space which could be used as a home office, workshop and storage area is also desirable.

POLICY SFHE2

The following key principles should be applied to any future housing sites:

- **The development should be designed to sensitively integrate with the surrounding area;**
- **The mechanisms that will be used to ensure that planning obligations and conditions are monitored and complied with should be set out clearly;**

On sites of 10 or more dwellings:

The mix of housing should include dwelling types likely to be suitable for older people and those working from home, and avoid being any one type in order to promote social integration.

Any affordable housing should be pepper-potted and indistinguishable from open market housing, and delivered in tandem or advance of the open market housing.

The delivery of affordable housing should address the needs of the local community (i.e. those with a local connection to the town, including key workers engaged in frontline services in Shaftesbury, such as health and social care, education and training, and emergency services).

The use of a suitable delivery vehicle, such as a Community Land Trust (CLT) should be secured where possible to manage the allocation of affordable housing and give priority to those with a local connection in housing need.

Development should be phased when necessary to ensure the provision of any employment land, community facilities and infrastructure (including bus-friendly routes, pedestrian routes and cycle routes/ cycle-friendly streets, shared parking areas and onward highway connections) as well as green infrastructure is delivered in tandem and each phase is fully completed in a timely manner.

Information on the variation in scale of building heights (including information on the impact of local topography and views); all landscape features to be retained; and proposed green spaces, corridors and landscaping; should be clearly identified prior to the commencement of development.

ⓘ A Community Land Trust or CLT is a not-for-profit organisation. CLTs must benefit a specific community. The Trust owns the land on which affordable homes are built. CLTs can work in partnership with Housing Associations or landowners who want to promote affordable housing. The CLT manages the homes when they are ready to live in. The CLT must make sure that the homes remain affordable, and the houses or flats remain exempt from the right-to-buy rules.

Quick Read

What does this policy mean and why is it important?

What has been actually built in some of Shaftesbury's new larger developments has drifted from what was originally agreed by the planners. We want developers to be bound by their proposals, so their designs don't change greatly, and they get built in a timely manner.

Smaller developments, on smaller sites, 'fit in' and work better. In our extensive consultation, 85% of the people who responded felt that we should encourage more small sites rather than larger scale developments to meet future housing needs.

There should be footpaths, green space and environmental measures included.



Mampitts Lane

3.4 Meeting local employment needs

What does Policy SFHE3 set out to do?

To encourage conditions for attracting and retaining employment.

The availability and attractiveness of employment sites is a key factor for Shaftesbury's future success. Our research showed that there were very few vacant employment units. It often takes time to develop new employment land, particularly in recent years when policies and funding have been more focused on housing delivery. As new housing areas are built, the town's workforce grows, and we want to provide opportunities for businesses to locate here so residents won't necessarily have to commute out from Shaftesbury for work.

Land to the south of the A30 was identified as employment land in the Local Plan. The western end was developed first, and was home to four businesses sharing over 550 sqm of retail, warehouse and storage space when the Neighbourhood Plan was first prepared. The remaining area now has outline planning permission (2/2018/1773), with a mix of commercial uses and industrial starter units proposed in the part of the site within our Neighbourhood Plan area but most of the remaining site now to be development as housing. As a result, the total area of potential employment land around the town (including Cann parish) has reduced significantly, diminishing the town's ability to be self-sufficient in jobs.

The part of the site fronting onto the A30 will be seen by many visitors travelling into the town from the east, and as such it is important that its design provides a positive image suitable to Shaftesbury's unique character, and conveying a sense of pride in the town and its heritage. The provision of standard industrial 'boxes' should not be accepted in this location. Whilst a boulevard of street trees can and should line the road frontage, this should not be used to justify poor quality designs.

POLICY SFHE3

Existing employment areas will be protected, including Longmead, Wincombe, land south of the A30 (existing) and Blackmore Vale Dairy (as shown on Map SFHE3) for future employment needs.

Protected employment land to the south of the A30 (as shown on Map SFHE3) will be developed for employment uses. This should include an area of industrial starter units, and may include, commercial uses such as non- food retail, hotel and/or a residential care home. The design of premises and associated areas fronting onto or clearly visible from the A30 should reflect the historic character of the town, and be suitably set back to accommodate large-scale street trees along the A30 (and such tree planting should be provided in line with Policy SFGI3).

Development that would bring vacant or underused parts of existing buildings back into economic use should be supported.

Quick Read

What does this policy mean and why is it important?

We believe that the land earmarked for industrial estates and business parks should be retained for that purpose.

We do not support building homes, for example, on land that could accommodate factories, retail space or offices.

Shaftesbury Chamber of Commerce believes this is important too.

In addition, **Policy SFHE1** seeks to ensure that a balanced approach to the provision of housing and employment is taken should new housing sites come forward.

Which areas are employment land?

The key employment areas in Shaftesbury as recorded when the Neighbourhood Plan was first prepared are:

- The town centre, which had 162 businesses and covers approximately 21,000 sqm.
- Wincombe Business Park, which had 86 businesses and covers over 11,600 sqm of employment premises including mainly office, factory and warehouse space.
- The Longmead site, where there were 48 businesses including factory, warehouse and office space with 23,000 sqm of premises.
- Ivy Cross, where there were 8 businesses in approximately 4,600 sqm of premises, including a garage, shops, depot and take away.
- The Blackmore Vale Dairy which has premises of over 4,600 sqm in general industrial use.

Whilst employment areas include those falling within traditional 'B' Class uses (business and general industrial premises), in practice we need to consider a much wider range of employment types—the education and training sector, leisure and tourism, healthcare, etc, where the use of that land or building directly supports jobs. Research undertaken by the Homes and Communities Agency in 2015 calculated that a typical office environment may support the equivalent of one full time employee (FTE) for every 10–13 sqm of internal floorspace. Light industrial units, in contrast, will generate less employment—typically one FTE for every 47 sqm. Care homes that employ an equivalent number of staff as a typical office/light industrial use will be considered as an employment use. However, they should not be located on industrial

3.4 Meeting local employment needs *(continued)*

estates where their occupants would be disturbed by the associated noise etc.

Littledown Business Park is outside the Neighbourhood Plan area in Motcombe parish.

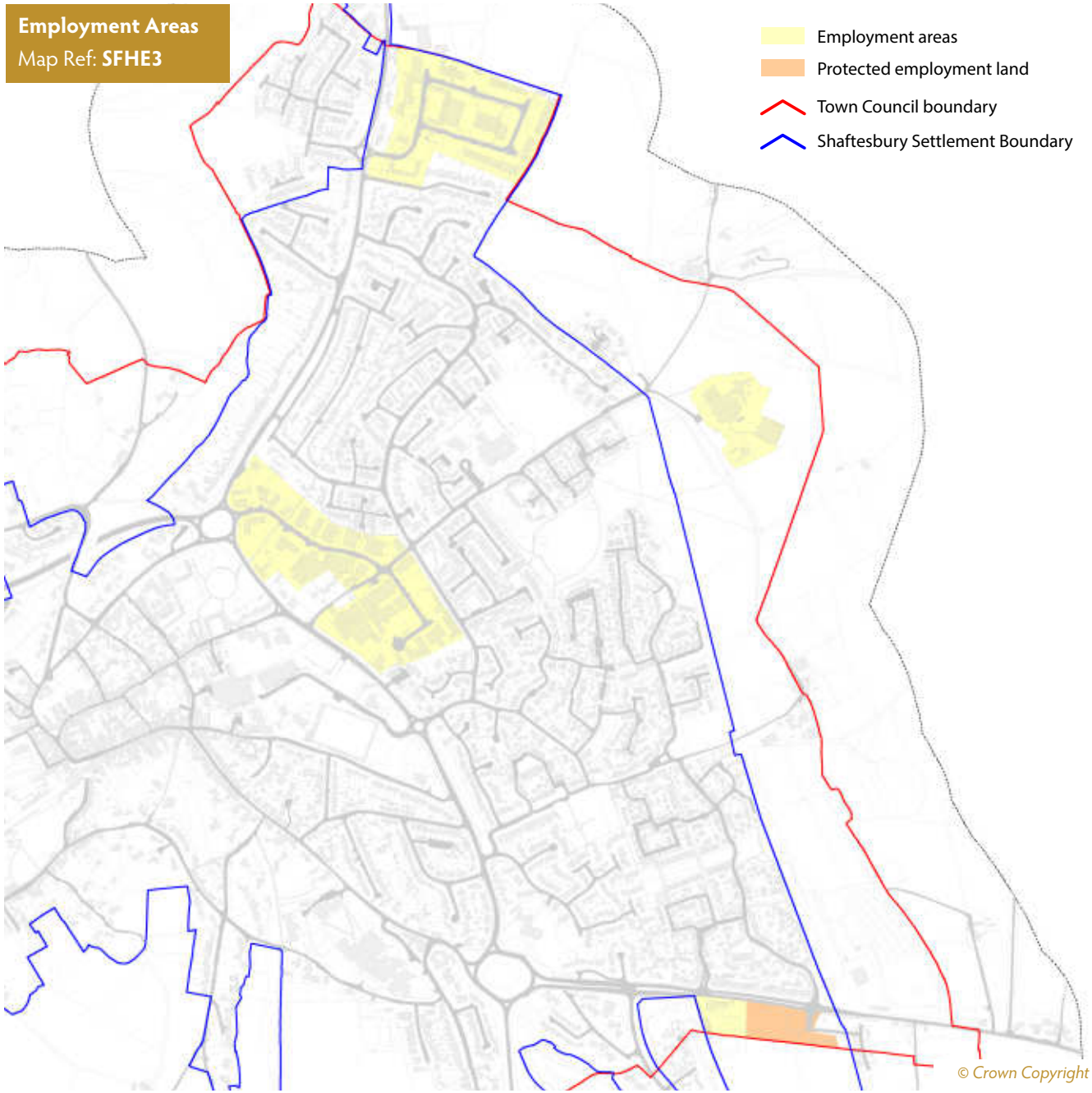
Map of employment areas

This map shows the main areas of employment land (existing and proposed) within the settlement boundary of Shaftesbury.

Cross reference to **Policy SFTC1** for other employment areas.

Other employment areas generating uses, such as healthcare, schools and community facilities are protected under **Policies SFCL1 and SFCL2**. Where these become vacant, alternative community/employment uses compatible with that area would be supported.

Employment Areas
Map Ref: **SFHE3**



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3.5 The Shaftesbury Eastern Bypass corridor

What does Policy **SFHE4** set out to do?

To support the provision of the much needed eastern route, and ensure that it is not prevented from being built because the land that is needed to deliver it has been built on.

POLICY SFHE4

The bypass corridor to the eastern side of the town will be protected and its provision supported.

Development will be strongly resisted that would jeopardise the construction of the bypass.

Insight into Shaftesbury's road network

The A350 currently runs to the east of Shaftesbury town centre along the road 'Christy's Lane.' For most of its length, through the town, coincides with the east- west A30, carrying large volumes of traffic including HGVs heading to and from Poole and the South Coast ports.

This volume of traffic creates a significant barrier for both pedestrian and cycle access that effectively divides the town into two halves—already referred to locally as 'East Shaftesbury' and 'West Shaftesbury'.

Christy's Lane was originally constructed as the external relief road for the town. However, the eastward growth of the town has meant that it is now acting as a distinct barrier to movement between the two parts of the town.

The 2002–3 Enquiry by Design process expressly sought to prevent this eventuality. It proposed that the role of Christy's Lane should be transformed from a road to a street, through development that would help create a street scene and sense of enclosure. Additional traffic management measures, including the provision of improved pedestrian and cycleway crossings, would be implemented to facilitate linkages between the town centre and the existing and proposed developments to the east of Christy's Lane.

In 2019, the Neighbourhood Plan group conducted the first phase of wider public engagement relating to the Shaftesbury- specific Plan. There were 241 responses relating to the question asking residents about the preservation of the bypass corridor to the east of the town. 199 responders answered yes, which represents 82% of the responses received, so the majority are in favour of preserving the bypass corridor.

Christy's Lane has seen a 22% increase in traffic since 1996 according to Dorset Council's figures. On an average day in 2017, 20,600 vehicles used this short stretch of road. More recent statistics from 2022 indicate these levels remain broadly the same. The number of HGVs on Christy's Lane and Grosvenor Road has remained relatively constant at around 600–700 vehicles a day.


Christy's Lane

More more detail on traffic levels can be found online at these sites:

https://roadtraffic.dft.gov.uk/manualcountpoints/6318

https://roadtraffic.dft.gov.uk/manualcountpoints/73419

It is likely that Christy's Lane will become busier, as the remaining housing developments are completed. Residents of the new estates at Littledown and at Wincombe will need to drive along Christy's Lane when travelling north or north-east. The expansion of Gillingham is also likely to increase traffic on Christy's Lane.

Having some form of road that connects from the A30 Salisbury Road to the A350 heading north out of the town would reduce pressure on Christy's Lane and Grosvenor Road. The new road, when built, should also link into the eastern side of the town as far as this is feasible, so that less traffic from the eastern expansion has to use Christy's Lane, which would help integrate the eastern part of the town with the town centre and other areas, particularly for pedestrians and cyclists.

Whilst the Neighbourhood Plan cannot allocate funds or decide transport policy, we believe that a route must be safeguarded, for reasons of safety and to encourage community social cohesion by preventing our town being further split in two by increased traffic.



3.5 The Shaftesbury Eastern Bypass corridor *(continued)*

Funding for a bypass could have been secured if the A350/C13 formed the strategic route between the M4 and Dorset Coast. Whilst this now seems unlikely, the need for a road linking from the A30 Salisbury Road to the A350 heading north out of the town still exists, and the Town Council will continue to lobby for such a route through the Local Plan, and Local Transport Plan.

To the west of Shaftesbury, the Local Plan also proposes the construction of a link road between the A30 and B3018 (known as the Enmore Green link road) as part of wider improvements of road links south from Gillingham to encourage the use of the A30 as an alternative to the A303 for trips to Yeovil and Salisbury. This is largely within Motcombe parish, and is also dependent on significant funding becoming available.

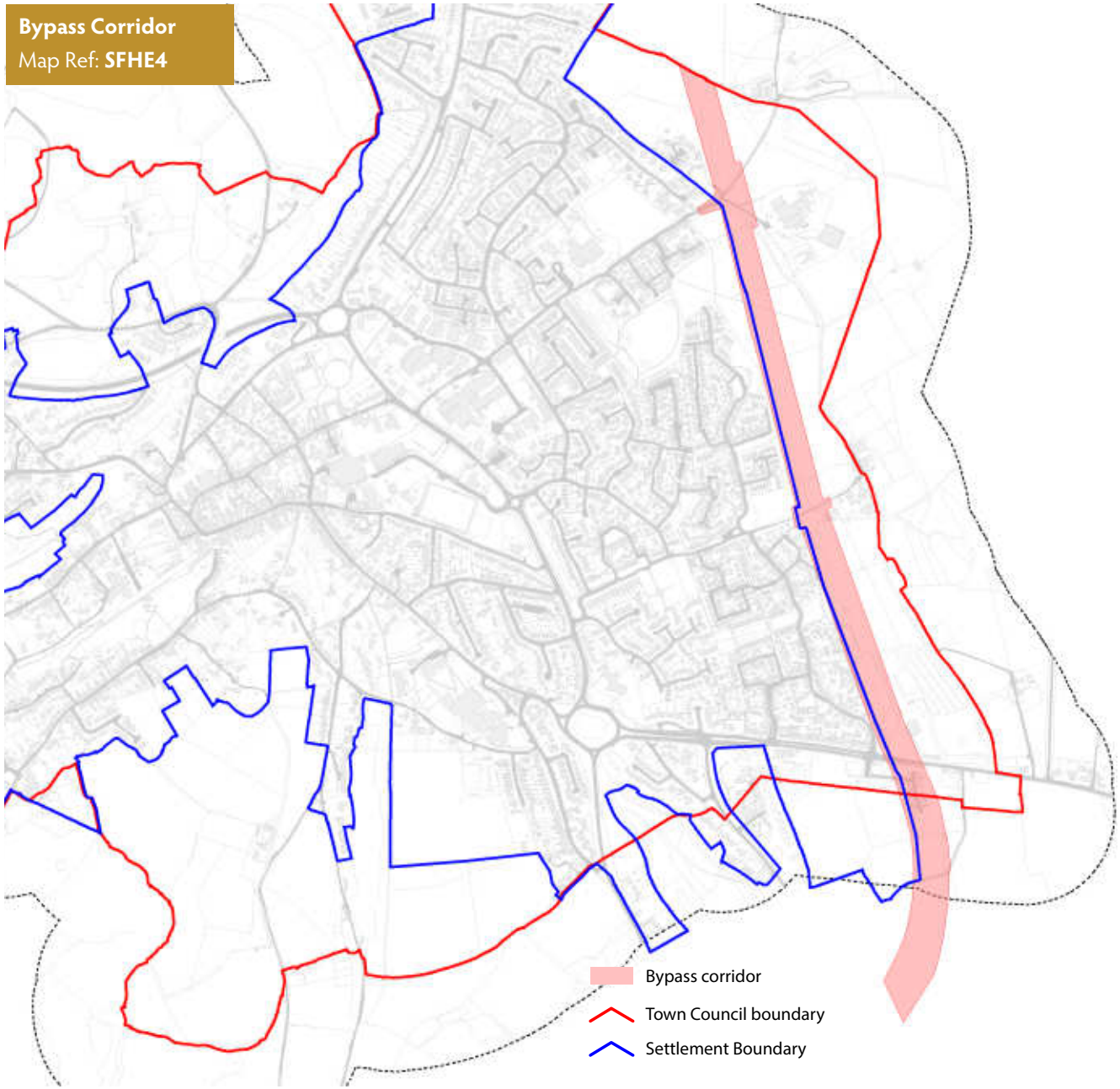
Route of the Shaftesbury Eastern Bypass corridor

The preferred line of the road (red hatched area—as shown in the 2003 Local Plan) should remain protected from development as there is no other realistic option that has been identified.

The route of the road may be reviewed in the next Local Plan.



Bypass Corridor
Map Ref: **SFHE4**



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4. Green Infrastructure

4.1 Green Infrastructure: Key messages and aims

The context

Green infrastructure is the network of natural and semi-natural features, green spaces and waterways that intersperse and connect villages, towns and cities. It ranges from pastures and woodland to playing fields and street trees. Within a town, each green infrastructure element may have an obvious primary function but will also bring many other benefits. For example, street trees can enhance a residential area but also serve to reduce airborne pollution, provide shade and shelter, support insects and birds, and mitigate climate change.

Shaftesbury's distinctiveness comes from its elevated position above undulating countryside characterised as 'rolling vales' to the north, west and south. Our historic hilltop town boasts some outstanding open views yet from the surrounding countryside much of Shaftesbury is hidden, nestling amongst the extensive tree cover. Breach Fields to the west of the town is designated as a nationally important wildlife site, being a rare example of a species-rich neutral grassland. Further to the south, the chalk grassland habitats on Fontmell and Melbury Downs are internationally important.

For townspeople and visitors alike, the experience of walking around the town is marked by hedgerows alive with noisy sparrows, lichen-marked stone walls, footpaths that descend through 'hangings' of mature trees or out into the countryside of the Cranborne Chase National Landscape, which wraps around the north, east and south sides of our town.

Any new developments in Shaftesbury should allow residents to move around the town and access schools by foot or by bicycle—safe and accessible walking and cycling routes that enable residents to experience our town's rural setting. New projects should ensure that opportunities for walking cycling and exercising in the fresh air are facilitated, leading to an enhanced sense of wellbeing.

Key characteristics of the wider countryside, as described in the Dorset Landscape Character Assessment, relate to its diverse pattern of trees, woodland, hedgerow and small-scale fields, watercourses and narrow lanes, and the generally rural and tranquil nature of the area.



The SuDS Corridor

We have carried out a survey of green spaces within the Neighbourhood Plan area on foot, with notebook and camera to hand. This is described within the Green Infrastructure Audit (see **Appendix L**).

We have applied the national Fields in Trust standards formula to the amount of green spaces that a community could expect, to assess what is currently provided for; formal sports grounds, equipped play areas, parks and gardens, allotments and accessible open areas. Shaftesbury falls short of the recommended national Fields in Trust standards. That means it is really important to protect the existing open spaces close to where people live.



View of Shaftesbury from Melbury

The Town Council declared Shaftesbury as a *Nature Friendly Town* in April 2025. The Sustainable Shaftesbury Advisory Committee (SuSAC) is progressing further initiatives, and hopes to work with local landowners to establish a 'Green Wheel' around the town as well as a wildlife hub and corridor. Any relevant policy implications arising from these initiatives can be considered in the next review.

Key feedback from consultation

In our consultation exercise on our draft policy ideas, the community told us they wanted the Neighbourhood Plan to protect our slopes and the green and open spaces in and around our town.

86% of respondents to that survey said that they broadly agreed with our green spaces policy intentions. A similar view was expressed in an earlier Neighbourhood Plan survey, carried out in 2014 and 2015. Then, over 85% of people said that protecting and/or enhancing our green infrastructure was important.

Key messages

Based on what local people have told us, we have identified the following aims:

Landscape and topography:

To conserve and enhance the sense of place by ensuring new development integrates with the patchwork of wooded areas, hedgerows, slopes and pathways across the landscape and respects important views both from the town and from vantage points in the wider area.

History and culture:

To protect and enhance the environment around Shaftesbury's historic sites.

Ecology and biodiversity:

To enhance sustainability in its widest sense by promoting and providing habitats that boost biodiversity; mitigate climate change, noise and air pollution; help with management of surface water and drainage; and provide opportunities for education, recreation and play.

Health and wellbeing:

To protect and enhance a green infrastructure network that sustains wellbeing and incorporates green spaces and amenity areas interconnected by new and improved footpaths and cycleways.

To improve access to open countryside and walking/cycling routes to local towns and villages.

To ensure that there are adequate and easily accessible formal and informal sports provision and play areas for all residents.

To ensure that there is adequate provision of allotments and communal spaces with opportunities for community growing.



White Hart Link



Bluebells on Pine Walk

Protecting Shaftesbury's special green spaces

A Neighbourhood Plan can protect many of the green spaces that are particularly special to local people. This protection could be because of their historic or cultural significance, their recreational value, their intrinsic beauty or tranquillity, or for their richness of wildlife.

Provided areas are local in character, within the Neighbourhood Plan area, and not needed for development, they can be designated as Local Green Spaces (or LGS). The rules on what can and can't be designated are defined by National Planning Policy.

Within Shaftesbury's development boundary there are a number of green spaces with tree cover that are important for their contribution to the character of Shaftesbury, but they have either limited or no public access. Historically, many of these were classed as Important Open or Wooded Areas (IOWAs) and these have been identified as Important Treed Areas (ITAs) in this plan.

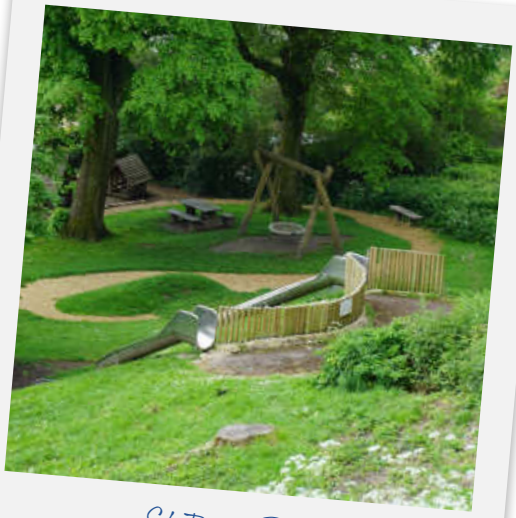
The trees will have additional protection from felling where they are within the conservation area or have an existing Tree Preservation Order.

The justification for designation of spaces as LGS or ITA is given in **Appendix L**, and more detail is provided in the separate Audit document.

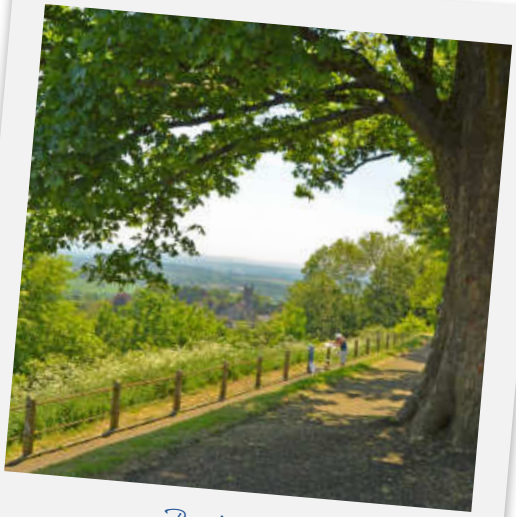




Rott Millennium Green



St James Park



Park Walk



A Shaftesbury Allotment

4.2 Local Green Spaces and Important Treed Areas

What does Policy **SFGI1** set out to do?

To protect the important and locally valued green spaces.

Shaftesbury has green spaces that are linked to highly valued historic sites, wooded spaces that contribute to the character of the town and mitigate climate change, and spaces that give access to long views. Other spaces are valuable to nearby residents because they offer play or other recreational opportunities. Such spaces have been designated for protection from development, where they qualify as Local Green Spaces—a designation similar to Green Belt (but at a more local level) based on criteria set out in the National Planning Policy Framework.

Some important spaces could not be designated at this time. For example, new development at Littledown, to the north of the town, will provide a significant area of parkland giving long views over Gillingham Royal Forest. This will become an important landscape feature and leisure area but cannot be said to be 'valued' until public access is made available. It may, however, be eligible for LGS designation in the next review of this Neighbourhood Plan.

A further important space is the semi-natural area with ponds that has been created by the sustainable urban drainage system on the south-eastern edge of the town. This is used for play and dog-walking and is becoming an important asset for the many people living nearby, for whom there is currently no readily accessible alternative. However, part of the area sits within the by-pass corridor (see **Policy SFHE4**) and this potential future development means that protection is not appropriate, as Local Green Space designations are expected to endure beyond the plan period.

POLICY SFGI1

The areas shown on Map SFGI1 and listed in Appendix L are designated as Local Green Spaces (LGS). Other than in very special circumstances, these spaces will be protected from inappropriate development that would reduce their open character or otherwise harm their green character and the reason for their designation.

Development adjoining a Local Green Space should not cause substantial harm to its character (taking into account the reason for its designation) and continued use.

Any reduction in the recreational amenity or ecological value of a Local Green Space must be replaced through, for example, the provision of an alternative green space of equal or better value and as accessible to the surrounding community.

The Important Treed Areas, as shown on Map SFGI1 and identified within the Green Infrastructure Audit (as referenced in Appendix L) should retain their treed character. Where the loss of trees is unavoidable, replacement planting will be sought in order to maintain the treed character of the local area.



Bury Litton



Queen Mother Garden

Quick Read

What does this policy mean and why is it important?

A Neighbourhood Plan can protect some green spaces. We have identified those in Shaftesbury that are special for their historic or cultural significance, their beauty, their recreational value to people nearby or because they are rich in wildlife.

These spaces that are to be protected have been listed and mapped and the list can be added to when the Neighbourhood Plan is reviewed.

4.2 Local Green Spaces and Important Treed Areas *(continued)*

Map of audited Local Green Spaces (LGS) and Important Treed Areas (ITA)

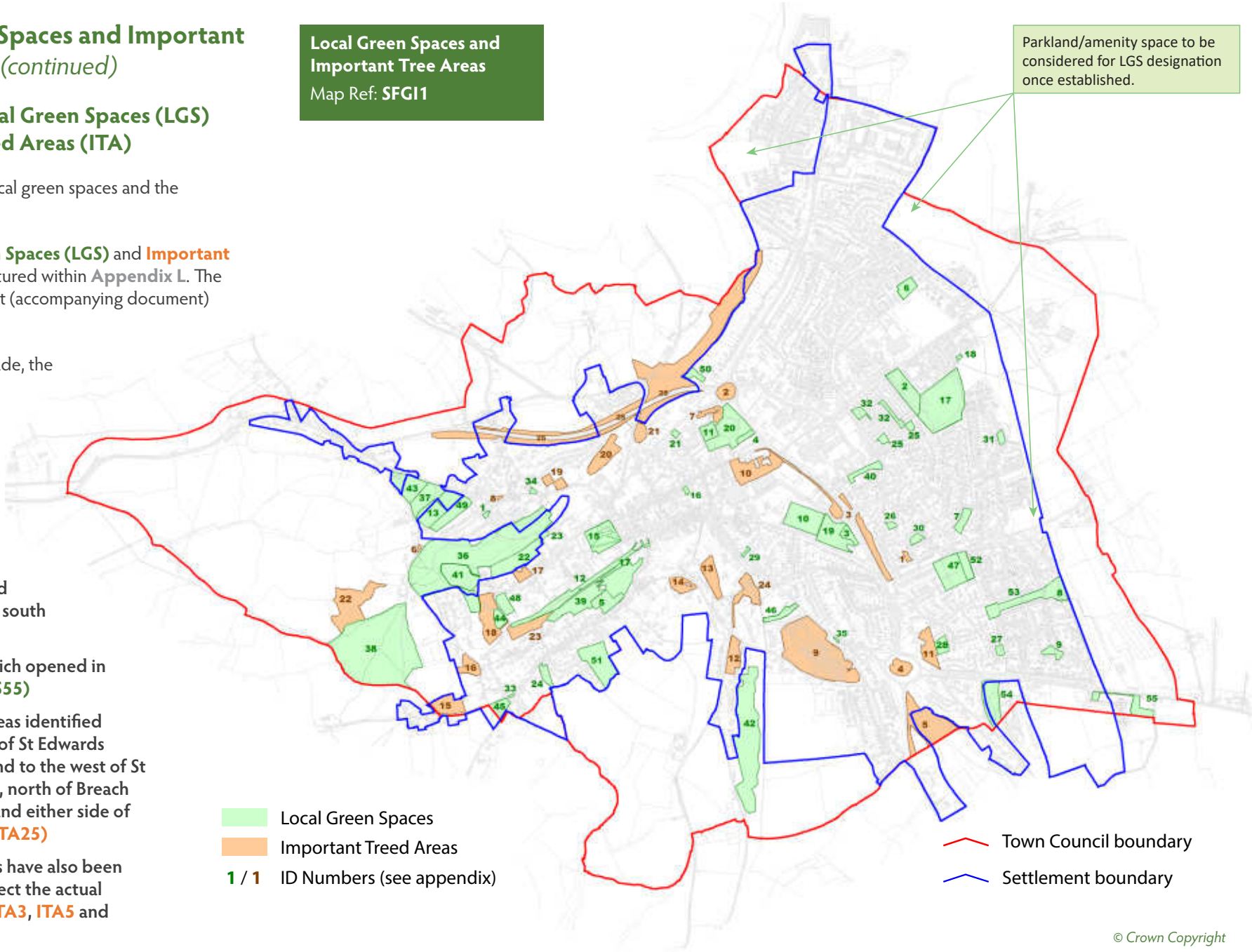
This map highlights the local green spaces and the important treed areas.

The index of **Local Green Spaces (LGS)** and **Important Treed Areas (ITA)** is featured within **Appendix L**. The Green Infrastructure Audit (accompanying document) provides further details

Since the Plan was first made, the following Green Spaces and Important Treed Areas have been added:

- **Land east of Higher Blandford Road, providing open views to Compton Down and Melbury Hill to the south (LGS54)**
- **A30 Allotments which opened in October 2021 (LGS55)**
- **Important treed areas identified on land to the rear of St Edwards Church (ITA24), land to the west of St James Park (ITA23), north of Breach Common (ITA22) and either side of the A30 corridor (ITA25)**
- **Minor amendments have also been made to better reflect the actual coverage of areas ITA3, ITA5 and LGS41**

Local Green Spaces and Important Tree Areas
Map Ref: **SFGI1**



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4.3 Shaftesbury's slopes, views and rural setting

What does Policy **SFGI2** set out to do?

To ensure development respects Shaftesbury's topography and its position in the landscape.

Details:

North Dorset's Local Plan has historically offered protection to Shaftesbury's unique setting through what have been called the Slopes Policies. This Neighbourhood Plan updates these policies and the areas it covers, through its new Slopes **Policy Map (SFGI2)**. This provides clarity as to which areas are part of 'The Slopes' – a designation that dates back to the 2003 North Dorset Local Plan. To produce the map, we have looked at both the landscape character areas (based on assessments undertaken in 2003 and 2008 for Cranborne Chase National Landscape and North Dorset) with additional detail provided by the changing topography (based on contour information to calculate the degree of slope).

View of Shaftesbury and Caterpillar Hill from Win Green



4.3 Shaftesbury's slopes, views and rural setting *(continued)*

For the detailed slope analysis map, a contour map was used to identify areas where the gradient is 1:15 or steeper (with those areas of 1:5 or steeper comprising the steep slopes).

The analysis used a combination of the 150m contour line and trackways to define the lower boundary of these shallow slopes, after an assessment of the area's topographic and visual prominence.

A further factor regarding the slopes that was not previously considered, is the underlying geology. One of the reasons that little building work has taken place on many parts of the slopes is due to the potential for landslips to occur, primarily beneath the escarpments of the Corallian Group and the Upper Greensand. A geological study undertaken by two members and former member of the British Geological Survey in the 1990s describes the landslips as 'spectacular'.

For further information can be found in Geology of the country around Shaftesbury: Memoir for 1:50000 geological sheet 313 (England & Wales), 1995

https://pubs.bgs.ac.uk/publications.html?pubID=B01692

The authors describe the majority of the slopes in the area known as Shaftesbury Undercliff as based in land-slipped Gault, with shallow, successive rotational slips up to 6m deep in places. They also note that there are disturbed slopes below the undercliff which are flatter and more convex. They go on to state that "extensively landslipped slopes of the undercliff are close to limiting equilibrium. Reactivation could easily be caused by cut and fill on the undercliff".

It is therefore critical that the potential instability of our area is fully understood in order to ensure that development does not trigger new, or reactivate old, landslips, and the costs of any remediation measures to ensure slope stability is fully understood. Areas of unstable land have therefore been identified from the GeoSure layers comprising:

- **Landslides—areas where slope instability problems may or probably are present (see Appendix P GeoSure Landslides for further detail)**
- **Shrink-swell—areas where ground conditions are predominantly medium to high plasticity (see Appendix P GeoSure Shrink Swell for further detail)**

Being on the lower hillside slopes, the settlements of St James and Enmore Green are visible both from the hilltop and from distant viewpoints in the surrounding countryside. The steep slopes, the top of the spur, and these lower settlements are all highly sensitive to development as a result.

Tree cover is an important consideration for any new development on the shallower slopes, including on the shallow slopes below the hilltop to the south east of the town.

Developers must make sure that planned development respects Shaftesbury's contours, landscape and 'lie of the land'.



View of Melbury Hill

Extract of Slopes Analysis map

A slopes analysis map shows the influence of topography on the settlement pattern of Shaftesbury; how the town has developed on the flat land of the greensand plateau with limited development on steep slopes to the north, west and south. It shows the distinctive spur of the land to the west upon which the Saxon town was founded and the Medieval town from which the settlement and development has spread on flat land to the east.



Slopes analysis map (source: Bernard Ede)

Medieval settlements such as Enmore Green and St James were located on flatter shoulders of land below the steep slopes. The plateau edges and spur form critical edges which, where tree cover permits, gives Shaftesbury its distinctive panoramic views over the low-lying Blackmore Vale and to the elevated Chalk Downs and Greensand ridges forming skylines to the north and south. Conversely, these edges and slopes are sensitive to development due to ground instability and visual impact

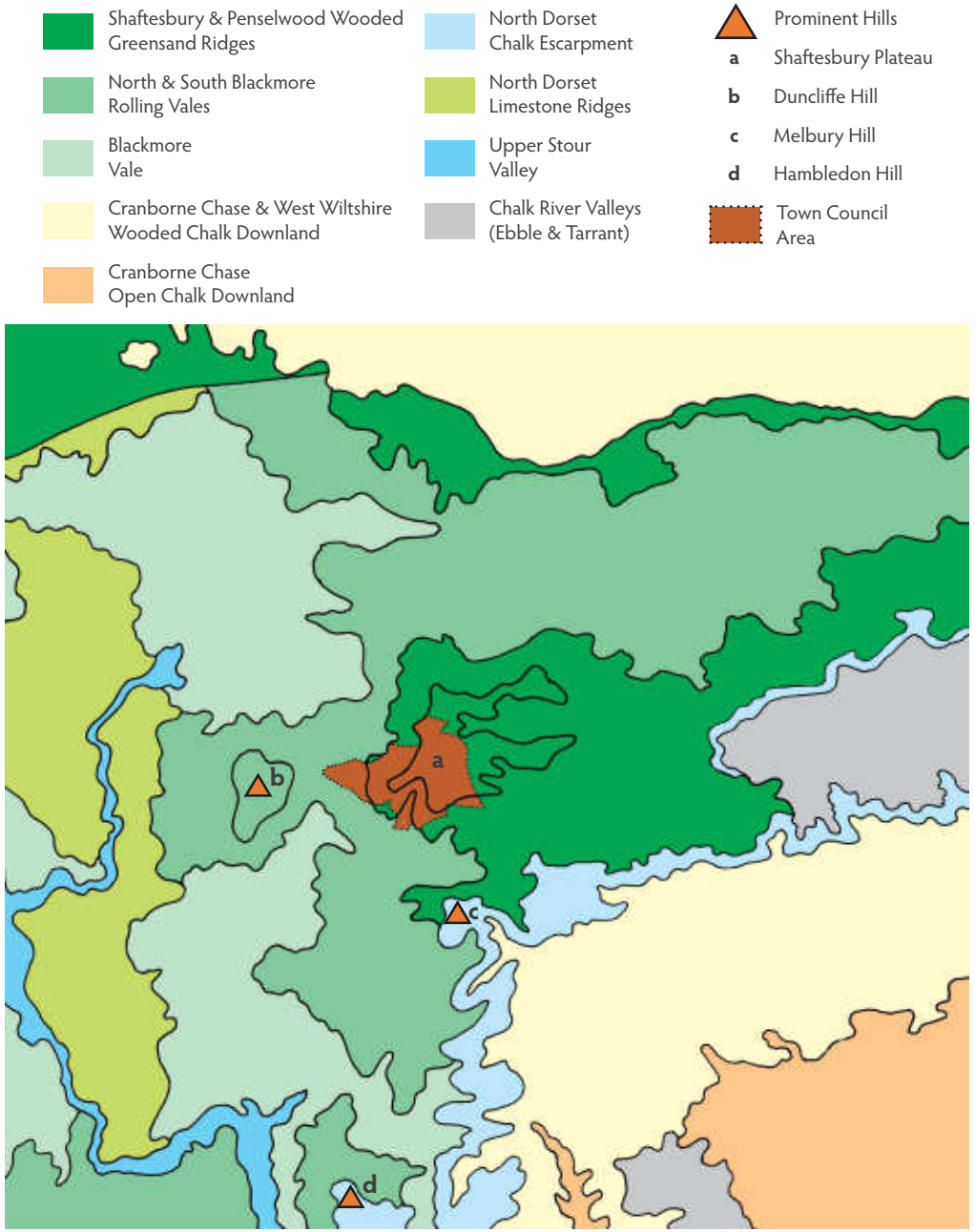
North Dorset and South Wiltshire Landscape Character map

This shows the variety of character areas forming the setting of the town and how the parish occupies land on elevated Shaftesbury Greensand ridge and lower-lying rolling clay vales.

Sources:

Landscape Character Areas for North Dorset (amended), Dorset County Council

Wiltshire Landscape Character Assessment Land Use Consultants Final Report December 2005



North Dorset and South Wiltshire Landscape Character

4.3 Shaftesbury's slopes, views and rural setting *(continued)*

Viewpoints

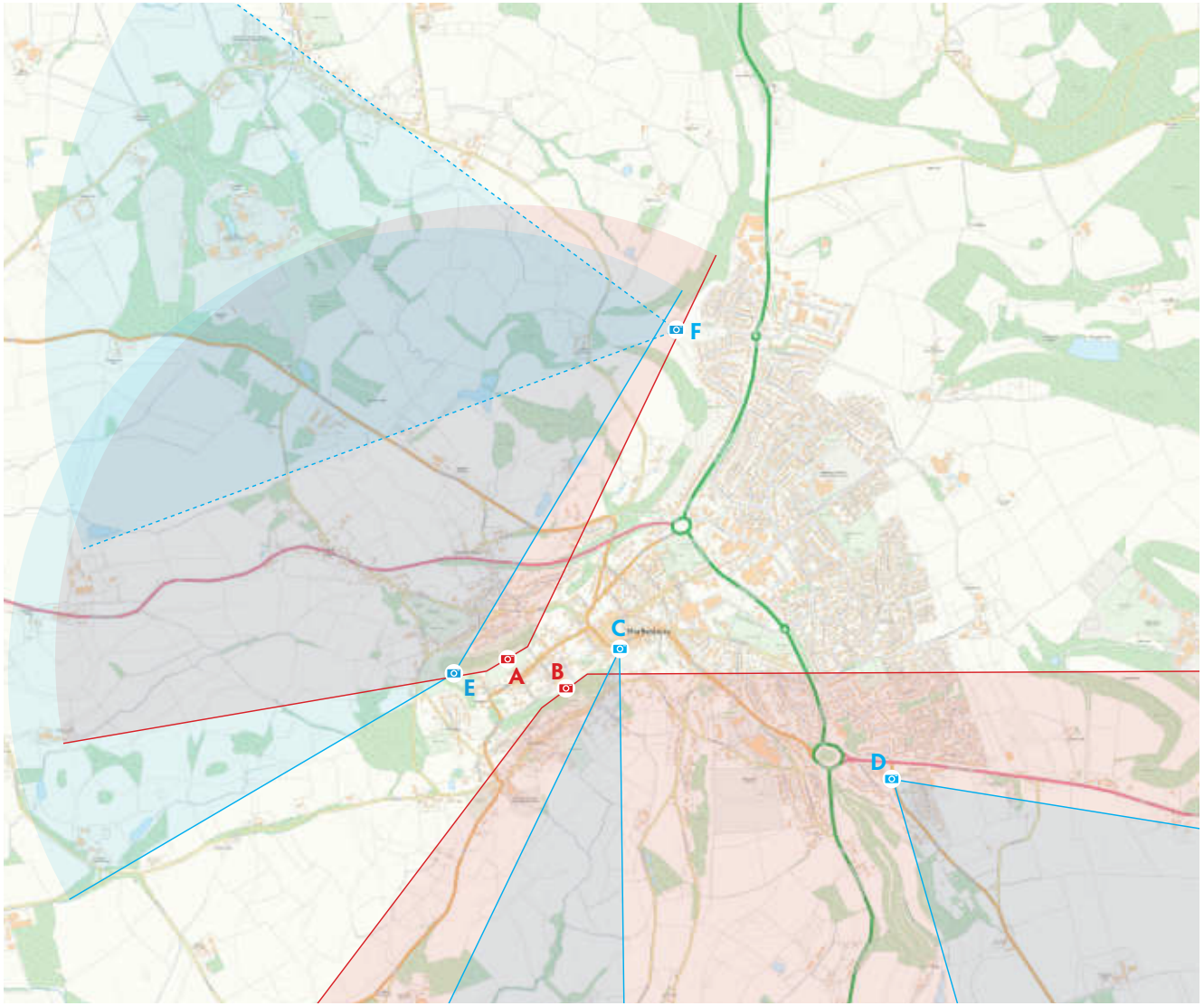
Shaftesbury's distinctive topography (**Map SFGI2a**) provides outstanding views from the town.

Shaftesbury's best-known view, famous not just in Dorset but also of national and international renown, is that available from Gold Hill (viewpoint **C** on **Map SFGI2a**). This historic cobbled street runs down the steep slope behind the Guildhall and from the top, the view across Blackmore Vale is framed by picturesque cottages and part of Shaftesbury Abbey walls.

A short walk away there are more open views to the south (**B**), and north (**A**) of the spur, and views limited by more extensive tree cover to the west. New development to the north of the town will give public access to further outstanding long views (**F**).

To the south and east of the town, where the land slopes more gradually, there are still notable views. A popular feature of glimpsed views looking south from eastern parts of the town is 'the caterpillar', a group of trees on raised ground that appear on the skyline. Whilst development south of the A30 has partially obscured this view, the relationship between the town and downs to the south can still be appreciated from viewpoint **D**.

Views from Shaftesbury
Map Ref: **SFGI2a**



- **A** Wide viewpoint from Castle Hill green
- **B** Wide viewpoint from Park Walk
- **C** View from top of Gold Hill
- **D** View from Higher Blandford Road
- **E** View from Castle Hill Mound
- **F** Assigned view from Littledown Development

Full details of map in **Appendix F**

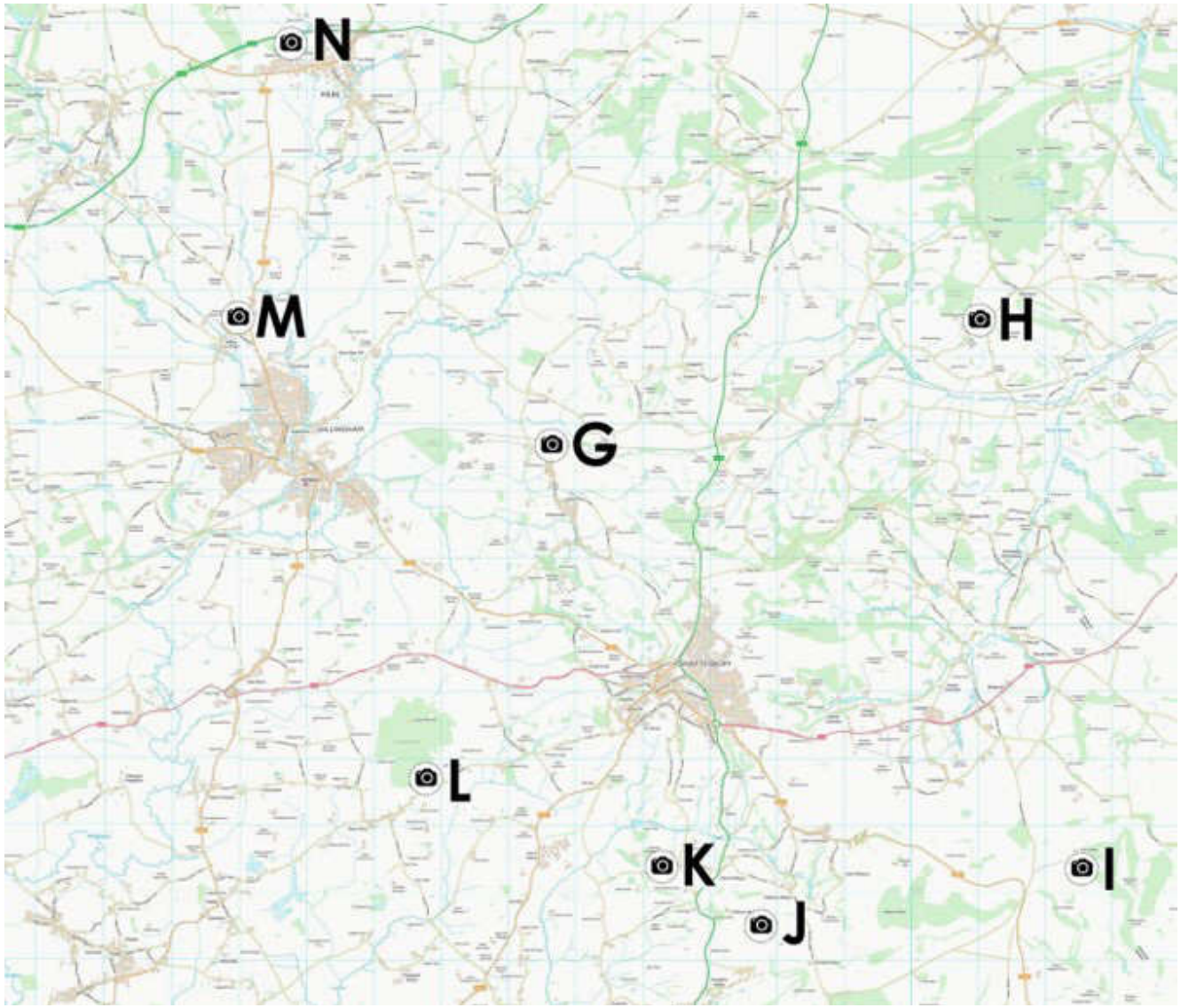
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Shaftesbury features on the skyline from many places in the surrounding countryside and a selection of these are indicated on **Map SFGI2b**.

The view of Shaftesbury from Hatch House Hill (**H**) serves to illustrate the importance of tree cover for development around the edge of the town.

Appendix F documents the accessible views, looking both out of and towards the town as seen from the viewpoints on maps **SFGI2a** and **SFGI2b**.

Views of Shaftesbury from the surrounding landscape
Map Ref: **SFGI2b**



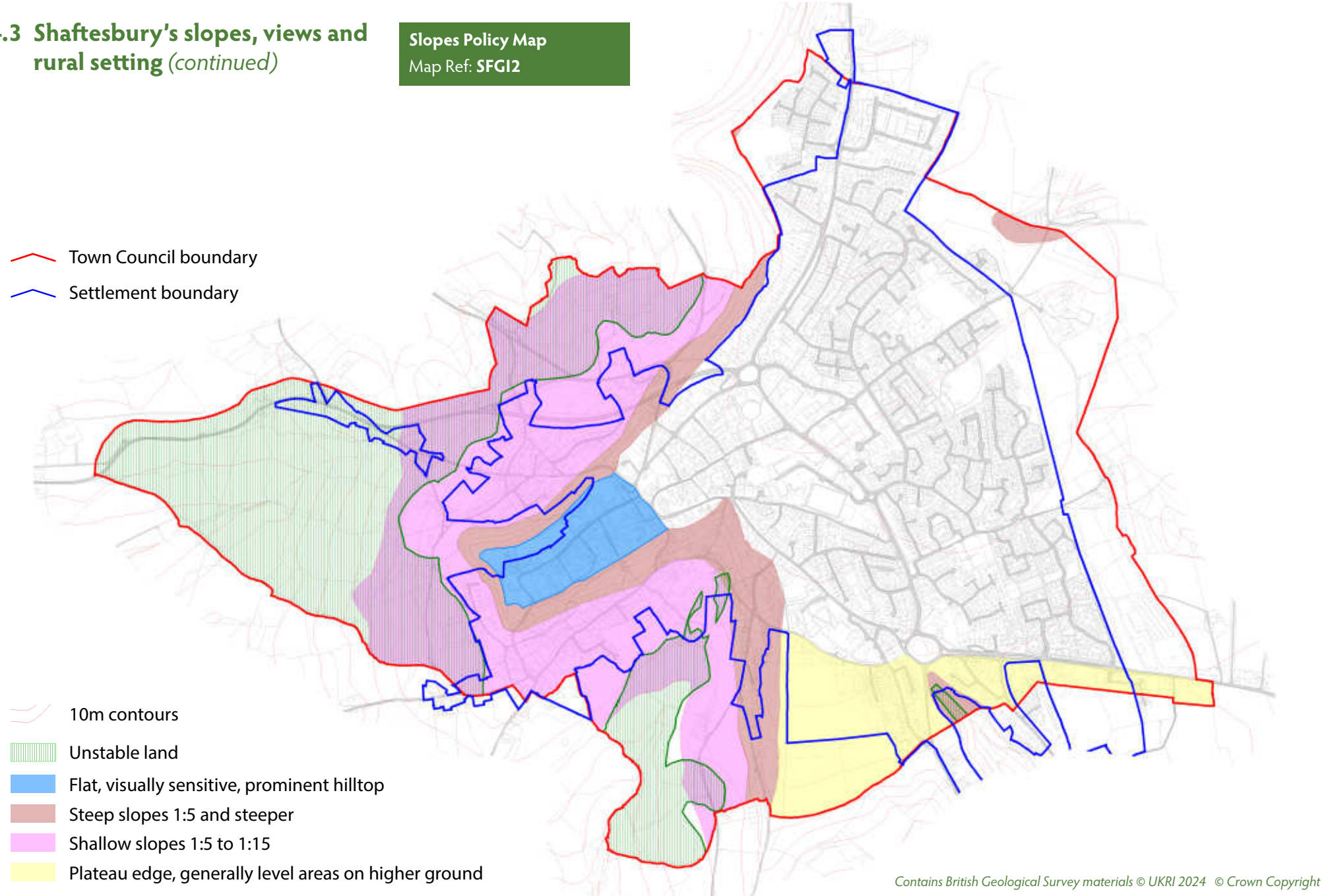
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G Motcombe
H Hatch House
I Win Green
J Melbury Beacon (Compton Down)
K Writh Farm
L Stour Row
M Milton on Stour
N Mere

Full details of map in **Appendix F**

4.3 Shaftesbury's slopes, views and rural setting *(continued)*

Slopes Policy Map
Map Ref: **SFGI2**



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POLICY SFGI2

The outstanding character of Gold Hill, and views from the flat hilltop and other key locations as shown on map maps **SFGI2a** and **SFGI2b** will be protected.

On the steep slopes (as shown on Map **SFGI2**) any development that does not preserve the remaining open or wooded areas and their distinct rural character, will generally be resisted.

On the shallow slopes and plateau edge (as shown on Map **SFGI2**), 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.

Load-bearing development within areas of unstable land (as shown on Map **SFGI2**) will be required to demonstrate that the site is stable or could be made stable, and that the development is unlikely to trigger landsliding within or beyond the boundaries of the site.

Development on the edge of the town will be expected to respect the environmental context, including green infrastructure, that draws the rural landscape into the settlement and provides a soft edge to the town.

There should be public access to the countryside via footpaths (and where appropriate, bridleways or cycle paths), connected to the wider countryside rights of way.



Grass Verges



Quick Read

What does this policy mean and why is it important?

The slopes surrounding our town are really important to residents. These frame the many important views, whether looking down from the hilltop or looking up towards the town. Gold Hill's view is particularly iconic and must be protected.

There are also areas where land stability is a real problem, which has significant costs for development that need to be taken into account.

New developments on the edge of town should blend in with the countryside. The use of trees and hedgerows will help retain that sense of rural setting.

4.4 Landscaping requirements

What does Policy **SFGI3** set out to do?

To ensure development respects and enhances the Green Infrastructure network—its green spaces and green corridors—and the contribution this makes to the character of the town, its sustainability and biodiversity, and the general well-being of its residents.

Details:

Shaftesbury's distinctiveness comes from its place in the landscape and its green spaces and corridors, trees and hedgerows. New development must integrate with the existing green infrastructure network across and beyond the town. For example, the original masterplan for the eastern development included proposals for an avenue of trees on each side of the main road to create a 'boulevard', and as a principle this tree-planting strategy should be applied to all the main route corridors into the town.

The map on the following page shows the tree canopy of the town as a starting point in helping identify existing green/wildlife corridors through the town. Whilst work has been undertaken by the Dorset Local Nature Partnership to identify existing and potential ecological networks across Dorset (https://dorsetlnp.org.uk/dorsets-ecological-networks/), this does not appear to identify many corridors within the town, and more work on this is proposed as a project in this Plan. Whilst there are fewer opportunities for greening the town centre, even here (for example) more trees could be planted in our car parks. The planting of fruit trees is particularly encouraged (as this forms part of the Shaftesbury Tree Plan and Orchard Town initiative).

Green infrastructure is vital to health and well-being. At the same time, it is a crucial element of adapting to climate change and protecting and improving biodiversity. It provides wildlife habitat, routes for walking and cycling, space for food growing, enhanced regulation of the climate at a local scale, and contributes to flood water retention and reduced surface water runoff.

It is also important to ensure that landscape schemes are of a suitably high quality and delivered in a timely fashion and in accordance with the approved plans and specifications.. The Town Council will work with Dorset Council to help ensure that this is suitably monitored and enforcement action taken where necessary.

POLICY SFGI3

Outside of the town centre, comprehensive landscape proposals should provide buildings with an attractive, verdant setting, having regard to the character of the area, views into and out of the area and potential to connect with other green/wildlife spaces and corridors.

Existing mature trees, native hedgerows, habitats associated with ponds and watercourses and green/wildlife corridors should be retained and included within a landscaping scheme for all new developments, to avoid harm to biodiversity.

Tree planting along the main route corridors into the town should be provided where feasible.

The design of green spaces within a development must:

- **Contribute to the character of the town.**
- **Mitigate climate change, contribute to the achievement of net-zero carbon emissions, and provide opportunities for sustainable drainage.**
- **Protect and enhance biodiversity.**

In addition, where practical, these spaces should:

- **Enhance tree cover.**
- **Provide new habitats to enhance the town's ecological network, connecting to existing wildlife corridors where feasible.**
- **Enable local food production.**
- **Provide educational opportunities.**
- **Provide opportunities for play and recreation including walking and cycling.**

Planting schemes should use local species appropriate to the site's size and location, taking into account resilience to climate change (a list of tree species that are likely to be appropriate is provided in Appendix J).

Measures should be taken to ensure future maintenance of any landscaping scheme and green spaces. This could be through the use of conditions or a legally binding agreement that takes account of possible changes in design, planting or maintenance routines, in line with the need to promote nature recovery and mitigate climate change.

Quick Read

What does this policy mean and why is it important?

Planting and open spaces as part of any new housing or other development are important. It should be considered from the outset and done right.

It's important to retain features like ponds, trees and hedgerows that are valuable for local wildlife and mitigate climate change. Suitable arrangements must be put in place so that it's clear who is responsible for maintenance.

Extract from Friends of Earth Tree Canopy Map overlay with aerial photograph

https://friendsoftheearth.uk/nature/trees-map-where-could-we-create-woodland-england

This provides a starting point in helping identify green/wildlife corridors through the town alongside the work undertaken by Dorset Local Nature Partnership (https://dorsetlnp.org.uk/dorsets-ecological-networks/)"



4.5 Dark skies and lighting proposals

What does Policy **SFGI4** set out to do?

To protect our dark skies, particularly considering the adjoining Cranborne Chase National Landscape (CCNL) and its International Dark Skies Reserve status.

Details:

One of Cranborne Chase's special qualities is that it does not suffer greatly from light pollution, the glow you get from street lights which means you cannot see the stars in many towns. Cranborne Chase is one of the best places in southern England for viewing the Milky Way and you can often see it with the naked eye.

If we work to keep our night skies dark, then Shaftesbury's economy could benefit from astro- tourism. Stargazing visitors have helped boost the tourism economy of Exmoor, which is also very dark.

Dark skies are also better for animals and bird life, too. Wildlife can become confused, stressed and suffer disrupted sleep patterns when they mistake bright artificial lighting for the sun.



Dark Skies

POLICY SFGI4

Development should be designed to conserve and enhance the quality of the dark night skies and prevent glare affecting the Cranborne Chase National Landscape (CCNL). It should also ensure any lighting arising from the development minimises impacts on biodiversity. In particular:

- External lighting should be avoided unless required for security or safety reasons.
- Where lighting is considered necessary, its design should minimise its impact, both on the amenity of the occupants of neighbouring properties, and in terms of light spillage and glare.
- Light sources should be fully shielded and pointed downwards, so that light is not emitted above the horizontal.
- Movement sensitive and timed PIR lights, down- lighters or 'wall washers' are examples of lighting schemes that generally have less adverse impact whilst providing appropriate illumination.
- Any lighting scheme within or visible from the CCNL should meet or exceed the level of protection appropriate to Environmental Zone 1 (as defined by the Institution of Lighting Professionals), with the addition that external LED lighting should not exceed a correlated colour temperature (CCT) of 2,700K.



Astronomy Workshop

Quick Read

What does this policy mean and why is it important?

The Cranborne Chase National Landscape, an Area of Outstanding Natural Beauty (AONB) begins just one mile east of Shaftesbury Town Hall.

Maintaining dark skies is not about turning lights out; it's all about, 'the right light, in the right place, at the right time'.



5. Design & Heritage

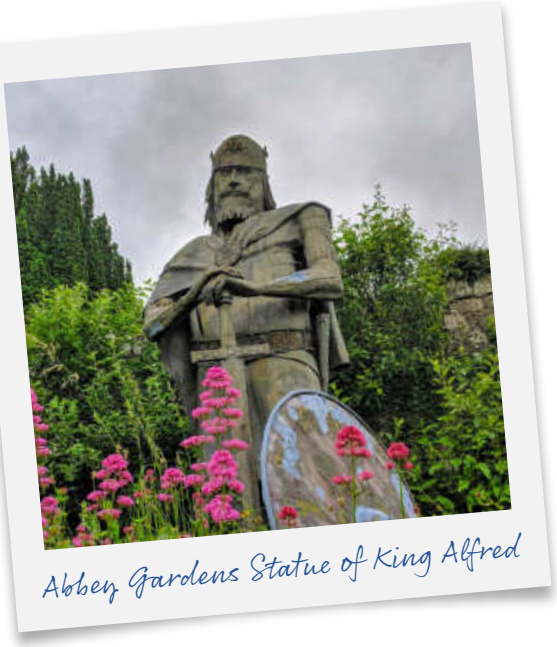
5.1 Design and Heritage: Key messages and aims

Context—A brief history of the town

Thomas Hardy was fascinated by Shaftesbury and, 'its three mints, its magnificent apsidal abbey, the chief glory of South Wessex, its twelve churches, its shrines, chantries, hospitals, its gabled freestone mansions' set within a 'limitless landscape'.

Almost a century after his death, Hardy would recognise a lot of the town he admired. To understand the present-day shape, design and style of Shaftesbury streets, open space and buildings, a quick reminder of the town's long history might be useful.

The history of Shaftesbury owes everything to its location on a promontory and can clearly be seen from (and enjoys views out towards) Glastonbury Tor and Hambledon Hill as well as other Neolithic and Iron Age sites. Alone amongst them, and as a rarity in England, it has persisted as a town in part thanks to King Alfred.



Abbey Gardens Statue of King Alfred

Alfred founded a Benedictine nunnery around 880 AD. A hundred years later, Shaftesbury had become a major religious destination with pilgrims coming to visit the remains of King Edward the Martyr, which were kept at the Abbey. This influx of visitors saw the Saxon town, that was centred on Bimport, extend in the 10th and 11th centuries to an area to the east of the Abbey.

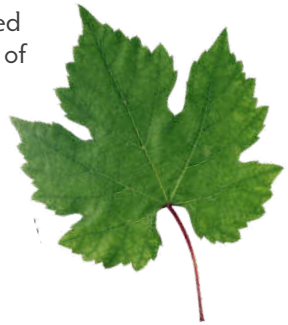


At this point Shaftesbury was so prosperous it had its own money mints and twelve parish churches.

The street pattern of an irregular grid of streets and lanes that we walk or drive around today was literally set in stone during the medieval period. By the 13th and 14th centuries, Shaftesbury's location on the Great West Road further added to its popularity and its influx of visitors.

The town had the largest population in Dorset—but this success was due almost entirely to the size and prestige of the Abbey.

When the Abbey was destroyed during Henry VIII's Dissolution of the Monasteries, Shaftesbury's importance declined.



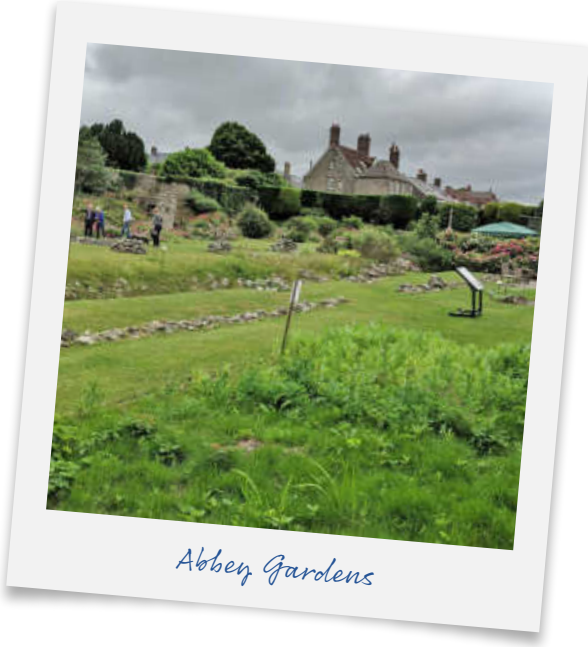
Park Walk in Shaftesbury (to the south of the Shaftesbury Abbey ruins) is a locally listed park. This was originally open pasture for the Abbey.

It is notable for both the terrace and mature sycamore tree line, with exceptional views over the Blackmore Vale countryside and St James Park, with the winding path linking upper and lower town. The Jubilee steps were restored in 1937 to celebrate the 1935 Silver Jubilee.

Lord Stalbridge owned Shaftesbury and in 1918 he decided to sell his Dorset estates. Our town was bought by three prominent Shaftesbury residents in 1919. This is when the famous 'Sale of Shaftesbury' happened.

They sold over 300 individual buildings to the tenants and shopkeepers who occupied them, giving ordinary citizens control over their homes, their businesses and their futures. Importantly, these men donated Castle Hill to the town. We enjoy those special green spaces today because of their legacy and Robert Dyneley's gift.

The most recent notable event was the 1973 filming of a Hovis (bread) advert by the world-renowned film director Ridley Scott. It showed a boy in working Victorian dress pushing his bicycle up the steep cobbles of Gold Hill with the sweep of the green sandstone buttresses of the old Abbey on the right and the tiled and thatched roofs of the cottages on the hill to the left, all framed by the breath-



Abbey Gardens

taking views of the valleys and downs beyond. A recent national press report described the Hovis advert as 'the most noteworthy of all time'.

Today, the fame of Gold Hill and Shaftesbury's outstanding views continue to attract a considerable number of visitors.

Together with a vibrant, independent High Street and many successful local businesses, Shaftesbury continues to thrive.

Our Neighbourhood Plan aims to address some of the challenges of life in an expanding market town without sacrificing the special qualities of a town that has evolved well over millennia.



Park Walk and the Abbery Wall

Quick Read

What does this policy mean and why is it important?

History has shaped the appearance of our town.

The neighbourhood plan team wants to make sure that planners understand how each different area of Shaftesbury looks and feels. That will help them make informed decisions when they decide whether to give planning permission to a new development.

That development could be a single house, a business conversion or a larger housing estate, but the style and shape of the building must be appropriate for Shaftesbury and it must not look odd in its setting.

Development has to fit in.

Gold Hill





Hovis Bike on Gold Hill

5.1 Design and Heritage: Key messages and aims *(continued)*

Key feedback from consultation

Of 152 respondents to our Neighbourhood Plan survey in January and February 2019, 142 agreed that: We need to set clear design guidelines to preserve and enhance the different character areas throughout our town

- 98% of respondents agreed that they should include attractive open spaces and trees.
- 95% of respondents agreed that all new developments should be built using high quality materials in keeping with the historical context of the town.
- 92% of respondents agreed that the design of signage, benches, bins etc. should be consistent.
- 92% of respondents agreed that new developments should be accessible to people of all ages and abilities.
- 89% of respondents agreed that we should accommodate parking requirements.
- 88% of respondents agreed that new development should employ renewable and low carbon technology.

Key messages

The design of Shaftesbury's homes, shops, public buildings and landmarks give our town its character.

The combination of the height of buildings, the shape of roofs, the style of windows, the use of certain materials and even the road surfaces all play a part in creating our distinctive place to live or work.

This section of the Shaftesbury Neighbourhood Plan identifies the design elements in our buildings and the spaces around them that make them special enough to save and conserve. We also set out design guidelines that we would like house-builders to meet when planning future housing developments in our town. We want Shaftesbury to remain special and distinguished.

Up until 2021, Shaftesbury was the only town in North Dorset that did not have its own adopted design guidance. The 2004 Eastern Development Masterplan, including a design statement, was agreed. However, this document has not been followed and the plan is very different to the reality.

The Neighbourhood Plan seeks to give clear guidance to the Planning Department of Dorset Council when they receive a planning application in Shaftesbury.

Our intention is to ensure that anyone reading the Neighbourhood Plan understands what residents consider is important to conserve, so that new ideas and development works in harmony with our historical Town Centre and our important conservation areas.

A French architect once said, 'Architecture is a very dangerous job; if a writer makes a bad book, people don't read it. But if you make bad architecture, you impose ugliness on a place for 100 years'.

This plan offers clear and concise guidance, including reference nationally accepted standards, to ensure undesirable architectural design and materials do not blight our beautiful town.





Traditional Cottages



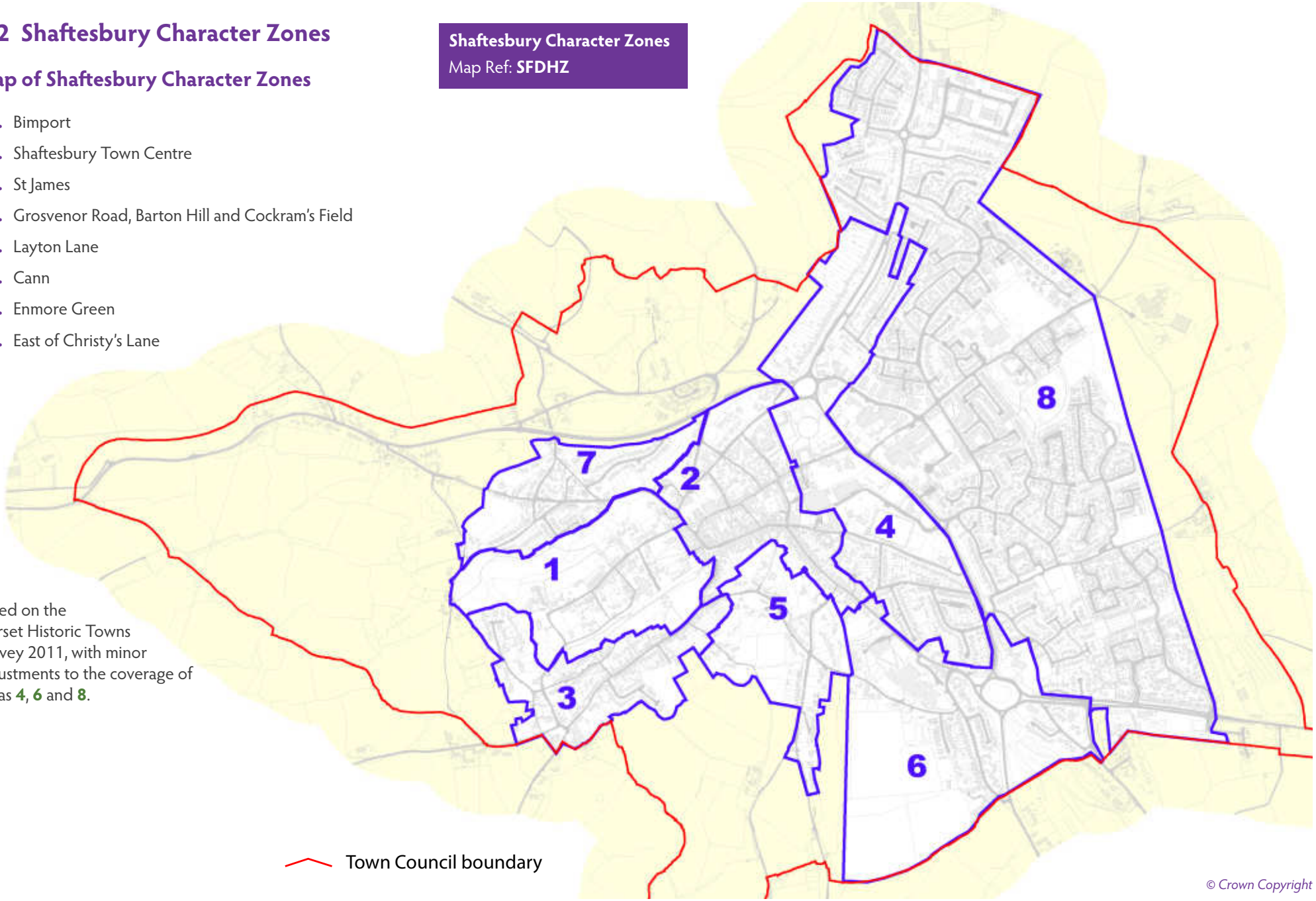
Traditional Cottages

5.2 Shaftesbury Character Zones

Map of Shaftesbury Character Zones

1. Bimport
2. Shaftesbury Town Centre
3. St James
4. Grosvenor Road, Barton Hill and Cockram's Field
5. Layton Lane
6. Cann
7. Enmore Green
8. East of Christy's Lane

Shaftesbury Character Zones
Map Ref: **SFDHZ**



Based on the Dorset Historic Towns Survey 2011, with minor adjustments to the coverage of areas **4**, **6** and **8**.

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5.2 Shaftesbury Character Zones *(continued)*

1. Bimport

Description

Bimport contains the jewels of Shaftesbury's hilltop heritage—the ruins of England's first dedicated nunnery, the beauty of Pine Walk, the 15th century Edwardstowe, Shaftesbury's oldest house, and the incomparable views south and west from Park Walk and north from Castle Green.

This character area also includes Castle Hill at the western end of the spur and the common beneath it to the north, together with St James Park to the south, the distinctive tower of Trinity Church, the Westminster Memorial Hospital and Shaftesbury's most famous landmark, the stunning cobbled Gold Hill.

This area includes the site of Shaftesbury's first known Saxon burgh, or settlement. The plots still form the shape of the hilltop's residential layout, with all the charm of ancient lanes.

Key characteristics

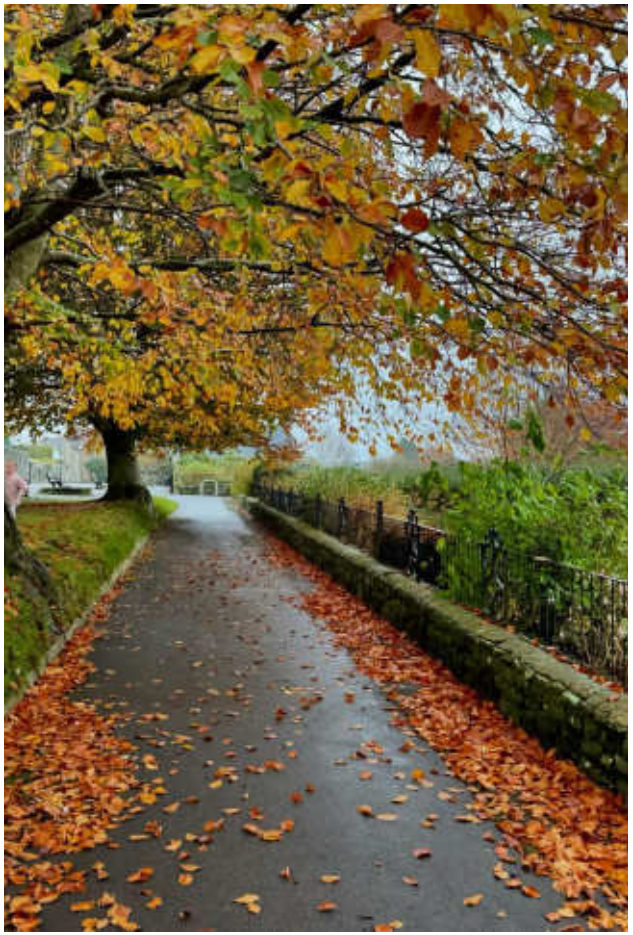
- Distinctive hilltop location on green sandstone spur. The location of properties and public space located on high points in the landscape afford panoramic views of the extensive low- lying countryside of the Blackmore Vale.
- A historic area representing the initial settlement of the town. Includes former Saxon burgh and late Saxon and Medieval abbey and precinct. The architectural detailing on the surviving historic buildings is of high quality. The irregular street pattern and historic buildings provide intrigue and diversity.
- Relatively open settlement pattern including large building plots.
- Holy Trinity Church tower—a town landmark.
- Park Walk and The Park with wooded slopes provide a sense of openness and draw the rural landscape into the townscape.
- 12th century 'castle' earthworks at Castle Hill surrounded by public open space.
- Large gardens and mature trees strongly contribute to the leafy character of this area—the ancient yew tree is of pre- Christian time.
- St John's churchyard.
- Stone boundary walls.

Issues to be addressed

- Large areas of tarmacadam and a lack of consistency and quality of street furniture reduces the quality of the area of open space on Park Walk.
- Modern street lights are not in keeping with historical aspect of this area.
- Poor quality materials, hard surfaces and edging. Sunken and sinking areas of tarmacadam on Park Walk.
- In places the road edge is poorly defined.







2. Shaftesbury Town Centre

Description

One of England's highest market towns, Shaftesbury's Town Centre boasts an array of architecture through the ages, with 124 listed buildings, all set in the distinctive horseshoe layout of the original Medieval setting.

At the centre of the town is The Commons, the top of the horseshoe. The buildings in The Commons are mainly Georgian. It turns into the High Street as it skirts the top of Gold Hill going east. Here there is a mix of mainly Victorian architecture, apart from St Peter's, the only remaining example of Shaftesbury's twelve Medieval churches.

When you look back along the High Street to the west you see the highly distinctive roof tops of King Alfred's Kitchen silhouetted against the sunset. This is an iconic view.

The top of The Commons going east becomes Bell Street, where the individual shops soon merge into residential cottages of 17th and 18th century origins.

The horseshoe becomes a circular route at its eastern end as Angel Lane joins the High Street and Bell Street. All roads meet outside the highly distinctive building that has housed Shaftesbury's Post Office for over 70 years.

Key characteristics

- Historic commercial centre of Shaftesbury, possibly from late Saxon period onwards. Tightly developed street frontage is an important characteristic of this historic market town environment.
- Historic street grid of near parallel roads, with lanes linking them. The labyrinth of passageways, open public spaces and connections to larger open spaces provide permeability and interest through the area.
- Medieval and post-Medieval market areas at the High Street and The Commons. The marketplace is a focal area of the High Street.
- Land plots from the High Street to the south east have a unique characteristic, with gardens featuring burgage plots. A burgage was a town rental property owned by a King or a Lord, usually and distinctly consisting of a house on a long and narrow plot of land.
- Large number of surviving historic buildings and intact street frontages. The Post Office is an example of a high- quality historic building and a reminder of the importance of Shaftesbury on the A30 Great West Road. This is the old post route however one of the best post war buildings in the town; it was built in the 1940s.
- Range of houses and cottages in the local style with varied building lines along some streets and lanes.
- Cottages and houses of 17th to 19th century in the local style are located along Gold Hill and Bell Street and contribute to the historic character of the townscape.







5.2 Shaftesbury Character Zones *(continued)*

- Georgian and Victorian buildings are widespread, but particularly evident along the High Street.
- Quality signage and detailing on shop fronts contribute to the character of the area.

Issues to be addressed

- Twentieth century houses and commercial properties that lack local distinctiveness are scattered throughout the area.
- Traffic and on-street parking reduce the quality of the area.
- The car park behind Bell Street is a large area of open tarmacadam which contradicts the tight spacing of buildings and quality of the rest of the area. There is an opportunity to introduce trees within the car park to soften the landscape in this area and create other environmental benefits.
- Shop frontages with modern additions and materials such as plastic signage reduce the quality of the area.
- Mixture of stone, concrete block and tarmacadam. Therefore, an uncoordinated mixture of surfacing.
- Poor quality of hard surfaces and utility apparatus covers e.g. Swan's Yard.
- Modern street lights are not in keeping with historical aspect of this area.
- Problem of two-way flow of larger vehicles along the narrower sections of the High Street causing congestion and fumes.

















3. St James

Description

Arguably, St James Street defines Shaftesbury's best-preserved conservation area. It features 17th & 18th century cottages, many of them thatched. The cottages line each side of the narrow road.

To the west is St James Church and the narrow roads and lanes leading to the area known as Alcester, which looks west over the Blackmore Vale. The South side of St James Street offers wonderful views of the lower Shaftesbury slopes with the North Dorset downs behind them.

Running from halfway down Kingsman's Lane, towards open fields and the back of St James' last remaining pub, is the original Tudor wall of a former Elizabethan estate, the stones from which have been used to clad the four cottages that sit on the site. The Tudor coat of arms can still be seen to this day.

Key characteristics

- Distinctive position along the base of the southern side of the green sandstone spur.
- The linear route of the Medieval (or late Saxon) St James street sinuously follows the grain of the topography of the spur towards a triangular green and the church at its western end. The street is largely built up with small attached 18th and 19th century houses set directly on the street frontage. Occasionally the street frontage opens out into small courtyards or several houses set back from the street.
- High proportion of historic buildings, mainly 18th and 19th houses and cottages, built in the local style featuring cast iron casements. A small number of earlier houses dating from the 16th and 17th centuries are also present and there are relatively few modern houses.
- The consistency and quality in the scale of buildings and the use of local building materials provide a high-quality urban environment.
- The widespread use of local materials and a range of different building heights and slight variations in architectural details give coherence.
- The grassed and wooded slopes of the spur, together with the mature trees and gardens at the west end of the area, and the St James allotments, provide a significant green element to the character of the area. There are also small but significant green spaces in front of the church and at the Rolt Millennium Green.
- The underlying geology of the southern slopes below St James are formed of running green sandstone, which has always constrained development.
- A number of surviving stone boundary walls of 18th or 19th century date and cast-iron railings make a positive contribution to this area.

Issues to be addressed

- The inter-war and modern houses generally do not respect the earlier building lines. The small modern housing estates have a cul-de-sac arrangement running off the historic roads.
- St James is a rare English example of a 'suburb'. Its integrity has already been breached in a few places with culs-de- sac. It is very important to hold the development line to the south and west or the Continental feel of the high town and its 'underburg' will be lost.
- These houses are typical of their period and lack local distinctiveness.
- Loss of period windows in non-listed buildings erodes the character of the conservation area.



5.2 Shaftesbury Character Zones *(continued)*

4. Grosvenor Road, Barton Hill and Cockram's Field

Description

Originally the ancient manor of Barton belonged to Shaftesbury's medieval abbey, but the modern Barton Hill boasts few architectural landmarks, having been extensively redeveloped over the years.

Situated due east of the town centre the area extending to Christy's Lane provides many key facilities for the town, having one of the oldest, open air swimming pools in the country, and a large recreational space with skate boarding and exercise areas, as well as the town's bowling club and two large supermarkets.

The area continues up along Grosvenor Road, with the houses in that area of a similar style and material to those found in the southern part of the character area.

Key characteristics

- The large recreational areas provide significant green open spaces within this area.
- The mature trees in the grounds of Barton Hill House and Christy's Lane contribute to the leafy character of the area.
- The importance of the large mature trees along the northern edge of Grosvenor Road contributing to the local skyline
- Inter-war and early post-war houses that predominate this area are mainly a mixture of semi-detached and short terrace suburban house types, typical of their time.
- The houses and layout have a welcome coherence. Houses are built in Gillingham bricks, produced in Dorset.
- The avenue of beech trees along Christy's Lane were planted for the Queen Mothers 80th birthday.

Issues to be addressed

- Commercial buildings with a lack of local identity on large plots are surrounded by large open car parks with extensively tarmacadam surfaces.
- The supermarket closest to the centre of the town (Tesco) is a large modern building, with brick and artificial stone banding. The other supermarket (Lidl) on part of the former Cattle Market site is a large red brick 'shed' with a grey metal roof, typical of such supermarket models and having little design relationship to the area. Both are served by large areas of tarmacadam car parking, and not designed to make it easy for pedestrians to get about.
- The remaining part of the Cattle Market site is available to be redeveloped (and received planning permission for retirement apartments in 2024).
- The potential loss of trees along would impact on the streetscape and skyline. There is an opportunity to extend the tree line further along Christy's Lane.







5. Layton Lane

Description

Layton Lane itself is an extension of St James Street, running east from the bottom of Gold Hill, while the character area extends up Hawkesdene Lane to the east and down Frenchmill Lane to the south.

The layout is more open with a variety of architecture that spans Georgian, Victorian, 1920s and modern.

A defining feature of the Layton Lane area is its proximity to the lower Shaftesbury slopes, with open fields and farmland.





There is one scheduled monument—the ancient fishponds of Shaftesbury Abbey. All that remains is a sea of briars, a perfect wildlife habitat which can be viewed from Snakey Lane.

Key characteristics

- Trees and hedges form a significant component in the semi-rural, leafy character of this area.
- Well preserved ancient lanes and boundaries—the street frontage is defined by a mixture of stone walls and hedges.
- Housing density is low with dispersed historic cottages and bungalows and large houses set on generally large plots along the road. The majority of buildings are set well back from the frontage.
- Distinctive position below the historic town.
- There are a number of open spaces within the area and good views of countryside to south.

Issues to be addressed

- Large scale properties out of proportion with historic properties in the area. This should not be seen as a precedent and further intensification of a similar nature would not be appropriate.





5.2 Shaftesbury Character Zones *(continued)*

6. Cann

Description

Cann is a former medieval parish to the south-east of the main town, with 19 listed buildings, although Shaftesbury's main school and the Royal Chase Hotel are the most distinctive landmarks.

The Royal Chase roundabout dominates the area, with the character area extending out to include all the residential streets, lanes and farmsteads on the edge of town.

This area offers very mixed architecture, from modern infill to Victorian and Edwardian villas, old green sandstone houses, through to rural cottages, with beautiful views to the south, towards the Cranborne Chase National Landscape.

Key characteristics

- Formerly part of the medieval parish of Cann.
- The southern approach to the town along the A350 is wooded with no obvious development until Royal Chase roundabout.
- Along the Salisbury Road are several large villas and country houses, including the former parish church of St Rumbold's.
- Strong 'building line' and good example of early ribbon development along streets such as Lower Blandford Road.
- The Shaftesbury School and playing fields form an extensive part of the western side of this area.

Issues to be addressed

- Small Incremental changes to the post- war houses over time has reduced the overall character of those of the original design.
- The area is dominated by modern road developments, including the Royal Chase roundabout.
- Many of the larger historic houses have been significantly altered or have been obscured by 20th century suburban housing.
- The potential loss of the woodland approach to the town along the Lower Blandford Road would impact on the streetscape.









7. Enmore Green

Description

Enmore Green is situated on the lower Shaftesbury slopes immediately north of Castle Hill, with stunning views towards Motcombe and Gillingham and west towards the ancient Duncliffe Woods.

A charming jumble of ancient lanes, Enmore Green is famous locally for supplying Shaftesbury with its water, characterised by a procession called The Byzant Ceremony. The townsfolk would process down the very steep Tout Hill to meet the Enmore Green residents who would supply them with water from their individual wells.

From 17th century thatched cottages to small Victorian terraces, Enmore Green has its own very distinct charm.

Key characteristics

- Post-Medieval rural settlement site enclosed from former common. The settlement pattern is largely informal with low density, detached, rural cottages and short terraces mainly set back from the street, and a small triangular green in the centre of the village.
- Historically the site of Shaftesbury's town water supply.
- The17th to 19th century historic cottages and houses in the village centre make a major contribution to the local character.
- The consistency and quality in the scale of buildings and the use of local building material provides a high-quality urban environment.
- Slight variations in architectural details provide diversity and interest to the streetscape.
- The area has a semi-rural character as a result of its location as a backdrop to the wooded green slopes of the green sandstone plateau to the south, mature trees and hedges and network of ancient lanes.
- Views over the surrounding countryside.

Issues to be addressed

- Modern 20th century housing estates and infill development lack local distinctiveness and quality materials.
- Traffic and on-street parking on minor roads and rural lanes.
- Modern development is large in scale to small historic properties.
- Modern street lights are not in keeping with historical aspect of this area.
- The underlying geology of the southern slopes below St James are formed of running green sandstone which has always constrained development.







5.2 Shaftesbury Character Zones *(continued)*

8. East of Christy's Lane

Description

This part of Shaftesbury comprises modern, residential estates built over the last 70 years and is still the main focus for new development.

Together with the industrial estates of Wincombe and Longmead, this area provides the bulk of Shaftesbury's residential and commercial accommodation and is bordered to the east by rural fields and the border with Wiltshire.

Key characteristics

- Some modern residential developments show reference to the local vernacular and use high quality materials, making a positive contribution to the area.
- Some 19th century cottages at Little Down, together with a small amount of late Victorian and inter-war suburban housing, represent earlier development in this area.
- Areas of open green space, the cemetery, allotments and linear woodland strips provide relief to the built settlement.

Issues to be addressed

- Many of the 21st century housing estates are comparatively high-density and developed to a standard design, providing little or no reference to the local character or vernacular.
- Poor quality detailing and management of residential developments, including low quality surfaces and edges, poor design of external spaces and limited pedestrian network.
- The loss of front gardens to hard surface has a negative impact on the streetscape.
- Inappropriate boundary treatments, particularly on front lawns of residential developments, restrict the appearance of open green spaces which surround key roads through the area.
- Most of the open space is typical featureless grassed areas within the modern estates—green infrastructure corridors have not been created or enhanced.
- Community facilities are sparsely spread through the residential estates and as a result there is no central community hub within this area.
- Modern industrial and commercial estates contain typical steel-framed units and warehouses.











5.3 Shaftesbury Conservation Area

Map of the Conservation Area

The Conservation Area is shaded in **light orange**.

Local Planning Authorities have the authority to designate as Conservation Areas, 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.

This designation gives control over the demolition of buildings, trees and other alterations.

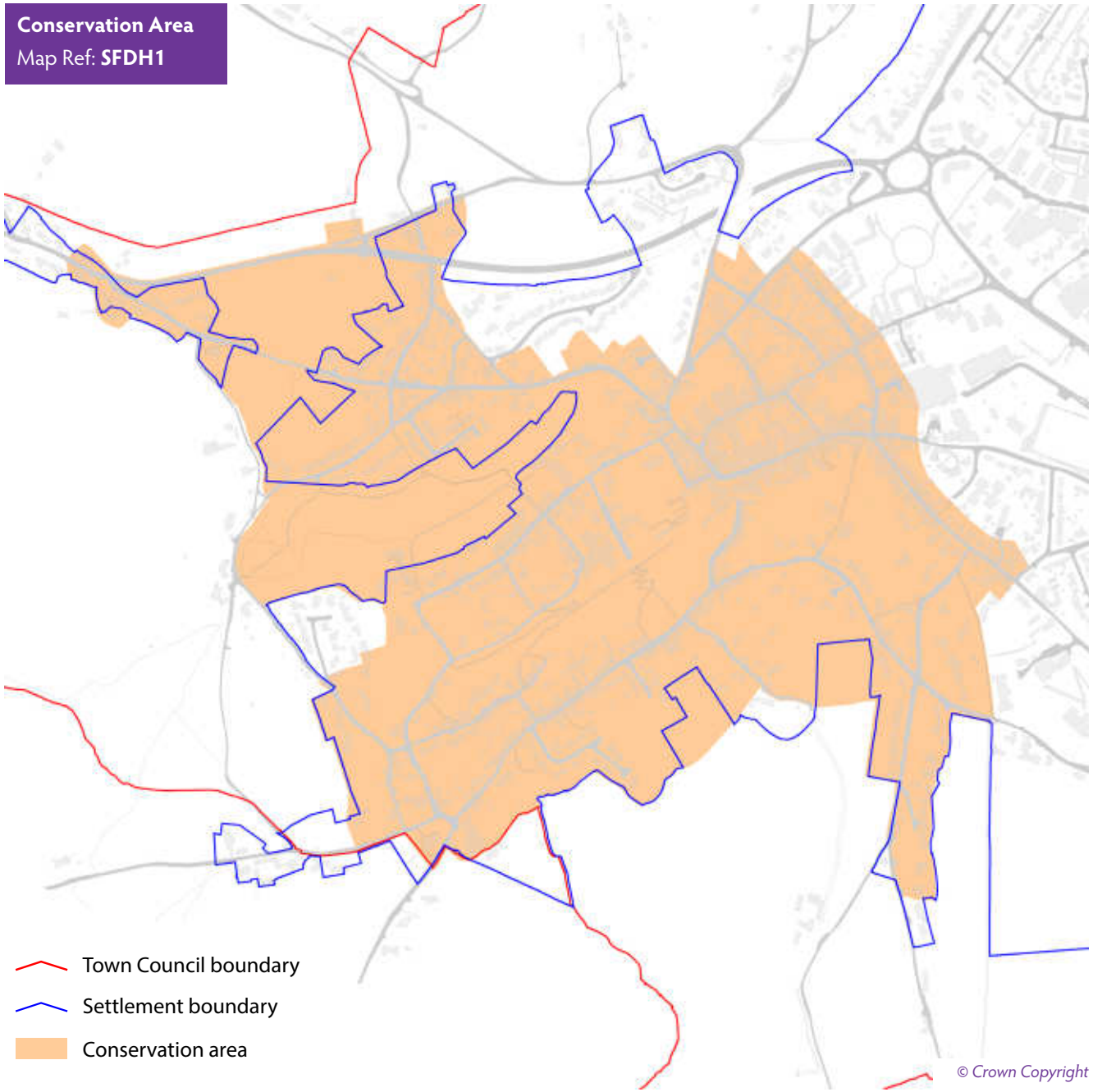
Conservation Areas have additional protection under the law from the normal planning controls.

The Shaftesbury Conservation Area is located within the Neighbourhood Plan area.

Whilst the Historic Towns Survey provides a wealth of useful information, a Conservation Area appraisal has not yet been produced.

Development, including both new buildings and alterations to existing buildings, must not negatively impact on:

- a listed building or its setting;
- the conservation area or its setting;
- non-designated heritage assets including locally listed buildings and structures and their settings;.
- a Scheduled Monument and its associated setting.



5.4 Policies SFDH1 to SFDH7

What do Policies SFDH1 to SFDH7 set out to do?

To preserve and enhance the character and design of our historic town and the different character areas.

To encourage high quality design that ensures development complements and contributes positively to Shaftesbury's character and engenders a sense of civic pride and social inclusion.

To make sure the natural environment is properly considered in the design process.

Respecting Local Character in Designs

The character of, and the issues associated with, each area of the town are described in the sections above, with more detail provided in the Historic Towns Survey and 2019 Shaftesbury Design Guidelines. By taking into account what aspects help underpin an area's character, and opportunities to remove or reduce those elements that weaken the character, we can be sure that Shaftesbury and its constituent parts will have a strong and positive identity.



Bell Street

Rooflines



POLICY SFDH1

Development in a Character Zone (as shown on Map SFDHZ) will respect and respond to the positive aspects of character associated with the specific area of Shaftesbury where the development is planned and not repeat (and where possible reduce) the negative issues as set out in section 5.2.

Incorporating sustainability in designs

Since the Neighbourhood Plan was first made, the Government has updated its Building Regulations. As of June 2022 any new homes that have been approved have had to be built to a higher standard to produce 30% less carbon dioxide than previous (2013) standards. Further changes to Building Regulations are proposed, through the Future Homes and Buildings Standards, increasing this reduction to 75–80% by 2025 and ensuring all new homes will be 'zero-carbon ready'. The consultation on how this achieved, launched in December 2023, is considering matters such as whether and under what circumstances solar panels should be required—balancing the costs and benefits and taking into account that, in due course, all electricity supplied by the National Grid will be zero carbon. So, whilst it is not appropriate for this Neighbourhood Plan to set different standards, we continue to encourage developers to challenge themselves to deliver zero carbon designs sooner if at all possible.

The Home Quality Mark is an industry standard that looks in detail at the design of new homes, including aspects such as air circulation, insulation and ventilation, energy and water resources, responsible sourcing of materials (including their wider environmental impacts and their durability), practical living arrangements (such as drying space and accessible and adaptable designs), quality assurance and aftercare.

Building for a Healthy Life is another industry-recognised standard for well-designed homes and neighbourhoods. To be eligible for accreditation under this scheme, developments have to achieve nine of the twelve design requirements, which cover aspects such as:

- A locally inspired or otherwise distinctive character based either on contemporary architecture or local traditions in building materials and landscaping.
- Good connections (footways and paths) to the surrounding area.
- Welcoming, well managed and attractive streets and spaces, with low traffic speeds.
- Easy to find your way around.
- Uses the existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates.
- Includes adequate external storage space for bins and recycling as well as vehicles and cycles.
- Personal space (such as private garden areas) are protected and respected.

A number of these principles have been incorporated into the following Neighbourhood Plan policies, so that in meeting these standards, developers may well be able to promote the quality of their developments during sales and marketing activity.

Dorset Council now require a sustainability statement and checklist to accompany planning applications involving new buildings. Our policy has been updated to reflect the information this covers in relation to those elements that will impact most on the appearance of the building and its on-going affordability. New dwellings are encouraged to exceed the target emission rates of the current Building Regulations in place at that time, and to achieve Building for Life accreditation and a Home Quality Mark rating to demonstrate their sustainability credentials. BREEAM assessments are encouraged to demonstrate sustainability for non-residential development.

POLICY SFDH2

Development should be sustainable, safe, inclusive, and accessible in design. The following measures should be incorporated into new buildings and extensions where practicable to do so and in keeping with local character:

- **air or ground source heating;**
- **solar panels on southerly-facing roofs in a manner in keeping with the colour and symmetry of the roof;**
- **collection of surface water to reuse, either through a water butt or rainwater harvesting system;**
- **shading to avoid overheating;**
- **features to support wildlife such as the incorporation of swift bricks, bird, bat and bee boxes.**

The above features should be clearly annotated on the plans or justification for their omission provided.

The scale, positioning and orientation of buildings

The height and positioning of new buildings can make a real difference to how a place feels to the person on the street. Important buildings or structures with cultural or historic importance should be integrated into the visual appearance of the town to reinforce a strong 'sense of place' or Shaftesbury's identity. Whilst new or replacement buildings may be taller than typical for that area (to make good use of the building land available), it is important that they don't overshadow or block views of local landmark buildings that help define the area.

Poorly defined corners, high walls and narrow alleyways can make pedestrian routes and links difficult to find, dank and miserable. There should be regular breaks in the built-up areas to enable views and connections to public rights of way.



New Build at Nircus Walk

5.4 Policies SFDH1 to SFDH7 *(continued)*

Sometimes the character of the area is very much defined by a strong pattern of regular buildings—particularly some of the Victorian, Edwardian and early 20th century suburbs. Where this is the case, the way in which building layouts have been planned, either set back from the road or built against the pavement, should be respected. Development that deviates from this pattern can otherwise jar with, and diminish, that area's character.

In new developments, there will be more opportunity to focus on how the layout and orientation of buildings can maximise the potential benefits from solar energy and insulation and create pleasant outdoor spaces (both private gardens and public areas).

Entrances will benefit from being on north or east sides, with gardens to south or west sides, roofs designed for solar panels, and windows with suitable shades to make the most of sunlight without overheating.



Seating on Park Walk

There are also likely to be more opportunities to include taller buildings in these areas, to make more efficient use of land, and this is particularly important in places where there is good access to local facilities and jobs. However, bulky and unimaginative designs will not be supported.

Given Shaftesbury's hilltop location, the impact of wind on buildings and people also needs to be considered, in addition to the potential benefits in terms of orientation for sunlight and shade. In particular, the scale and orientation should avoid the creation of public areas that may act as wind tunnels. The resulting microclimates may also impact on the success or otherwise of any planting schemes.

POLICY SFDH3

The scale, positioning and orientation of buildings will:

- **Respect the scale of adjoining development.**
- **Allow for views of buildings that are important in the street scene (due to their function or landmark characteristics).**
- **Create a safe and attractive public realm (taking into consideration the legibility and surveillance of the main pedestrian routes.)**
- **Maximise the potential benefits from sunlight and shading to reduce the consumption of energy in heating and cooling new buildings, unless this would significantly harm local character.**
- **In new areas, seek to create visual interest within a more cohesive character, and consider including some taller buildings in locations where there is very good access to local facilities, provided that this would reinforce and add interest to the area's character and legibility.**



Public Street Art

The design of outdoor spaces

Although the way we design buildings impacts on how public spaces feel, there are many other factors that also need to be considered, which we touch on here. The design of these spaces should not, as a rule, be left to be conditioned, but should be an integral element of the initial design.

An important consideration is the need to avoid unintended clutter, whilst incorporating those features that make public areas safe, accessible and practical. For example, street lighting should be fixed to buildings to reduce the clutter of lamp posts. Litter bins should be provided adjacent to recreation spaces and at intervals so as to be convenient for use and waste collection. New developments should include Royal Post boxes and community noticeboards unless these exist nearby, to encourage social interaction. The Town Council should be involved in the design of street furniture to ensure that these reflect and reinforce the town's branding/image.

Surfacing materials are also important. Whilst in historic quarters traditional materials should be considered, the surfacing needs to be suitable for wheelchairs and pushchairs (and where allowed, bicycles and scooters).

Consideration should also be given to the practicality of further works (for example accessing underground utilities or installing new street furniture).

Boundary treatments facing the street and public areas should reflect the best examples in Shaftesbury—walls made of green sandstone, ironmongery (wrought iron railings are typical) or hedgerows in semi-rural areas and some estates (such as The Maltings), or a combination of these. Bin stores should be located to be convenient for the intended users, close to the refuse collection points yet screened from the street.

The inclusion of planting areas within the design should also be considered at an early stage, as some elements (such as trees) will require space, and there may be opportunities to link a series of green corridors together for wildlife and sustainable drainage benefits. Over recent years there has been increasing recognition of the multiple benefits of street trees. Formal avenues are not common in Shaftesbury, St Rumbold's Road being an exception, but there are clusters of trees along many of our roads and further tree planting is encouraged. The 80 beech trees planted along Christy's Lane to mark the Queen Mother's 80th birthday are intended to form an avenue of trees. Car parking areas should also be landscaped with planting.



Traditional Stonework

Standards of workmanship can have the greatest impact on the quality of public spaces. Therefore, it is vital that surface treatments and street furniture are installed with care and attention to detail.

For most applications involving a new building, a 10% increase in biodiversity is required by law, and even where development are exempt, the Council still expects applicants to achieve net gain and other biodiversity enhancements, in line with the relevant development plan policy. Wherever possible this biodiversity net gain should be achieved on-site, and if this is not possible then as close to the site as reasonably possible. How this biodiversity net gain is achieved may vary, but should be influenced by the local landscape character where possible. A new project has been added to help identify local opportunities for off-site biodiversity gains.

Street furniture, surface and boundary treatments should be of high quality, designed to endure and easy to maintain. Designs and materials should respect the area's historic character, where possible reinforcing this through a consistency of approach. The installation of new street furniture should be located so as to avoid clutter, with measures put in place to ensure that superfluous or redundant items of street furniture are removed.

Please also refer to **Policy SFCL3** in relation to improvements to the footpath and cycle path network

POLICY SFDH4

A range of open areas and enclosed public and private spaces, including areas designed to encourage play and social interaction within an attractive, uncluttered environment, should be incorporated into the design of new places. Street furniture, including waste bins and signage, should be designed to be in keeping with the street furniture designs found in Shaftesbury, and the Town Council can be approached to advise on how to help achieve this.

Pedestrian routes should be convenient, lit, safe and pleasant. They should be designed to cater for all users, including wheelchairs and mobility scooters.

Attention should be paid to the inclusion of sufficient planting, including street trees, to enhance biodiversity, provide opportunities for shade and promote clean air (particularly near trafficked areas). Outside of the town centre, soft landscaping should be of equal importance (to built elements) in the overall design, reinforcing local character and providing attractive green corridors for pedestrian/cycle links.

5.4 Policies SFDH1 to SFDH7 *(continued)*

Parking provision

While this plan places a lot of emphasis in improving opportunities to walk, cycling and for public transport to work, many residents and visitors will continue to rely on their cars for at least some of the trips they make. Electric cars and other low-energy fuels are likely to become more widespread, and with this the need for charging points (and in recognition of this, Building Regulations now require charging points to be provided for all new houses).

Communal parking areas can make more efficient use of land, but large expanses of parking are not attractive. More thought will also need to be given as to how users might access vehicle charging points in such areas.

Car charging points installed on buildings will need to be close to the parking spaces.

As cars have become larger, parking spaces and garages need to be wider. As a guide, parking spaces need to be 2.8m in width, unless there is a 0.4m clearance immediately to the side of the space, when the width can be reduced to 2.4m (with slightly greater clearance in the case of parking spaces for disabled people) and garages 3m (internally) and ideally 6m deep to allow for some storage, such as cycle/mobility scooter storage (which will also need to be provided), and motorcycle parking also considered.

POLICY SFDH5

Provision must be made for cars, motorcycles and bicycles in line with the adopted parking standards and taking account of Chapter 11 of LTN 1/20 guidance on cycle parking provision, where appropriate.

Communal car parking areas, if proposed, should not result in extensive areas of uninterrupted parking, and will need to be landscaped with planting including provision for mature trees. Similarly, continuous areas of uninterrupted car parking in front of buildings should be avoided.

Parking spaces must be of adequate size for the range of vehicle types and users (including disabled drivers). Car charging points should also be clearly shown on the plans, to demonstrate sufficient provision will be available for both occupants and visitors.



St James Street

Scale, design and detailing of buildings

Building styles and detailing should reflect the intended use and status of the building within the street scene. Not every building can or should be a local 'landmark', but they all contribute to the overall character of an area and how it is perceived. Design ideas can be taken from local buildings that clearly and positively contribute towards the enhancement of that area's character.

Consideration should be given to key aspects, such as elevations, symmetrical layout, detailing, use of materials and proportions. However, although they may be designed within local traditions or with sustainable building credentials in mind, a complete imitation (pastiche) or a broad eclectic mix (from all styles and periods) is not what is needed.

Architectural detailing in new development should typically display elements that balance with those of existing traditional buildings in terms of interest, scale, texture and form. For example, Shaftesbury has a strong tradition of 450mm wide cast iron casements set into timber frames, which generates window widths a little narrower than the national standard sizes.



Architectural Detailing

Windows in new buildings should complement the vertical pattern, dimensions and scale of windows reflected in local architectural detailing. The style and proportions for any new or replacement dwellings and extensions should respect local styles and traditions. Wrought iron work to window box cradles is typical.

Consideration should also be given to supporting local wildlife and other opportunities to increase the environmental credentials of the buildings. For example, roof overhangs with exposed rafters offer the possibility of roosts for birds. Openings to roof spaces where bats can roost can be designed into the plans. Rainwater harvesting can reduce water consumption. These features are included in **Policy SFDH2**.

All of these considerations need to work alongside improvements in energy efficiency and our ambition for a zero-carbon future. It is important that these are shown in the plans rather than assuming that they can be added at a later stage.

Traditional elements used in new and existing buildings include:

On formal buildings:

- Detailing around windows including lintels and sills
- Quoins and masonry detailing
- Door surrounds and porches
- Timber sash windows with small panes
- Symmetrical facades
- Windows and doors set back from brick face
- Stonework at entrances including classical pillars, pediments and porches
- Decorative iron railings
- Shallow pitched roofs and defined eaves
- Decorative mouldings

On informal buildings:

- Timber sash or casement windows with small panes
- Wide door frames with canopy porches
- Asymmetrical facades
- Windows set closer to the wall face
- Steeper pitched roofs, possibly with accommodation in the roof with modest dormer windows—casements 450mm wide, dormer roofs with minimal fascias detailed to avoid a heavy appearance.



Architectural Detailing

POLICY SFDH6

Development should be designed with attention to architectural quality and detailing, reflecting the level of detail typically found in traditional local buildings of similar form and function.

As a general principle, proposed building façades should be designed to indicate the importance of each storey through a combination of composition of building elements. There may be increased height for the most prominent floor and the level of architectural detailing used. The scale and design of entrances should be appropriate to the function—commercial properties will be grander in design than individual residential properties.

The design and access statement (if required) should clearly explain the design rationale and how local building traditions and sustainability benefits have influenced the design. Windows (including their positioning within their reveals), doors, eaves and ridgelines (including associated gutters and flashing), chimneys and flues should be clearly detailed in the submitted plans and elevations. Where alarm boxes, meter boxes, flues and other paraphernalia are intended to be installed, these should be shown clearly on the plans and care taken to ensure that these do not unduly detract from the building's appearance.



5.4 Policies SFDH1 to SFDH7 *(continued)*

Building materials

Materials proposed for use in new development and building extensions should match or be guided by those used in the existing buildings, taking into account how these vary subtly by street.

A typical materials palette in the Shaftesbury area includes:

- Green sandstone—'prepared' before use either as ashlar, squared rubble, coursed rubble or random rubble. Mortar joints need to be kept under 10mm using a white sand and lime to provide a satisfactory appearance.
- Bricks matching those made by the Motcombe brick works (which are of a warmer multi-colour than the stark orange appearance of Gillingham bricks).
- Timber painted windows.
- Slate or plain tiles, or pantiles for single storey buildings.

It goes without saying that alterations to a listed building must respect its character and preserve its features of special architectural or historic interest. Extensions may match or contrast, depending on the character of the building being extended, its relationship (in form and function) to the extension, and how important it is to be able to distinguish the original building from more recent changes. Even where developments may not be listed, the historic character of Victorian, Edwardian, or 1930s buildings have merits which should be respected. Care needs to be taken to ensure that the character of the original building is not needlessly harmed. For example, replacing slate roofs with modern concrete tiles tends to destroy the character and should be avoided. Low quality UPVC front doors with poor proportion and detailing should be avoided.


Green Sandstone

As mentioned earlier, Dorset Council now require a sustainability statement and checklist to accompany planning applications involving new buildings. This includes a requirement to consider whether existing materials on-site could be re-used, whether materials are locally produced and sourced, and their overall sustainability (for example with reference to the BRE Green Guide Specification).

Care should be taken in the preparation and use of the materials, as details such as the preparation of the stones and the mortar joints can dramatically alter a building's appearance. In particular, consideration should be given to the prevailing wind direction (particularly on exposed sites) and associated weathering, as well as how materials may react to strong sunlight (when orientated in a southerly direction).

Timber sash windows that perhaps have lasted over 100 years may eventually be beyond economic repair, but their replacement with (for example) low maintenance UPVC windows can still be well designed so that the building retains the character created by the original sash windows.

POLICY SFDH7

Development should use materials that respect the area's heritage, are high quality, are appropriate to the building and its setting, and are durable and, where possible, local or recycled. Attention should be paid to the sustainability and embodied carbon of the materials used, favouring options that will conserve energy and other resources taking into account the lifespan of the building, and minimise risks from the impacts of climate change, such as through appropriate insulation qualities to avoid overheating.

Quick Read

What does this policy mean and why is it important?

These policies encourage developers to adopt good design principles. They need to consider the impact on the environment and the overall appearance of the properties when they work on their plans.

What may appear to be minor aspects of a building project, such as gutters and flues, and meter boxes, are just as important as windows and chimneys in adding to the overall appearance and positive impact of the development. Developers should pay attention to these elements.

5.5 Archaeological assessment and preservation

What does Policy **SFDH8** set out to do?

To ensure that thorough archaeological assessments are undertaken for developments taking place on any sites of potential historic interest and, where possible, we preserve Shaftesbury's unique and fascinating past that lies hidden beneath our houses, gardens, shops and streets.

History is important for our sense of local community as well as tourism. Shaftesbury has more Scheduled Monuments (6) than any other town in North Dorset, including the ruined Abbey, a nationally significant Royal nunnery founded in Saxon times by Alfred the Great.

But much still remains to be discovered, including where buildings stood, and where underground tunnels may lie. Every development proposal involving surface or subsurface works could put at risk archaeological assets, but, properly managed, this is an opportunity to find out more.

Of 154 respondents, 145 agreed that archaeological assessments should be made for developments on sites of potential historic interest, so that we can preserve and learn more about Shaftesbury's history.

Details:

Shaftesbury is rich in historic sites. They form part of the town's distinctiveness. Our six

Scheduled Monuments are protected in law. They are:

- Castle Hill mound
- Site of St John's Church (Bury Litton)
- Shaftesbury Abbey ruins including Park Walk
- Fishponds south of Layton Lane
- Gold Hill—the Abbey precinct wall
- Castle Green

With over 1,000 years of settlement there may be archaeological riches that we do not know about under our town. That's why we believe it is important to highlight the need to preserve elements of our, as yet undiscovered, past.

The Historic Towns Survey concludes that there is much still to learn about the origins of Shaftesbury and how it developed. We still don't know how the town was planned and we don't understand the full impact of the Abbey and its later dissolution. The following character areas as shown on **Map SFDH8** were considered to have high archaeological potential:

- Bimport
- Town Centre
- St James
- Barton Hill and Cockram's Field

The Abbey's SAVED project has been trying to get answers to some of the questions that remain. They have been using equipment that sends radar pulses down into the ground to see whether they can identify buildings, structures or street patterns below the surface. More information about this project can be found in the Shaftesbury Abbey Museum and online https://www.shaftesburyabbey.org.uk/saved-project.

The survival of pits, buildings, boundaries and other features, particularly in back plot areas behind town centre buildings, has the potential to reveal more about the economy, diet, craft industry and other aspects of life in the centre of historic Shaftesbury, according to the Historic Towns Survey.

There are some well-established procedures that developers must follow when their works uncover items of potential historic interest.

Not all planners and project managers may be aware of Shaftesbury's significant Saxon and Medieval heritage, including what is believed to be a network of underground tunnels. It is important that any finds are reported to Shaftesbury Abbey Museum who hold a lot of valuable information on the early origins of the town, and may wish to record relevant findings.

This policy makes sure that there is an understanding of the potential for archaeological finds.

POLICY SFDH8

Archaeological assessment shall be required for sites where historic remains may be present, prior to the determination of a planning application, if the development would disturb or prevent future access to such remains.

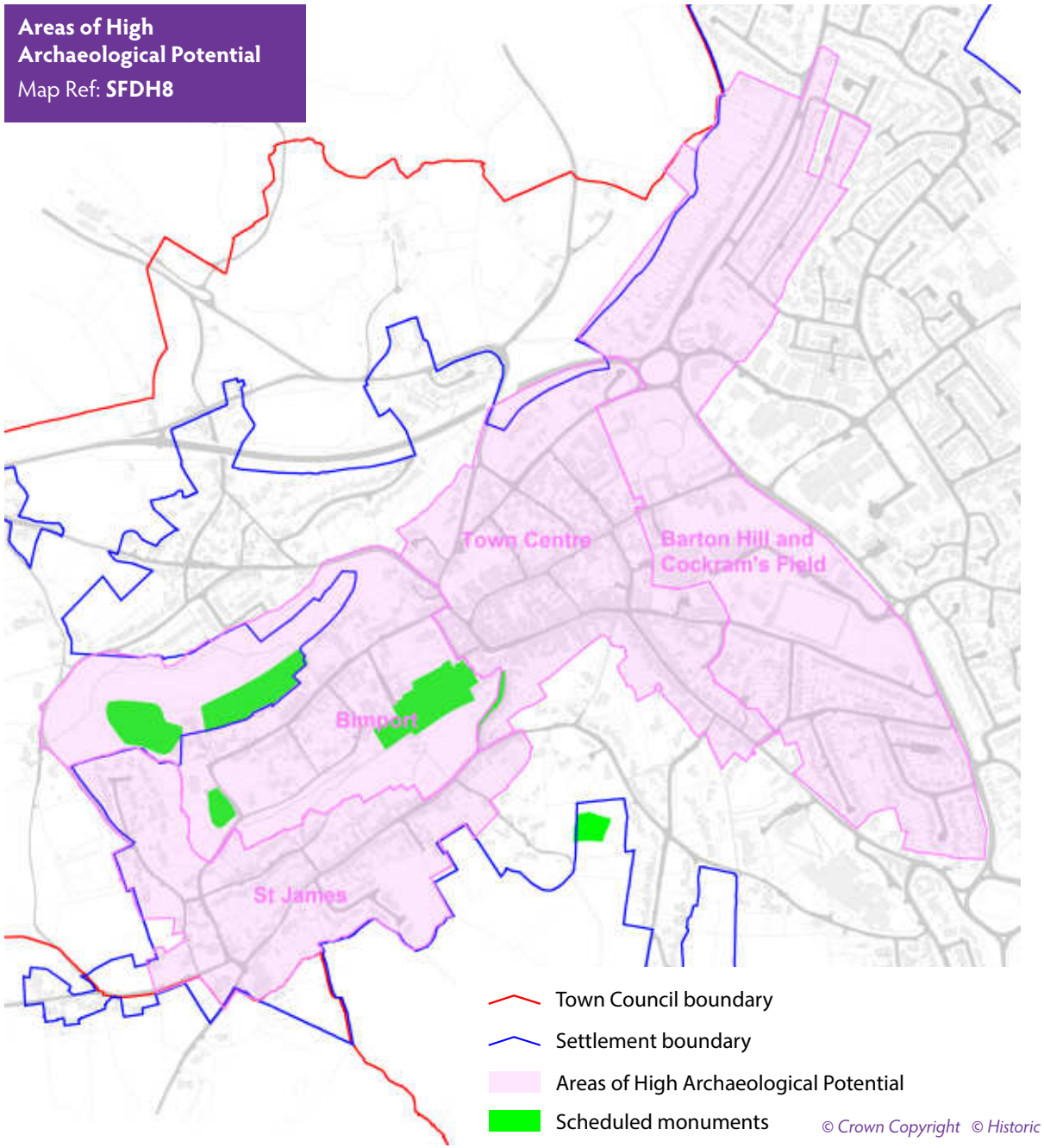
Appropriate procedures will be required to ensure preservation of the remains in place or the recording of the find prior to development. Where a site is identified as being of archaeological interest during the course of works, Dorset Council's Archaeological department and the Shaftesbury Abbey Museum must be notified, and further works that would impact on those finds paused to allow agreement to be reached with Dorset Council as to how these finds should be recorded. Proposals to sensitively manage archaeological finds for education (including as a visitor/ tourist attraction) will be supported.

5.5 Archaeological assessment and preservation *(continued)*

Map of Areas of High Archaeological Potential

The *Shaftesbury Historic Towns Survey* identifies the Town Centre and adjoining areas of Barton Hill and Cockrams, Bimport, and St James as having high archaeological potential. These are shown here, but with minor revisions to the boundaries included in the survey to incorporate the area of land to the east of Christys Lane and the western end of Grosvenor Road which was developed around the same period.

Areas of High Archaeological Potential
Map Ref: **SFDH8**



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5.6 Locally important historic buildings

What does Policy **SFDH9** set out to do?

To ensure locally important historic buildings are given proper consideration in how development is planned and how views are considered.

Trinity Tower



Details:

There are 275 listed buildings within the Neighbourhood Plan area.

A locally listed heritage asset is a building, structure or designed space that is deemed to be of local architectural or historic interest and is included on the local heritage list drawn up by Dorset Council. Whilst Dorset Council started the process of establishing a Dorset-wide local heritage list in early 2022, this work is still on-going and there is no such list as yet for Shaftesbury.

Local Listing is a local designation and completely separate from national listing (which is undertaken by Historic England on the government's behalf). Local listing does not affect the requirements for planning permission. However, by identifying locally important historic buildings, and where possible adding these to the Local Heritage List, it is more likely that any impacts on that building or its setting will be more carefully considered because of their local importance.

It is possible for communities preparing Neighbourhood Plans to identify buildings of local importance and these can be added to a 'local listing' held by Dorset Council in due course. This doesn't offer the powerful protection of being on the National Heritage List but does mean that their local importance will be considered in planning decisions.

Having reviewed the Historic Towns Survey, which identifies many 'key buildings', and working with Shaftesbury Civic Society, we identified 116 buildings that would merit local listing. The list can be found in **Appendix K** and these are shown on **Map SFDH9** on the following page. As part of the review, Barton Hill House has been added to this list.

POLICY SFDH9

Locally important historic buildings, identified in this Plan, should be conserved and enhanced.

Quick Read

What does this policy mean and why is it important?

Historic England keeps a database of structures that are special because of their architecture or historic nature.

Special permission is required to undertake work on listed buildings, because they are considered so important. Most of the listed buildings in Shaftesbury are grade 2 listed. Park Walk and the Abbey remains are grade 1, meaning that they are of exceptional interest.

It is also possible to include buildings of local importance on a 'local list' held by Dorset Council. This doesn't offer the powerful protection of a national listing but does mean that their historic importance is considered in planning decisions.

We have identified 116 buildings that would merit local listing.

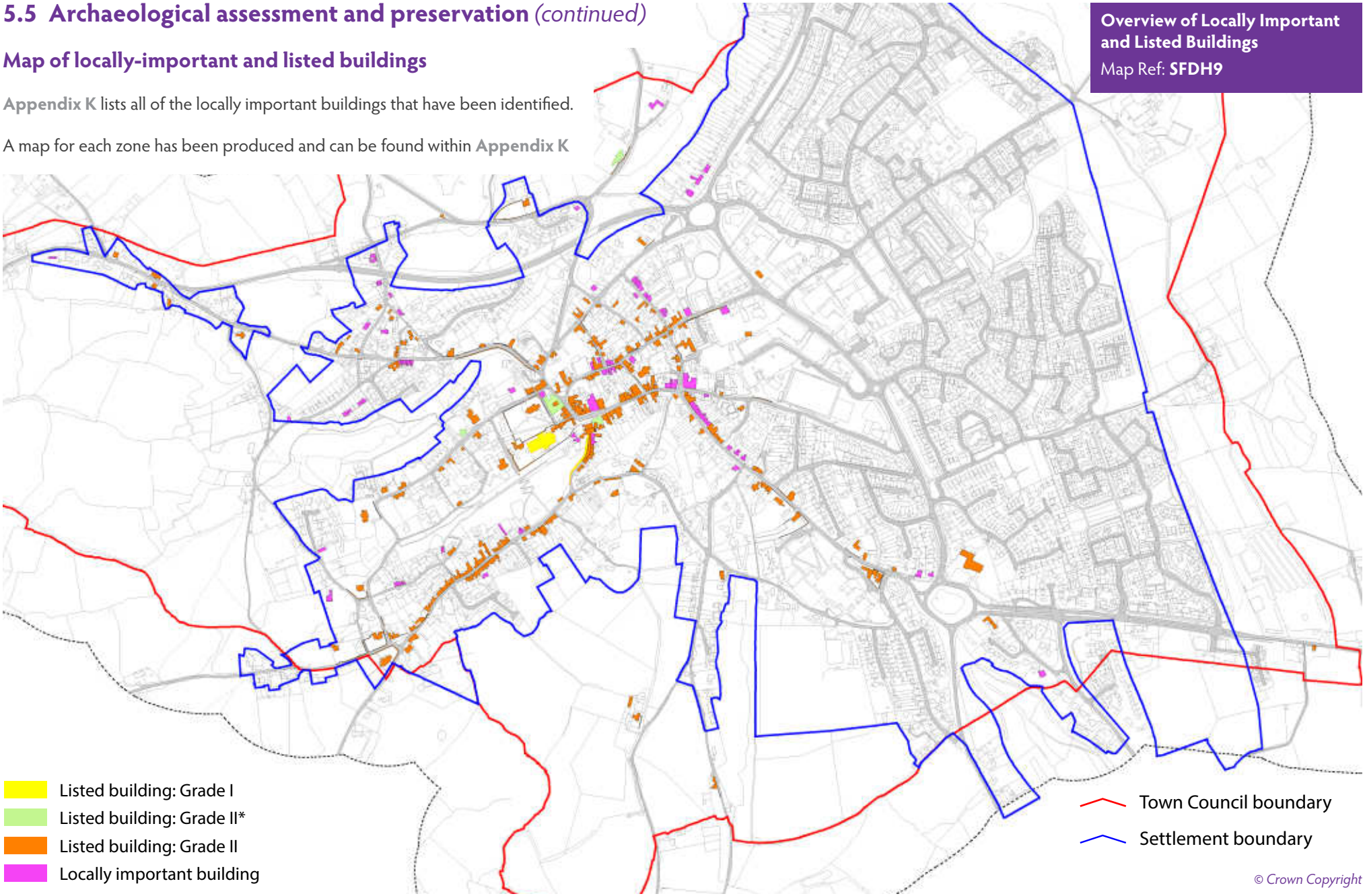
5.5 Archaeological assessment and preservation *(continued)*

Map of locally-important and listed buildings

Appendix K lists all of the locally important buildings that have been identified.

A map for each zone has been produced and can be found within **Appendix K**

Overview of Locally Important and Listed Buildings
Map Ref: **SFDH9**



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6. Community, Leisure & Tourism



6.1 Community, Leisure and Tourism: Key messages and aims

Context

When we began preparing the first Neighbourhood Plan, we knew that there was a strong desire to improve community, leisure and tourism facilities in the town.

Our survey in June 2018 also revealed that local people were concerned about healthcare and education provision. We therefore spoke with the organisations that run the medical centre and schools. We are told that there is no immediate need to plan for a new school or surgery based on projected population growth. However, this is not to say that the service providers would turn down an opportunity for improved provision if this were to be offered in the future.

Our research at that time also showed that the community halls had plenty of availability for their current levels of usage, with 118 groups operating from 18 different venues and providing a multitude of social and leisure activities. Venues include Shaftesbury Arts Centre, which is used by more than 20 separate groups, The Royal British Legion Hall and Shaftesbury Youth Centre. See **Appendix I** for more details

These activities include adult and young people's education, health, sport and leisure, social well-being and musical activities, including Shaftesbury Silver Band and the Ukulele Group!

However, there is a clear demand for a community facility in the east of Shaftesbury. Plans for the development of a new community hub on land off Mampitts Lane were approved by Dorset Council in October 2024. Other projects in the pipeline include continuing improvements to the Lido, and improving youth facilities, MUGA.

We have compared the amount of outdoor recreation spaces to the suggested national standards, and we fall short. So it is important that we retain and add to these areas. A Play Spaces Appraisal was undertaken in 2022 and a Playground Masterplan has been commissioned to put in place the recommendations for each play park over the coming years

Tourism and leisure are important to Shaftesbury's economy. Each year, our town receives over 410,000-day visitors and 17,000 people stay overnight, many staying with friends and relatives, but also in serviced accommodation (2022 data).

Visitors spend £18.5 million locally each year and that supports 310 local jobs. The sector has seen a slight decline—but still plays a significant role in the town's economy. It is important that our policies help support local tourism.

We also want to make sure that we have safe and attractive walking and cycling routes around the town for both our residents and our visitors, and in 2021 the Shaftesbury Loop—a safe walking and cycling route around the town—was created. This crosses over with our Town Centre and Green Infrastructure themes.



Shaftesbury Byzant Ceremony

Key feedback from initial consultation in February 2019

81% of responses indicated broad agreement with our policy intentions for this theme. 79% of people who replied said that the most important community facilities that need to be protected had been identified.



Fringe Festival



Eat Festival

Key messages

Based on what local people have told us, we developed the following aims for the town's Community, Leisure & Tourism infrastructure:

- To ensure that Shaftesbury becomes 'A historic market town with a range of high-quality sports, leisure, education and social facilities to meet the needs of the whole population, making best use of the town's qualities and the energy of the community, whilst ensuring that children can choose to walk safely to school'.
- To ensure that the required health, education, leisure and community infrastructure is in place to accommodate the needs of new residents.
- To maximise leisure opportunities for all ages, including new and improved facilities in the best locations to meet changing demand.
- To promote safe primary and secondary school walking and cycling routes and improving these routes where required.
- To ensure that the health needs of the whole population are met, and to plan for future levels of provision and service to accommodate our expanding and aging population.

Summary findings from the Retail and Commercial Leisure Study in 2018 noted that Shaftesbury's leisure offer was below the national average.

The Study recognized that the town not only supports a good range of shops, but is also a tourist and cultural destination. Environmental quality within the town was considered to be good, but suggested there may be opportunities to increase provision of recreational open spaces, and items such as benches and litter bins.

A Playing Pitch Strategy was produced for the county in 2019, with its main recommendations highlighting the need to protect and where possible enhance the existing provision for the town, following which the Town Council has installed a 3G pitch facility at the Football Club, which has proven extremely popular, with over 200 children training weekly, a women's and men's teams, plus a VETS team and walking football.

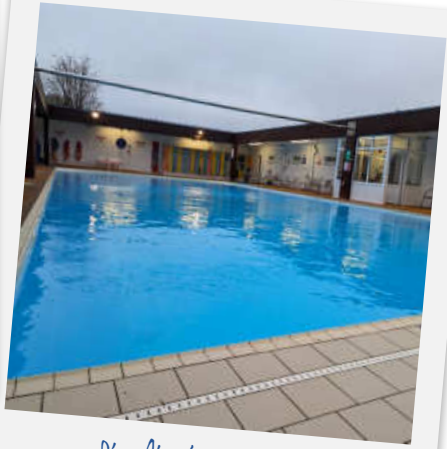
The Retail and Leisure Study was updated in 2022, and whilst it didn't focus specifically on Shaftesbury, it did consider how the pandemic impacted on this sector and viability. It reported that the sector is recovering, but did not forecast any signficant growth in leisure provision through market trends at this time.

Developers can be required to make financial contributions to key local services and infrastructure improvement projects after they gain planning permission. This levy can result in payments of hundreds of thousands of pounds, according to the scale of development.



Shaftesbury Arts Centre


Shaftsbury Football Club


Shaftesbury Lido


Royal British Legion Hall

6.2 The range and availability of community facilities

What does Policy **SFCL1** set out to do?

To improve and increase the range and availability of community facilities, sports, and leisure opportunities where these bring benefits to the community.

Everyone should have easy access to such facilities—and although the number of places which are available is generally good, some facilities are lacking (such as youth facilities), some could be better advertised (and the Town Council is hoping to work collaboratively on a Marketing Strategy for tourism), and facilities in easy walking distance of the area to the east of Christy's Lane are extremely limited (for which plans are underway).


Outdoor Circuit Training

POLICY SFCL1

Locally important community buildings and facilities for sports (as shown on Map SFCL1) and the land associated with recreation should be retained and allowed to modernise and adapt to continue to meet the community's needs. This could be either in their current location or on a suitable alternative site in the Neighbourhood Plan area.

Their loss (in whole or part) will be resisted, unless it can be shown that the current site is no longer suitable or viable to retain and that any loss is offset by equal or better improvements elsewhere.

New community facilities, including recreation facilities, local shops, pubs and education and health services, will be strongly supported, particularly in the eastern area of the town, where they meet the identified needs of the community and are in line with the wider provisions of this Neighbourhood Plan.

New housing developments will be expected to have access to outdoor green space for sports, play and recreation, at least in line with the standards and recommended distances defined by the Local Plan/ Fields- in-Trust, which means that these spaces should be within easy reach of homes. These should be provided either at the same time as the development is built or beforehand.

Shaftesbury Town Council has been awarded £876,278 (October 2024) in S106 developer contributions to establish a Community Hub in East Shaftesbury, known as the Mampitts Hub. This funding, facilitated by Dorset Council, will support the creation of community facilities aimed at addressing the needs identified through extensive community consultation. The proposed Community Hub will feature spaces dedicated to social activities, a coffee shop or café, fitness facilities, and adaptable community space.

Additionally, the project includes outdoor recreational spaces, such as a walking trail, community gardens, wildlife areas, and a picnic space. Other play facilities throughout Shaftesbury are also being enhanced as part of the Town Council's Play Master Plan.

A new primary school site is also proposed on land just outside of the Neighbourhood Area in Cann Parish, as part of the development to the south of the A30.

Quick Read

What does this policy mean and why is it important?

The existing community facilities in Shaftesbury are valued by the majority of local people.

59% of the residents who responded to the first consultation felt that improving the existing community halls in Shaftesbury should be prioritised over providing a new venue.

The first part of our community consultation highlighted that there are more community facilities on the west of Christy's Lane than the eastern side. This imbalance is being addressed by the creation of the Mampitts Hub in the east of the town.

This will help boost the number of public green spaces in our town, to being it more in line with government standards (known as the FiT standard).

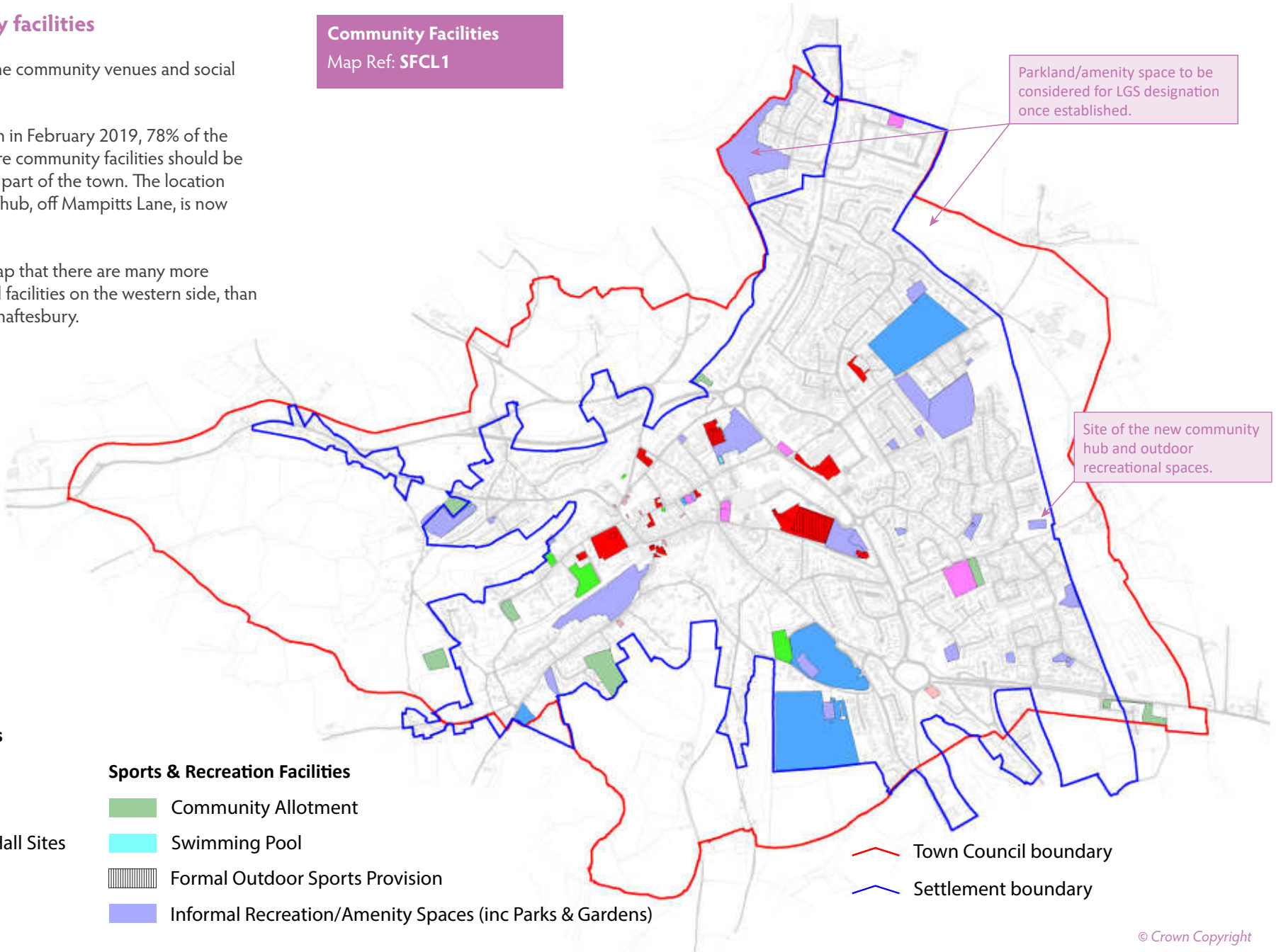
Map of community facilities

This map illustrates all the community venues and social infrastructure facilities.

In our initial consultation in February 2019, 78% of the community felt that more community facilities should be provided in the eastern part of the town. The location for the new community hub, off Mampitts Lane, is now indicated on the map.

You will see from the map that there are many more community services and facilities on the western side, than on the eastern side of Shaftesbury.

Community Facilities
Map Ref: **SFCL1**



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6.2 The range and availability of community facilities *(continued)*

Shaftesbury Open Space Provision

	Recommended Standard (area and/or accessibility)	Shaftesbury Provision Based on 2021 population: 9,158, Projection for 2031: **10,556**
Formal outdoor sports provision, primarily (75%) as sports pitches but also games courts, bowling greens, running tracks and trails.	1.60ha per 1,000 people, within 1,200m of people's homes Current target: 14.2ha 2031 target: 16.9ha	**Current target:** 14.2ha **2031 target:** 16.9ha **Current provision:** 8.7ha The current provision covers only facilities within the town and includes the pool (0.02ha) and Shaftesbury School (5.49ha, currently restricted access). The shortage of flat land has led the Cricket Club to be based southwest of the town, more than 2,500m away.
Equipped play areas and informal play spaces	0.55ha per 1,000 people, with about half as equipped play areas **For very young children:** Small play area within 100m **For children who can go out to play independently:** Locally equipped area for play (LEAP) within 400m **Other provision for young people:** (e.g. skateboard park, MUGA) within 700m	**Current target:** 5.0ha **2031 target:** 5.8ha **Current provision:** 3.3ha Provision for very young children is patchy but most areas have adequate access to a LEAP. Other provision for young people is concentrated at Barton Hill and Wincombe Rec, which are more than 700m from housing south of Meles Mead or southwest of Stoney Path. The measured size of play areas that are within a larger amenity space has been subtracted from the amenity area given below.
Informal recreation/ amenity spaces	1.4ha per 1,000 people of parks, gardens and amenity green space, within 700m of people's homes	**Current target:** 12.4ha **2031 target:** 14.8ha **Current provision:** 8.4ha Accessibility is adequate
Allotments	At least 16 allotments (about 0.4ha) per 1,000 people	**Current target:** 3.5ha **2031 target:** 4.2ha **Current provision:** 3.1ha Includes all current allotments plus the additional capacity for local food growing at the Community Farm (0.4ha). Includes the new allotment site south of A30 (0.4ha).
Accessible natural green space	1.8ha per 1,000 people, within 700m of people's homes	**Current target:** 15.9ha **2031 target:** 19.0ha **Current provision:** 23.2ha This total provision excludes the two natural spaces in the GI audit that are not publicly accessible: The Cliff, Pensbury Plantation and Meles Mead wildlife corridor. Most of the accessible natural green space within the town is concentrated to the west. There is accessible open countryside beyond the town boundaries, particularly to the north and east, but this is more than 700m from dwellings and there are issues with some of the rights of way at certain times of year.

Calculations based on FIT Green Space Calculator https://fieldsintrust.org/insights/standards/standards-calculator



6.3 Tourist facilities and attractions

What does Policy **SFCL2** set out to do?

To support the growth of the tourist economy by encouraging development proposals that are likely to have a positive impact on tourism and that respect and reinforce the different character areas of the town.

Details:

The Abbey Museum, Gold Hill Museum, and Shaftesbury Arts Centre are key tourist facilities, together with the main hotels, such as the Grosvenor Arms and Royal Chase, as well as numerous smaller hotels and bed and breakfast providers such as the Fleur de Lys. The various long-distance recreational trails that run from and through the town are also important visitor attractions.



Gold Hill Museum Garden



Gold Hill Museum

POLICY SFCL2

Existing key tourist facilities (as shown on Map SFCL2) should be protected. Proposals that would result in the loss of existing hotels, large guesthouses, pubs and tourist attractions will be resisted, unless it can be demonstrated that their continued use is no longer viable.

The development of new tourist attractions and serviced tourist accommodation (such as a hotel) is supported, provided that:

- The development is in keeping with or enhances the area's character.
- Any new buildings are within the settlement boundary.
- The site is readily accessible by sustainable modes of transport (a travel plan is likely to be required in most cases).
- The proposed use would not adversely impact on the amenities of the occupants of nearby properties.



Grosvenor Arms Hotel

Quick Read

What does this policy mean and why is it important?

Tourism brings employment and ensures that the High Street remains as vibrant as possible

We want to protect what we have and keep our tourists coming back, as it helps our town to be healthy and economically viable.

77% of responses from the initial consultation in February 2019 highlighted that our community feel that the Neighbourhood Plan needs to feature policies to encourage new tourist attractions that would respect Shaftesbury's character.

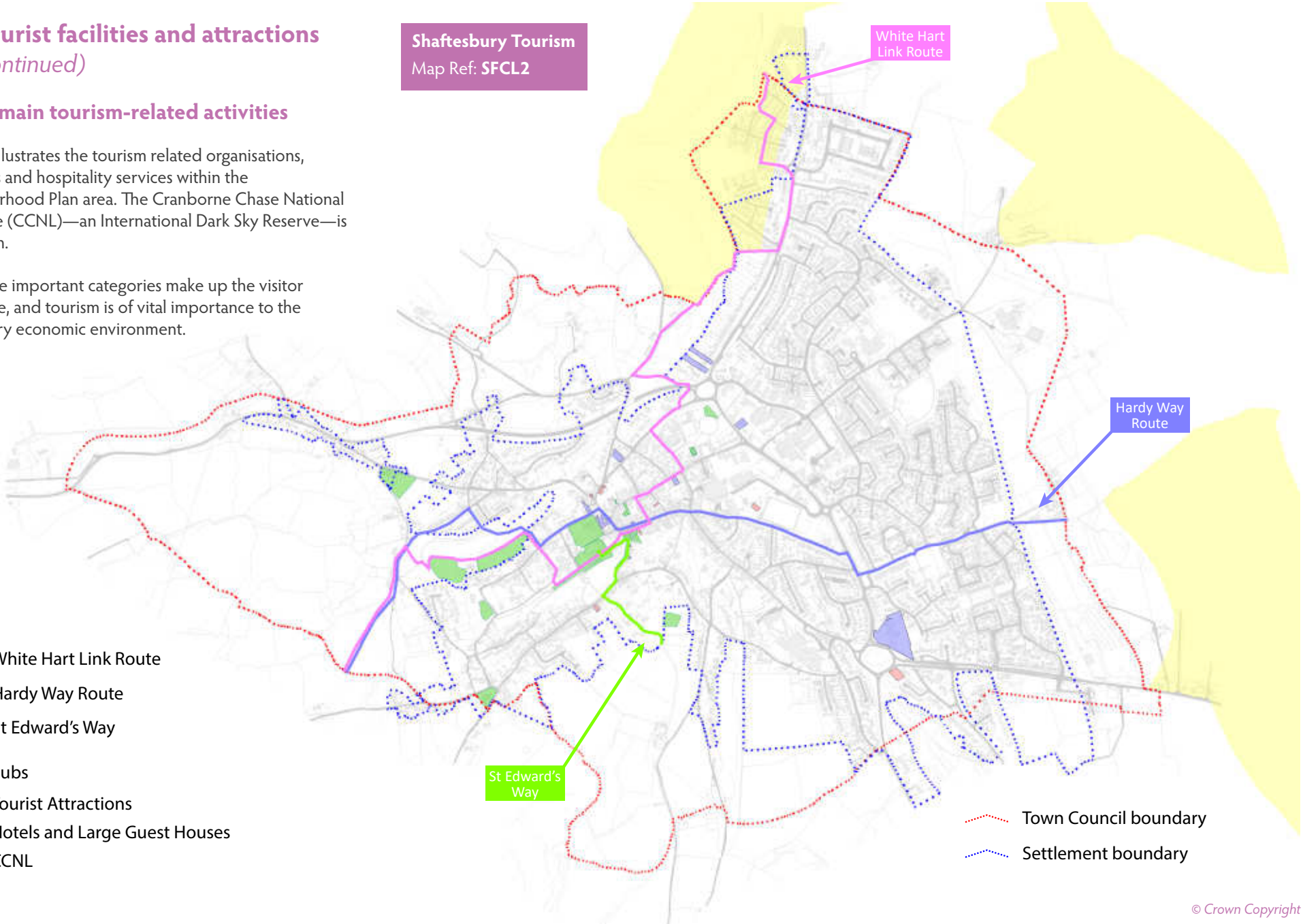
6.3 Tourist facilities and attractions *(continued)*

Map of main tourism-related activities

The map illustrates the tourism related organisations, attractions and hospitality services within the Neighbourhood Plan area. The Cranborne Chase National Landscape (CCNL)—an International Dark Sky Reserve—is also shown.

All of these important categories make up the visitor experience, and tourism is of vital importance to the Shaftesbury economic environment.

Shaftesbury Tourism
Map Ref: **SFCL2**



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6.4 Provision of walking and cycling routes

What does Policy **SFCL3** set out to do?

To support safe walking and cycling routes that are well connected with the town centre and other key areas or that provide access to the countryside, and encourage improvements to this network, including where opportunities arise within developments to create new links or make existing routes more attractive.

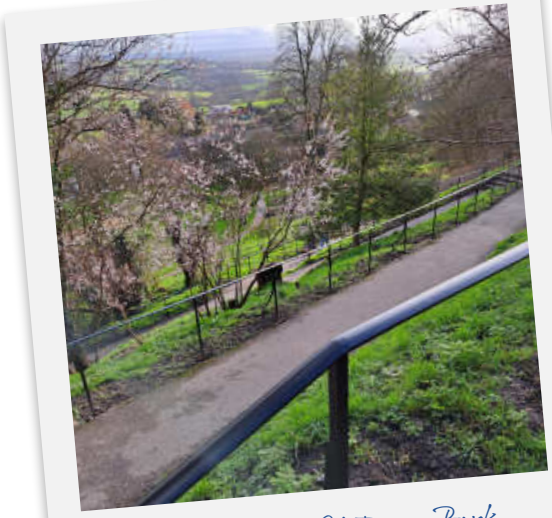
The compact size of Shaftesbury means that almost all of the town is within 15 minutes walking distance of the town centre. Many daily journeys have the potential to be made on foot or by cycle, reducing road traffic, pollution and helping us keep healthy.

In the initial consultation in February 2019, 75% of respondents felt the need for safer walking and cycling routes through the town. 71% of residents felt that there is a need to improve cycle and footpath networks which link to other towns and villages.

POLICY SFCL3

Support will be given to proposals that improve and extend the existing footpath and cycle path network (as indicated on Map SFCL3). This will allow better access between housing areas and to the town, recreation areas and the wider countryside on paths that are safe, attractive and easy to navigate. Proposals that fail to provide reasonable footpath and cycle path network connections through a site, connecting to/from the town centre and other community facilities and to the wider countryside, or that result in the loss or downgrading of existing paths, should be resisted.

New developments will be expected to link into the existing footpath and cycle path network and provide connections through the site. This would help to create a wider walking and cycling network. Contributions towards the costs of maintaining and improving the network of footpaths and cycle paths will be sought from developers where reasonable and related to that development.



Jubilee Steps, St James Park



Castle Hill Green



Castle Hill Green

Quick Read

What does this policy mean and why is it important?

The current cycle network is limited to main roads. There is currently no safe route for children to cycle to school.

Proposals to add routes to the proposed network will be encouraged.

The Neighbourhood Plan group has worked with walking and cycling experts to help shape the proposed plan using a comprehensive audit of the existing footpaths and shaping the proposals based on local in- depth knowledge.

The proposals would use funding that developers are required to offer the community when their planned developments are approved.

6.4 Provision of walking and cycling routes *(continued)*

Map of existing and proposed networks of footpaths and cycle routes

The **orange line** illustrates the existing footpath and cycleway network. This includes the public footpaths (as indicated on Dorset Explorer, please refer to the definitive map for their exact route), the on-road advisory cycle routes suggested by Dorset Council, and the Shaftesbury Loop, which is a waymarked route promoted by the Town Council to residents and visitors. The aim of the Shaftesbury Loop is to provide a safe and attractive network for walking and cycling around the town, for recreation and to see many of the historic sites and places of interest.

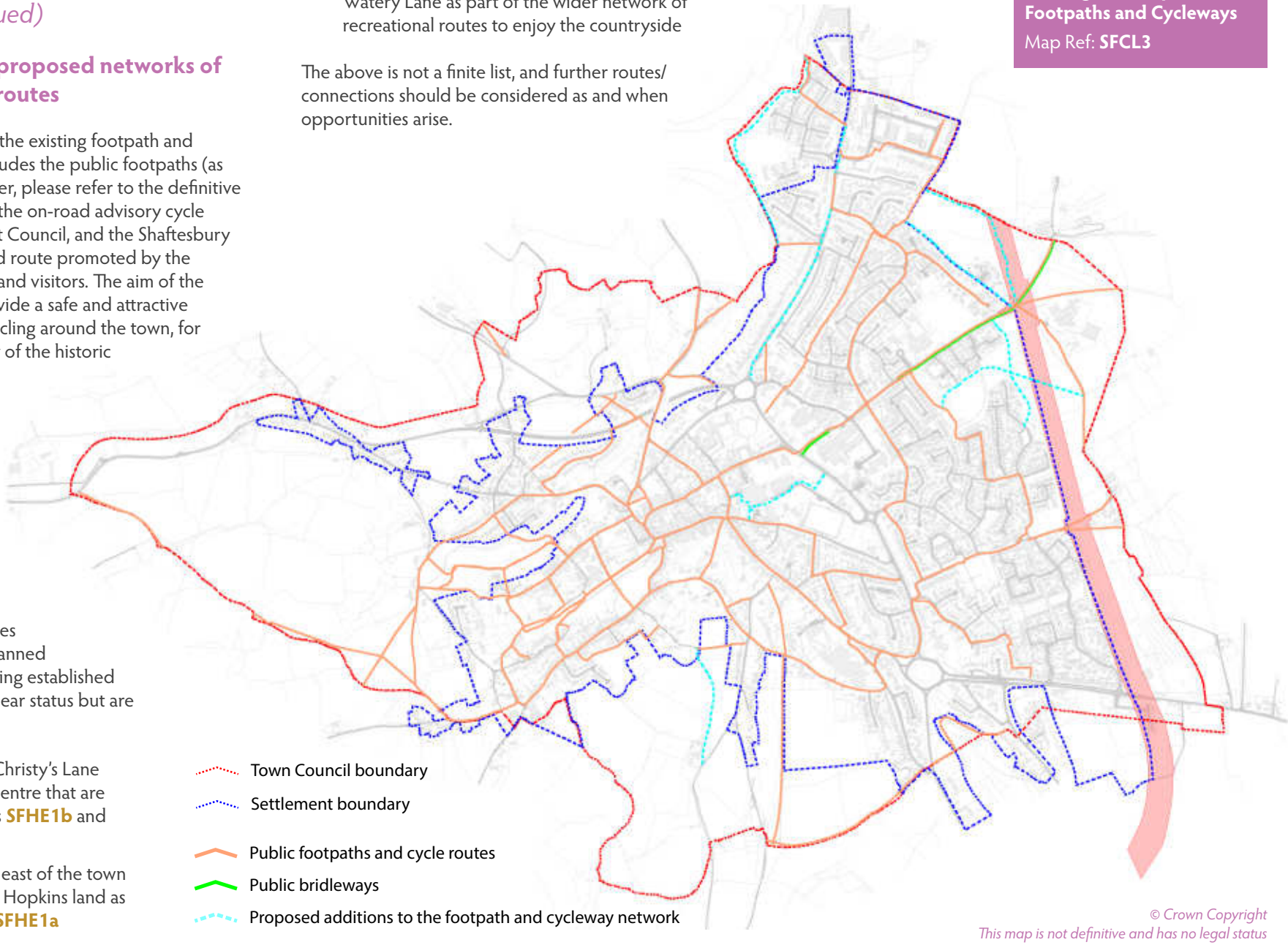
The **green line** illustrates the public bridleways—which are limited within the town council area.

The **light blue broken line** highlights how the footpath and cycleway network can be enhanced to create more opportunities for connections through planned developments and confirming established routes that do not have a clear status but are well-used. This includes:

- Improved links from Christy's Lane through to the town centre that are highlighted in policies **SFHE1b** and **SFHE1d**
- Improved links to the east of the town including through the Hopkins land as highlighted in policy **SFHE1a**
- Confirming the established public right to use Watery Lane as part of the wider network of recreational routes to enjoy the countryside

The above is not a finite list, and further routes/ connections should be considered as and when opportunities arise.

Existing and Proposed Footpaths and Cycleways
Map Ref: **SFCL3**



© Crown Copyright
This map is not definitive and has no legal status

Monitoring and Review

Shaftesbury Town Council, as the body responsible for leading the Neighbourhood Plan process, will consider the need to update this plan on a yearly basis. As part of this process the Town Council will consider the progress made on the preparation of the Dorset Council Local Plan; whether there have been any significant changes to National Planning Policy; and the views of local residents and businesses.

Progress on the various projects identified in this Plan, together with the effectiveness of the policies, will also be assessed in correlation with the Town Council's Strategic Plan and Sustainable Shaftesbury Plan. It is likely that a review of this Plan in partnership with Dorset Council will commence 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.







7. Appendices

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7.3 Appendix A – Projects: Town Centre

How could we make things better?

The Neighbourhood Plan believes that these projects, already identified, will address some of the issues raised by residents.

Project TC1 – Making better use of empty shops

Turnover is inevitable as high streets evolve, but empty shops create a bad impression of Shaftesbury. A project to encourage more creative use of empty shops should be investigated. A scheme would help to establish short-term leases for pop-ups. This could benefit business start-ups, not-for-profit organisations and also landlords. The project would need to work with landlords and would be led by the Chamber of Commerce supported by Shaftesbury Town Council.

Project TC2 – Market day review

Many local residents value the traditional High Street market on Thursday. A project is proposed to review the market and the monthly Sunday markets and whether more could be done to support them and enable the markets to flourish. Shaftesbury Town Council would oversee this.

Project TC3 – Tidying and decluttering

Regular monitoring of the state of the High Street, including the state of shop fronts and street furniture, can help identify opportunities to enhance the appearance and attractiveness of our town centre.

Previously Shaftesbury Civic Society undertook audits of the High Street focusing on the many signs, posts and other structures that were redundant, poorly placed or were poorly maintained.

Whilst the Civic Society has folded, there remains a need for such an audit, extended to include shop fronts, to provide clear evidence as to how Town Centre is performing and identify opportunities to improve the public's experience of the High Street.

This project may then be expanded to include more active liaison with landlords on shopfront designs, helping to raise understanding of where the design guidance can help achieve the relevant permissions and what can be done without needing permission.

Project TC4 – Managing congestion and parking demand

Planning policies that seek to increase parking provision are unlikely to be sufficient on their own. Practical measures are needed to manage demand. The Shaftesbury Parking Study proposes options including using signposting, altering the length of stay and better enforcement.

A project is proposed, led by the Town Council, in collaboration with the Shaftesbury Transport Forum, with the following aims:

- Work with Dorset Council to review parking restrictions and enforcement in locations such as 'The Narrows' on the High Street.
- Work with Dorset Council to introduce signage that include real-time information to guide users to a car park with spaces
- Work with Dorset Council and site owners to keep under review the pricing structure and length of stay for town centre car parks and on street provision

Project TC5 – Create pedestrian friendly public spaces

A project is proposed to look at the potential of pedestrianising or reducing traffic in the town centre. A feasibility assessment will be needed to consider practicalities, cost, impact on deliveries, footfall and retailers.

Work on this has now started, with Dorset Council agreeing to undertake an study into the feasibility of a partial closure to traffic.

7.4 Appendix B – Projects: Housing and Employment

Background: Affordable Homes for Local People

The median price paid for a home in Shaftesbury in 2023/24 was £340,000.

The average earnings for employees living in the South West of England was around £34,500 in 2023. However this varies by pay, with those in their mid to late 20's typically earning 25% less than the average.

If you consider that mortgage lenders often consider up to four times combined household salaries, then an household with a young family, with one full-time and one part-time worker, might support a £155,000 loan. This illustrates the need for affordable housing is apparent.

Published data suggests that there is a local need for homes for rent or affordable means of purchase. As of November 2024 there was an assessed need for just over 200 affordable dwellings in Shaftesbury, primarily for 1 and 2 bedroom homes.

Whilst the Housing Register does not specifically target households looking for affordable home ownership, those in Band D (Low Housing Need) are more likely to fall within that category.

One way in which the community can be more involved in how affordable housing is managed and allocated locally, is if this is done through a Community Land Trust..

Project HE1 – Community Land Trust

Explore the viability and potential need for a Shaftesbury specific Community Land Trust.

What is a Community Land Trust?

A Community Land Trust or CLT is a not-for- profit organisation. CLTs must benefit a specific community. The Trust owns the land on which affordable homes are built.

Recently, the government announced funding to support CLTs. This could be in partnership with Housing Associations or landowners who want to promote affordable housing. The CLT arranges the building works and then manages the homes when they are ready to live in.

These houses or flats remain exempt from the right-to-buy rules. The CLT must make sure that the homes remain affordable.

Households with a local connection to Shaftesbury on the Housing Register	Affordable dwellings needed					
November 2024	1 bed	2 bed	3 bed	4 bed	5 bed	Total
Band A—Urgent Housing Need	6	1		3		**10**
Band B—High Housing Need	14	4	1	3		**22**
Band C—Medium Housing Need	11	11	21	12	2	**57**
Band D—Low Housing Need	55	35	12	2		**104**
n/k (submitted online and waiting to be assessed)	10	9	2	1		**22**
	96	**60**	**36**	**21**	**2**	**215**



7.5 Appendix C – Projects: Green Infrastructure

In the compilation of the Green Infrastructure Audit, a number of issues and concerns were raised. These are highlighted alongside each entry and will provide a basis for actions and desired outcomes from the following projects:

Project GI1 – Conserve and enhance the Green Infrastructure

Continue to protect eligible open spaces through Fields in Trust where suitable and where compliant wth the Deed of Dedication criteria.

Project GI2 – Make best use of our green spaces

Where new green spaces become accessible to the community, use the national standards for space provision, compared with what exists in the town, alongside the need for climate change mitigation and biodiversity enhancement, to determine priorities for use and management of the space and to decide on funding allocation.

Project GI3 – Development of suitable maintenance planting schemes

Work with local landowners, developers, relevant local groups and experts to manage and maintain our green infrastructure in ways that mitigate climate change and enhance biodiversity. This will include tree and other planting schemes and provision for the care of mature trees made vulnerable by changing environmental conditions.

Where practical, planting and maintenance will also enhance the appearance of the town—screening recent development or managing trees that may otherwise block an important view.

Amongst other initiatives, this project will continue work to identify sites and then plant and nurture many new trees and, working alongside the Tree Group and other local experts, will maintain up-to-date guidance on appropriate species for planting around the town (as provided in Appendix J of the Neighbourhood Plan).

Project GI4 – Protection of our dark skies

Town Council premises should be reviewed to ensure they are using Dark-Sky compliant lighting.

By collaborating with Cranborne Chase National Landscape, ensure that people and businesses in Shaftesbury know how to convert existing lighting to become dark skies compliant, thereby reducing light pollution from their homes and workplaces.

Project GI5 – Renewable energy project

Explore the feasibility of setting up a Shaftesbury community renewable energy project. This could be in the form of a cooperative, to identify a suitable scheme (or schemes), develop the project and raise funds through running share offers within the locality.

Project GI6 – Wildlife corridor research

Identify existing and potential wildlife corridors within the town and wider parish, to supplement the information held by the Dorset Local Nature Partnership.

Project GI7 – Biodiversity net gain research

Research data to ascertain whether there is a case for a higher degree of biodiversity net gain to be required (than the nationally mandated 10%), and where opportunities may exist for such gains to be delivered locally at reasonable cost.

Project GI8 Biodiversity Net Gain

Work with local landowners to identify areas where off-site biodiversity enhancements may be possible as part of a long-term project, to provide a local solution to achieving the now mandatory biodiversity net gains, where this cannot be done on-site.

7.6 Appendix D – Projects: Community, Leisure & Tourism

How could we make things better?

The Neighbourhood Plan believes that these projects, already identified, will address some of the issues raised by residents

Project CL1 – Investigate the potential for improving existing venues

Nearly 60% of respondents in the initial consultation in February 2019 thought it important to improve the existing community halls in Shaftesbury and this approach should be supported over providing a new venue.

The Neighbourhood Plan Advisory Committee recommends that further research is undertaken to scope out the potential opportunity for improving existing venues. Use the assessment of existing provision against standards to guide decisions on project funding to improve and make the best use of existing community facilities.

Project CL2 – Improve signposting to key tourist facilities

Work with Dorset Council to improve signposting of key pedestrian and cycle routes from the car parks to key tourist facilities.

Project CL3 – Improve signposting within the town

Work with Dorset Council to improve signposting of existing and potential key pedestrian and cycle routes within the town.

Project CL4 – Improve diversity and attractiveness of existing footpaths and cycle routes

Work with Dorset Council and local landowners to make the existing footpath and cycle path network more biodiverse and attractive and introduce bicycle wheeling ramps in stepped areas across the town.

Project CL5 – Develop and improve cycleways to extend the network to the hinterland and beyond

Work with Dorset Council and Sustrans to develop an extended network of cycle routes for locals and visitors to enjoy routes beyond the Shaftesbury boundary.

Project CL6 – New Play Experiences

Work with Dorset Council to create play experiences with are consistent with the Shaftesbury Play Masterplan using the 10 Design principles formed a core element in the 'Design for Play: a guide to creating successful play spaces' document

7.7 Appendix E – Projects: Design and Heritage

Project DH1 – Article 4 direction

As part of the consultation on this plan, concerns were raised that the increased use of plastic windows was generally degrading buildings.

The Town Council will continue to monitorwhen Dorset Council is likely to undertake a review of the Conservation Area, and whether they would consider making an Article 4 direction to prohibit the use of UPVC type windows and doors within the conservation area.

An article 4 direction is made by the local planning authority. It restricts the scope of permitted development rights either in relation to a particular area or site, or a particular type of development anywhere in the authority's area. Where an article 4 direction is in effect, a planning application may be required for development that would otherwise have been permitted development. Article 4 directions are used to control works that could threaten the character of an area of acknowledged importance, such as a conservation area.

7.8 Appendix F – Shaftesbury Views Audit

Views from Shaftesbury

Because of their long, ranging nature, some of the views that we enjoy include land that is outside of the Neighbourhood Plan area. However, the views from Shaftesbury are spectacular and much valued by residents and visitors. It is therefore essential to conserve the viewpoints and the tree cover, dwellings and walls that frame the views, and that the design, scale and layout of any development within the Neighbourhood Plan area should minimise adverse impact on these views and preserve and enhance such views wherever possible.

A – Castle Hill Green

From the popular footpath along the northern edge of Castle Hill Green are long panoramic views over Enmore Green at the foot of the slopes, beyond Gillingham to Somerset and its Quantock and Mendip Hills (70km and 50km away respectively), and beyond Motcombe to the Wiltshire Downs. The path has several seats looking north and a viewpoint pointing out landmarks, which include Glastonbury Tor visible on a clear day and Alfred's Tower.



View of Duncliffe Hill (210m) looking west from Castle Hill Green.



View of Duncliffe Hill (210m) looking west from Castle Hill Green.

B – Park Walk

From this very popular walkway along the southern edge of the western spur there are long panoramic views over St James and across the rolling landscape of the Blackmore Vale. There are seats looking south and a viewpoint pointing out landmarks such as Win Green Hill, Melbury Beacon, Hambledon Hill with its Iron-Age hill fort and Bulbarrow Hill. On a clear day you can see the Isle of Purbeck, 59km away.

When considering the impact on views from higher and lower ground (both within Shaftesbury and in the surrounding countryside), it should be remembered that often we are looking at the rear of historic houses, especially in St James.

Another aspect of the views looking out of town are the patchwork of small fields, surrounded by ancient hedgerows and interspersed with large trees (typically beech, oak and ash), important and attractive features which should be conserved.



Win Green Hill (277m), Breeze Hill (237m) and Melbury Beacon (263m) looking south east from Park Walk.



St James and the Blackmore Vale looking south-west from Park Walk, towards Bulbarrow Hill (274m) in the distance.

C – Gold Hill

This historic cobbled street descends steeply from behind Shaftesbury's Town Hall. From the top of the street, the view south over the Blackmore Vale is framed by picturesque old cottages and the substantial stone wall of Shaftesbury Abbey (a scheduled monument). This iconic view brings very many visitors to the town and is omnipresent in promotional material, not just locally, but also as an image of the English countryside used overseas.



Gold Hill from the Town Council Chamber



Gold Hill: Street level view.

D – Higher Blandford Road

The view was originally identified prior to the development of Melbury Beacon View. Photographs were taken from the roadside on the C13 Higher Blandford Road, to show how they provided the best view of the chalk downs of the Cranborne Chase, and the distinctive group of trees on Breeze Hill silhouetted against the skyline, known locally as 'The Caterpillar'. Whilst development has meant that the view of 'The Caterpillar' is no longer readily discernable from the A30, the green gap nonetheless allows views out towards the downs within Cranborne Chase. A more limited view of 'The Caterpillar' can still be enjoyed from the 'dead-end' section of the Blandford Road

These glimpsed views contribute to the character of this area, otherwise poor in many 'green' respects, and help orientate locals and visitors within the landscape, helping to reinforce Shaftesbury's sense of place as a hilltop town surrounded by distinctive countryside.





Edge of Melbury Beacon View and gap looking south into Cranborne Chase. Right: distant view of Breeze Hill, also known as 'Caterpillar Hill, still visible from the older section of Blandford Road.

Distant view of Breeze Hill, also known as 'Caterpillar Hill, still visible from the older section of Blandford Road.

E – Castle Mound

The western edge of the spur is quite densely wooded, and the ridge here does not have the open views that exist to the north and south. However, these images looking west (left—with Duncliffe Hill middle distance) and north (right) from the Castle Mound scheduled monument show that, where trees permit, there is still a spectacular wide-ranging view from here.





F – Littledown

As part of the green space provision the views from Littledown have become much more accessible. The first photograph (top) is looking towards Duncliffe Hill. Looking right from this edge it is possible to see King Alfred's Tower in the far distance.





Views of Shaftesbury from the surrounding countryside

The promontory on which Shaftesbury stands can be seen from all surrounding compass points apart from due east, the A30 'corridor'. From most of these points, the town itself is hidden by trees. However, the town is clearly visible from the south-east (clockwise) around to the south west, which makes this side of the promontory especially sensitive to any development, as the following views from Win Green Hill and Melbury Beacon (and Compton Down) clearly illustrate.

G – Win Green Hill

Win Green Hill, with its distinctive clump of windblown trees, is a National Trust property east-south-east of Shaftesbury. This view of Shaftesbury shows the gently sloping land below the southern escarpment. Win Green Hill is amongst the stargazing locations promoted by the Cranborne Chase National Landscape, and its highest point.

The patchwork of smaller fields with hedgerows and trees, and sparse rural development characteristic of the shallower slopes, can be clearly seen.

These photographs also show why Breeze Hill, located between Melbury Beacon and Win Green Hill, is visible from many places within the new developments to the east of Shaftesbury.



View from Win Green Hill, showing the whole promontory. To the left can be seen part of Breeze Hill



A 'close-up' of Shaftesbury, showing how visible from here are the eastern developments.

H – Melbury Beacon (and Compton Down)

Melbury Beacon is within walking distance (3km) of the south of Shaftesbury and offers a commanding view of the town. From here, the buildings on top of the western spur in Bimport, the oldest part of town, are hidden amongst the trees. Older buildings in the middle of town become increasingly more visible moving east as the tree cover reduces. Trinity Church is a prominent landmark.

The most visible parts of town are the new developments on the eastern edge of Shaftesbury. The settlement of St James on the shallower slopes below Bimport is also clearly visible, once again demonstrating that when considering any development in St James, not only the front but also the rear aspect of buildings can be an important factor.

Nearby Fontmell and Melbury Downs are amongst the stargazing locations promoted by the Cranborne Chase National Landscape, and together with Compton Down are popular walking areas. Clearly, light pollution from Shaftesbury must be minimised.

Apart from the settlement of St James, the shallow slopes are generally undeveloped with the same characteristic patchwork of smaller fields with hedgerows and trees, and sparse rural development, mentioned earlier. It is evident from this view the way in which a development of any size would change that character, indicating that scale of development and tree cover must be important considerations for any further development.



I – Writh Farm

Glimpses of Shaftesbury from the south are possible through farm gates and over hedges on the road between West Melbury and Guy's Marsh, east of its intersection with the southern end of French Mill Lane. These photographs show again the tree cover 'hiding' the oldest part of town, and how prominent is the settlement of St James on the shallower slopes, being still relatively higher than the surrounding countryside, and thus very sensitive to further development.



Shaftesbury seen through a gateway near Writh Farm.



Shaftesbury viewed over a roadside hedge nearby, the western escarpment with its wooded steep slopes can be clearly seen, with St James nestling at its foot.

J – Motcombe

Motcombe, a village that lies north-west of Shaftesbury and visible from Castle Hill Green, has views typical of those from other places to the west (clockwise) around to the north-east of a heavily wooded promontory, with barely a hint of the town of Shaftesbury—views that are worthy of preservation.



The heavily wooded northern end of the promontory.



Shaftesbury's distinctive wooded skyline with only the Longmead Communications Tower and Trinity Church visible above the trees and culminating with its western escarpment.

Four other examples of this type of view are:

K – Hatch House

Hatch House is north-east of Shaftesbury and the view from here also shows the significant tree cover on higher land north of the town.



L – Stour Row

Stour Row is west of Shaftesbury and from here the western end of the promontory is shown to be narrow and heavily wooded.



M – Milton on Stour

The view here from Milton on Stour is similar to that from the town of Gillingham, Shaftesbury's largest neighbour, and again shows the distinctive skyline of Shaftesbury and the western escarpment.



N – Mere

Mere is north west of Shaftesbury and although offering a similar view to that from Motcombe, it is sufficiently distant to see the whole of the promontory and the western escarpment clearly, left of the church tower.



7.9 Appendix G – Health

The Primary Care Services in Shaftesbury are currently delivered by the Blackmore Vale Partnership, which consists of two main medical centres, one at Abbey View, Shaftesbury and the other at Sturminster Newton and a branch surgery at Marnhull.

These are currently (2024) staffed by 17 GPs, 11 enhanced care practitioners, practice nurses, health care assistants, medicine technicians, social prescribers, mental health workers etcwith support from domestic and clerical staff. At the time of writing, The Blackmore Vale Partnership has 26,772 patients.

The space at Abbey View to cater for any further increase in patient numbers, is stretched. There is capacity for patients to use any of the two medical centres and branch surgery, however, GP recruitment nationally is proving problematical, the practice has introduced a multi-disciplinary workforce with a rich skill mix of clinical and non-clinical staff to support the needs of the population, but the practice is not up to strength.

The Blackmore Vale Partnership has the capacity to offer its services to more patients within its present facilities. We clinically triage all requests for care and therefore we offer on the day appointments for those that need it. We have good access to clinical support on the day and throughout the week.

Car parking is an issue, but the NHS offers primary care treatment only, not parking services.

The ability for current medical services to cope with the planned growth of Shaftesbury was the principal infrastructure concern highlighted by the 2014 and 2018 surveys. The rising population in recent years has increased pressure on medical services. Whilst we recognise that many members of the community feel that it is difficult obtaining an appointment or immediate access to some healthcare services, it means that patients may need to go to either site depending on their clinical need.

Since July 2016, the future of the inpatient beds at Westminster Memorial Hospital has been a key local concern, following proposals for the re-organisation of secondary care in Dorset. A great deal of local action has taken place to support the retention of the local bed spaces.

The aim is for the Westminster Memorial Hospital to be registered as an Asset of Community Value (ACV). This would not guarantee that this site remains a hospital, but it would give the community the chance to bid to buy the building if it was facing sale.

There are a number of social uses that could be considered within the building should the hospital be relocated, which could consist of community education and health-related uses and possible changes to alternative community uses that would be of benefit.

The Blackmore Vale Partnership are working closely with Dorset Healthcare and the voluntary sector to evaluate if a leg ulcer clinic held in the community would be of benefit to patients and the NHS. The setting would be outside of the health care premises and supported and run by the voluntary sector.

Should a longer-term opportunity emerge to grow the Shaftesbury health facility in collaboration with key health and well-being partners, the BV Partnership, who operate Abbey View Medical Centre, say they would look upon this favourably.

In summary, given that healthcare within the social infrastructure is important to local people, the Neighbourhood Plan will provide a clearer direction for when and where new provision is required. A 'joined up' approach to planning improvements will address local concerns and provide clear guidance for developers.

7.10 Appendix H – Education

Secondary schooling for the area is provided by Shaftesbury School, co-educational, comprehensive and of Church of England faith. There are two primary schools in the town—Shaftesbury Church of England Primary and the Abbey Church of England Primary School. A site for a third primary school (2FE) is proposed as part of the development to the south of the A30, within Cann parish, which Dorset Council confirmed would be needed and which has been secured from the developer through the S106 agreement. Funding has also been collected to provide additional school places at Shaftesbury School required as a consequence of development.

Sherborne Area Schools Trust (SAST) runs Shaftesbury Secondary School and Shaftesbury Primary School and there are eighteen further schools in the trust with Motcombe Primary, in the adjoining parish, and St Andrew's Primary, located in Fontmell Magna, some five miles to the south of Shaftesbury.

There are two public school close by, Clayesmore and Bryanston, both situated in Blandford and Leweston and the Sherborne Private girls and boys' schools in Sherborne.

There is adequate pre-school provision from a variety of providers. There are four pre- school nurseries and eight registered childminders.

Shaftesbury has two museums at Gold Hill and the Abbey Gardens.

All schools are managing their pupil numbers in line with the national standards. Both Shaftesbury School and Shaftesbury Primary School have not experienced any significant rise in pupil numbers per year group, with numbers remaining steady for the last five years and this trend is not forecast to increase, based on the current demographics of the town.

Shaftesbury Secondary School has a PAN (Pupil Admission Number) of 200 pupils per year group in order to provide for any student wishing to attend and do not operate at full PAN.

The Abbey School has a capacity for 210 pupils and generally has an annual intake of 30 pupils. The expectation is that the pupil numbers will remain steady and therefore sustainable in the short, medium and long term.

Predicted growth in terms of education infrastructure within any given town is based on ONS (Office of National Statistics) data and new housing estimates. There is a fine balance between current need, predicted future need versus trend data relating to population growth.

Having secured a site for a new primary school to serve the town, there is now much greater certainty that this critical infrastructure will be provided when required.

Shaftesbury School is a mixed 11–18 school with excellent facilities on the edge of the town. The school offers a boarding house within the town that is popular both nationally and internationally. The oldest part of the building is Grade II listed and dates back to 1873. The school is on a hill with views across the Blackmore Vale towards Melbury and Compton Abbas. The school's catchment area is part of Shaftesbury including St. James and Enmore Green plus the villages of Cann, Melbury, East and West Orchard, Guy's Marsh, Hartgrove, Margaret Marsh and part of Twyford.

Shaftesbury Church of England Primary School serves the town of Shaftesbury and is the largest primary school in the area with great local links, excellent facilities, wonderful grounds and dedicated staff. It is very much a community school and the children are at the heart of everything the school does. Inspiration and aspiration are values that are instilled in the children in this school early on. Its pupils get to experience a variety of activities daily with the facilities including an IT suite, a library, extensive outdoor grounds and a dedicated early years village.

The Abbey Church of England Primary School serves the southern part of the town and some out- lying villages. The school is fortunate to have great indoor facilities and extensive grounds with hard play areas, a wildlife pond, play trails and a Forest School site. The grounds have been extended into an area called the stomping ground, with a new play area, extension to the Forest School site, and a beautiful sensory garden set out in the shape of the school shield.

7.11 Appendix I – Community Venue Utilisation Report

Community venue	Utilisation rate	Number of groups using the facility	Name of groups hiring the facility	Space estimate (sq. ft)	Other details
Town Hall (Guildhall)	52%	12	New Forest fairs, Community Choir, Country Market, Vintage and Eco Fair, Shaftesbury Emporium, Flower Arrangers, Palida Choir, Dorset Farmers Market	2,100 sq. ft	
Royal British Legion	45% Summer 62% Winter	10	RBL Bridge Club, Dancing lessons, Carnival Bingo, Shaftesbury Bridge, Pregnancy Yoga, RAFA, Tai Chi, Legion Coffee Morning, Fitness Group, Ukulele Rehearsals, Memorial Committee, Memory Café, U3A Folk Dance, Jim Oliphant Rehearsal, Friends of Hospital Quiz, Dorset Healthcare, Blind Association, ND Quilters, Rockies Football Club, Poppy Appeal Bingo.	2500 sq. ft	60 seated, 70 standing
Shaftesbury Arts Centre	55%	11/18 on a regular basis	Pilates with Tamzin, Pilates with Mark, Yoga with Nicki, Elevated Tap, Bell Street School of Dance, Barclays Bank, Rock Choir, Scribblers Writing group, Jiu Jitsu, Drama therapy, Graceful/ disgraceful makeup, Willow weaving **Arts centre run groups:** 3x Youth Theatre, Music and Drama, Film society, Art Group, Reading group, folk group, keep fit	Building total – 4100 sq. ft (3 rooms plus theatre)	Rutter Room – 60 seated Phoenix Room – 60 seated Dance studio – 20 moving Theatre – 157 raked seating
Lindlar Hall	40%	8+	Karate, Taekwon-do, Tai Chi, Moo Music, Yoga, Bingo, Guides.	1,000 sq. ft	50 people seated/ 75 people standing Kitchen and 2 x WC
Youth Club	100%	9	Caron Parry School of Dance, Youth Club, Little giants, Happy hearts, Toddler tennis, Keep fit, Taekwondo, Little city, BBCA drop in group	Building total – 4,200 sq. ft	
Football Club Sports Bar – Function Room	21%	3	Skittles and Baby Group, yoga	Building total – 4,000 sq. ft	100 seated/150 standing
Silver Band Hall	24%	4	Silver Band, Bonsai, Bell Street School of Dance, Boxercise	1,000 sq. ft	
Bowling Club	25%	1	April – Sept. Bowling Club. Oct – March Curling (on carpet), Whist, Crib League, Guides (Curling), Flower Group Christmas Meal, Lunch group each month.	800 sq. ft	Kitchen, bar and toilets. April – September NOT available for hire. October – March 75% available booking time.
Trinity Centre	30%		Cubs, Beavers and Scouts, Yoga and Musical Theatre	Total building – 4,500 sq. ft	Not available for general hire Monday to Thursdays 5pm to 10pm

Community venue	Utilisation rate	Number of groups using the facility	Name of groups hiring the facility	Space estimate (sq. ft)	Other details
Shaston Social Club	40%	10	Skittles, Darts, Pool, Zumba, Cribbage, private hire.	5,000 sq. ft	2 x Bar Areas, Function Room, several smaller rooms.
Gold Hill House – St Peter's Church	5%	3	Yoga, Tai Chi, Scottish Dancers	Total building 603 sq. f	Around 80 seated
Masonic Hall – Heritage Suite	12%	4	Housing Association, Persimmon Homes, Freemasons, Private Parties	Total building 3,400 sq. ft	Around 100 Seated, 150 standing
Quaker Meeting House	40–50%	12	Yoga, Pilates, Fitness, Mediation, Support groups, counselling, Writing, Talking Newspaper	Total building – 753 sq. ft	2 rooms: Large Room approx. 5m x 9m Small Room 5m x 5m
Gold Hill Museum – Garden Room	35%	6+	Bournemouth, Christchurch and Poole Council; Shaftesbury Fringe; Shaftesbury Camera Club; North Dorset Lib Dem committee; book club; various local artisans	200 sq. ft	Equates to 60 people standing, 48 seated in rows, 36 seated at table
Father's House	Not Available for commercial hire	5	Open House drop-in (outreach), Open Fridge, Drop-in coffee morning, Little Monkeys play group, Little Acorns, Knit and Stitch group, Re-think group (not open to public), NHS carousel clinic (NHS Invitation only), NHS blood donors (Bookings through NHS)	Main Hall – 3,300 sq. ft (350 pple) Meeting Room – 740 sq. ft (50 pple) Baby Creche – 224 sq. ft.	
Bell Street United Church	24%	8	Alcoholics anon (x2), Bright Beginnings Mother & Baby Group, Community Café, Clothing exchange, Sunshine Hour, Singing Bowls, Massage Sessions monthly, Bereavement Drop-in Sessions monthly.	2,250 sq. ft	
Library	28%	9	CAB, Knit and Natter, Reminiscence Group, Shared Reading, Community Policing, Community Drop-in Sessions with Dorset Councillors, Carer's Support Group **Library run groups:** Rhyme Time Digital Champion sessions	Building total – 2,500 sq. ft	15 sitting in reference area 30 sitting in main area 1 x WC Garden area
Armoury Yard – Cadet Unit	<5%	1	MOD – Shaftesbury Army Cadets	1,000 sq. ft	
The Lodge, Shaftesbury Abbey Museum & Gardens	11%	9	Julie Wood Wild Healing Garden workshops x 8 per season Dorset Buttons workshop x 1 North Dorset Museum Group x2 meetings Dorset Volunteer Group Day workshops x2 Adam Masters Craft Workshop x1 British Pilgrim Trust hospitality x1 Theatre Group green room x1 Fringe Festival Venue x2 sessions Shaftesbury & District Archaeology Group x 10 meetings	50 sq. metre	The lodge is used weekly by the various Abbey teams Library Circle, Education Facility, Collections Team and for in-house meetings

7.12 Appendix J – Shaftesbury Trees

A list of native and non-native trees suitable for planting locally. Given changing environmental conditions, expert advice should be sought as to what and where it is best to plant. Research into trees and climate resilience is developing all the time:

1. Woodland type

Largely ecologically based with early colonisers and sheltering 'nurse' species.

Dominant (climax) species:

- Sessile Oak (Quercus petraea)
- Common, English or Pedunculate Oak (Quercus robur)
- Ash (Fraxinus excelsior) due to Ash Dieback Disease, Hornbeam (Carpinus betulus) is recommended as a substitute
- Silver Birch (Betula verrucosa)
- Wild Cherry/Gean (Prunus avium)
- Bird Cherry (Prunus padus)

Sub-dominant (sub-climax/understorey) species:

- Holly (Ilex aquifolium)
- Rowan (Sorbus aucuparia)
- Small-Leaved Lime (Tilia cordata)
- Field Maple (Acer campestre)
- Hazel (Corylus avellana)



Rapidly growing sheltering 'nurse' species (*nitrogen-fixing):

- Birch (Betula pendula) on dry sites, (Betula pubescens) on damp sites
- Grey Alder (Alnus incana)* on dry sites
- Common Alder (Alnus glutinosa)* on damp/wet sites
- Robinia (Robinia pseudoacacia)*

Coniferous species:

- Scots Pine (Pinus sylvestris) on sandy soils
- Corsican Pine (Pinus nigra var. maritima) on clay soils
- Austrian Pine (Pinus nigra austriaca) on chalky soils

Woodland 'edge' species:

- Hawthorn (Crataegus monogyna)
- Field Maple (Acer campestre)
- Hazel (Corylus avellana)
- Spindle (Euonymus europaeus)
- Dogwood (Cornus sanguinea)
- Cherry or Myrobolan Plum (Prunus cerasifera)
- Viburnum (Viburnum lantana) shrub
- Wild privet (Ligustrum vulgare) shrub

2. Parkland type

Individual, groups and avenues of clear-stemmed trees in grassland.

- Common, English or Pedunculate Oak
- Small-leaved Lime (Tilia cordata)
- Beech (Fagus sylvatica)
- Hornbeam (Carpinus betulus)
- Sycamore (Acer pseudoplatanus)
- Field Maple (Acer campestre)
- Horse Chestnut (Aesculus hippocastanum)
- Sweet Chestnut (Castanea sativa)
- Common Walnut (Juglans regia)
- Tulip Tree (Liriodendron tulipifera)



- Scots Pine (Pinus sylvestris)
- Austrian Pine (Pinus nigra austriaca)

3. Street and car park trees

Generally, drought, heat and pollution tolerant. Clear-stemmed, upright or spreading canopy form and tolerant of formative pruning.

Crown-spread/height 15–20m:

- Norway Maple (Acer platanoides)
- Sycamore (Acer pseudoplatanus)
- London Plane (Platanus x hispanica)
- Pin Oak (Quercus palustris)
- Sessile or Durmast Oak (Quercus petraea)
- Common Lime (Tilia x europaea 'Pallida')

Crown-spread/height 10–15m:

- Swedish Whitebeam (Sorbus intermedia)
- Silver Lime (Tilia tomentosa)
- Tree of Heaven (Ailanthus altissima)
- Pagoda Tree (Sophora japonica)
- Honey-Locust (Gleditsia triacanthus)

Crown-spread/height 6–10m:

- Italian Alder (Alnus cordata)
- Norway Maple (Acer platanoides 'Emerald Queen')
- Field Maple (Acer campestre 'Elsrijk')
- Sugar Maple (Acer saccharum)
- Small-Leaved Lime (Tilia cordata 'Glenleven' and 'Greenspire')
- Honey Locust (Gleditsia triacanthos 'Skyline')





- Robinia (Robinia pseudoacacia 'Bessoniana')
- Crabapple (Malus trilobata)

Crown-spread/height 4–6m:

- Norway Maple 'Globosum' (Acer platanoides 'Globosum')
- Swedish Whitebeam 'Brouwers' (Sorbus intermedia 'Brouwers')
- Cockspur Thorn (Crataegus crus galli/prunifolia 'Splendens')
- Umbrella Black Locust/Robinia (Robinia pseudoacacia 'Umbraculifera')
- Dogberry (Sorbus decora')

Fastigiate form:

- Sycamore/Maple 'Erectum' (Acer pseudoplatanus 'Erectum')
- Hornbeam (Carpinus betulus 'Fastigiata')
- Oak (Quercus robur 'Fastigiata')
- Maidenhair Tree (Gingko biloba 'Fastigiata Blagon')
- Callery Pear (Pyrus calleryana 'Chanticleer')
- Black locust/Robinia (Robinia pseudoacacia 'Stricta')

4. Wind-tolerant trees

- Beech (Fagus sylvatica)
- Sycamore (Acer pseudoplatanus)
- Field Maple (Acer campestre)
- Oak (Quercus robur)
- Hornbeam (Carpinus betulus)
- Swedish Whitebeam (Sorbus intermedia)
- Grey Alder (Alnus incana)
- Birch (Betula pubescens)
- Hawthorn (Crataegus monogyna)
- Scots Pine (Pinus sylvestris)



5. Trees attractive to birds and bees

- Maple (Acer)
- Small-Leaved Lime (Tilia cordata)
- White Willow (Salix alba)
- Crack Willow (Salix fragilis)
- Goat Willow/Sallow (Salix caprea)
- Juneberry/Snowy Mespilus (Amelanchier lamarckii)
- Wild service Tree (Sorbus torminalis)
- Bullace/Damson Plum (Prunus domestica insititia)
- Wild Pear (Pyrus pyraster)
- Crab Apple (Malus sylvestris)
- Bird Cherry (Prunus padus)
- Alder Buckthorn (Rhamnus frangula)
- Purging Buckthorn (Rhamnus cathartica)
- Guelder Rose (Viburnum opulus)
- Cultivated fruit trees

6. Trees for gardens

- Rowans (Sorbus tschonoskii & Sorbus hupehensis
- Amelanchier 'Robin Hill'
- Himalayan Birch (Betula jacquemontii)
- Malus 'John Downie'
- Medlar (Mespilus germanica)





- Thorn (Crataegus lavallei 'Carrierei')
- Thorn (Crataegus laevigata 'Plena)
- Pear (Malus 'Hillieri')
- Cherry (Prunus sargentii, serrulata 'Kanzan' and 'Shimidsu')
- Cultivated and wild fruit trees

7. Trees showing adaptability to climate change

This list may expand based on further research into trees and their climate resilience.

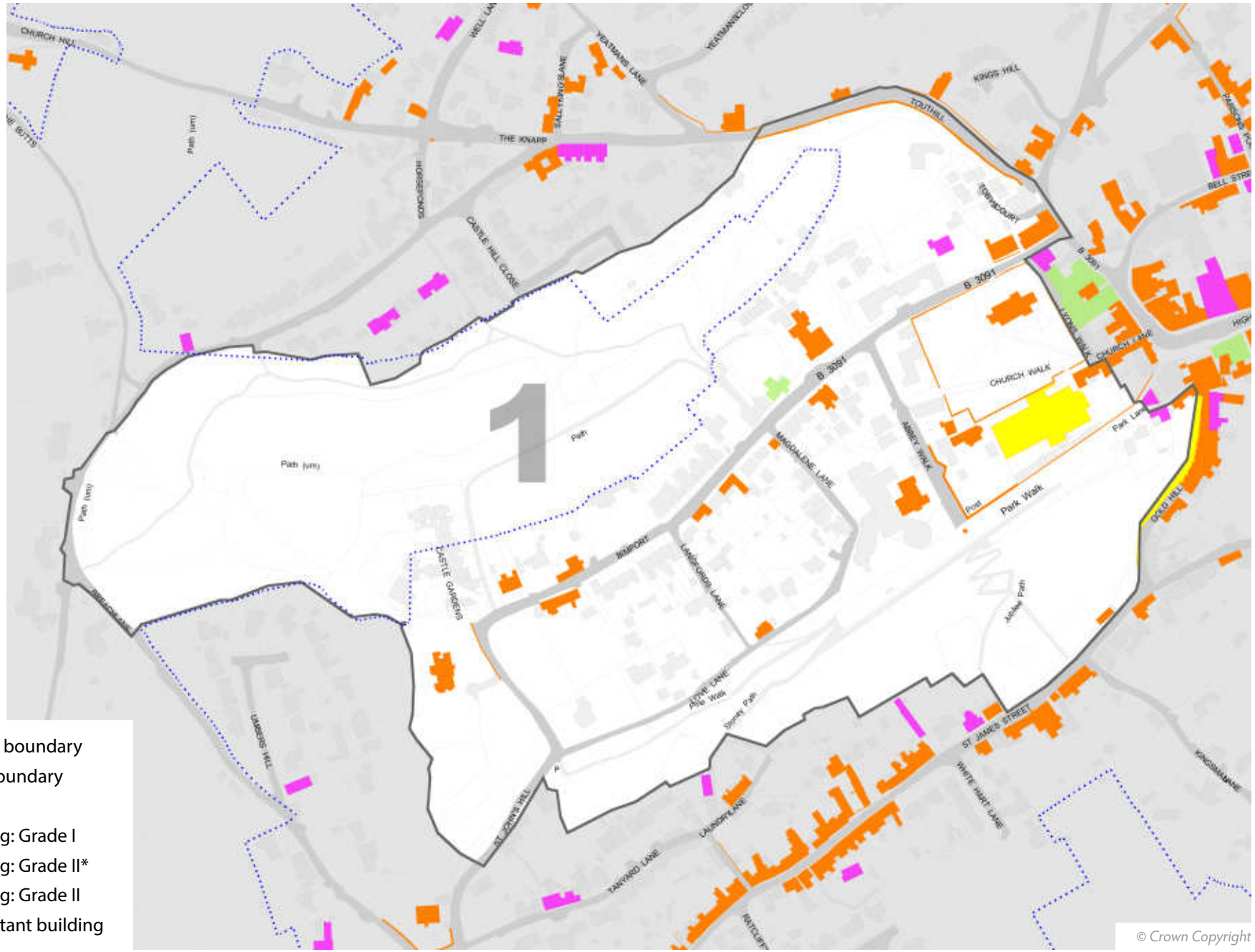
- Field maple
- Hornbeam
- Sweet chestnut
- Cockspur thorn
- Ginkgo
- Medlar
- Scots pine
- Turkey oak
- Sessile oak
- Whitebeam

7.13 Appendix K – Locally Important Buildings – List and Maps by Zone

List of locally important buildings (not listed building status)	Description
The Old Granary Barton Hill (opposite swimming pool)	Former granary building featuring sack pulley housing. Local Motcombe bricks
Rutters Office	A character building including unusual iron railings to boundary. Important corner
28 High Street—Hine and Parsons	Upper parts are fine Queen Anne interior
7-9 St James	Attractive pair of brick and stone houses
11-17 St James	Old stone cottages
92 St James	Old stone cottage
1-3 Stoney Path	
25-27 Tanyard Lane	Old stone cottages that should have been listed
8-26 Salisbury Street	Attractive row of houses in Motcombe brick
37 Salisbury Street	Attractive stone house
46-54 Salisbury Street	Westminster estate houses in greenstone and Motcombe brick
1-9 Bell Street	Includes the old Fire Station and Midland Bank passage
56-58 High Street	Stone and slate business premises with attractive rounded corner to Angel Square. 54B was the original cinema
12 Bell Street—Friths opticians	Was the church house.
14-16 and 18 Bell Street	Stone and slate commercial buildings
21-27 Bell Street	Westminster estate houses in brick and stone
35 Bell Street	Substantial estate house, former solicitors' offices
1-6 Ivy Cross	Substantial Edwardian houses in stone and slate
Well Lane 8-10, 18, 20, 26, 28, 3, 21, 23 and 7-15	Victorian and older cottages that contribute to local character, including stone boundary walls
1 and 3 Yeatmans Lane	Pair of stone cottages
9-18 Tout Hill	Terraced cottages contributing to the local character
22 Long Cross	Stone cottage
4–8 and 14–18 Breach Lane	Estate cottages in two sets of four
31 Breach Lane	Stone cottage
The Old Coach House, Breach Lane	Stone built, mullioned windows
53 Breach lane	Very high Victorian brick house with outbuildings
3 Coppice Street	One of the last old stone cottages in Coppice Street

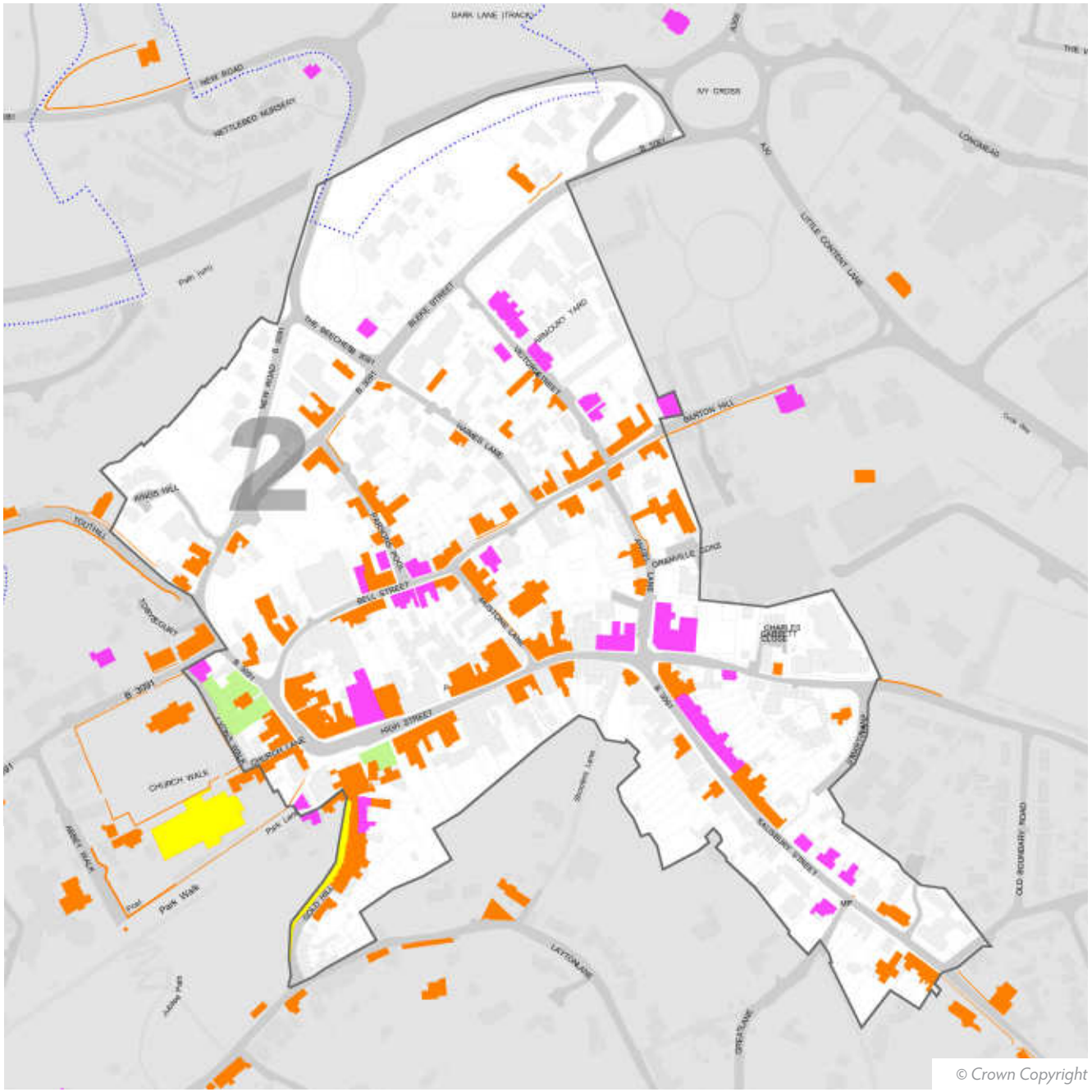
List of locally important buildings (not listed building status)	Description
15 Bimport (Bimport House)	A substantial Westminster estate house. Unusual windows and detailing
4 Park Lane	A key house facing Park Walk with unusual plan
3 Park Lane	Former manse
5 Gold Hill	Former Quaker Meeting House
6-7 Gold Hill	Although a modern roof, important location should justify protection. School House (Old Grammar School) is the former Blue Coat School, built as the boys Grammar School
5-9 and 11-27 Victoria Street	Attractive Victorian houses
14-16 Victoria Street	Attractive Victorian houses
1 Parsons Pool	Attractive stone and slate building
2-4 Parsons Pool	Stone cottages
Melbury Down House, Upper Blandford Road	Unusual and substantial brick house. Focal point building that contributes to setting of the Royal Chase Hotel (opposite)
Lower Pensbury—on Motcombe Road	Stone house, 17th century
10 Nettlebed Nursery	Victorian stone house
The Post Office	The PO was built in time of dire austerity just post WW11. Known locally as probably the best consciously designed building in the town
Barton Hill House	The original Barton Hill House dates back to the Victorian period (a rebuild of an 18th century property), and comprises a square block in two storeys with gabled attic windows and a central bay on the ground floor.

1. Bimport



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2. Shaftesbury Town Centre

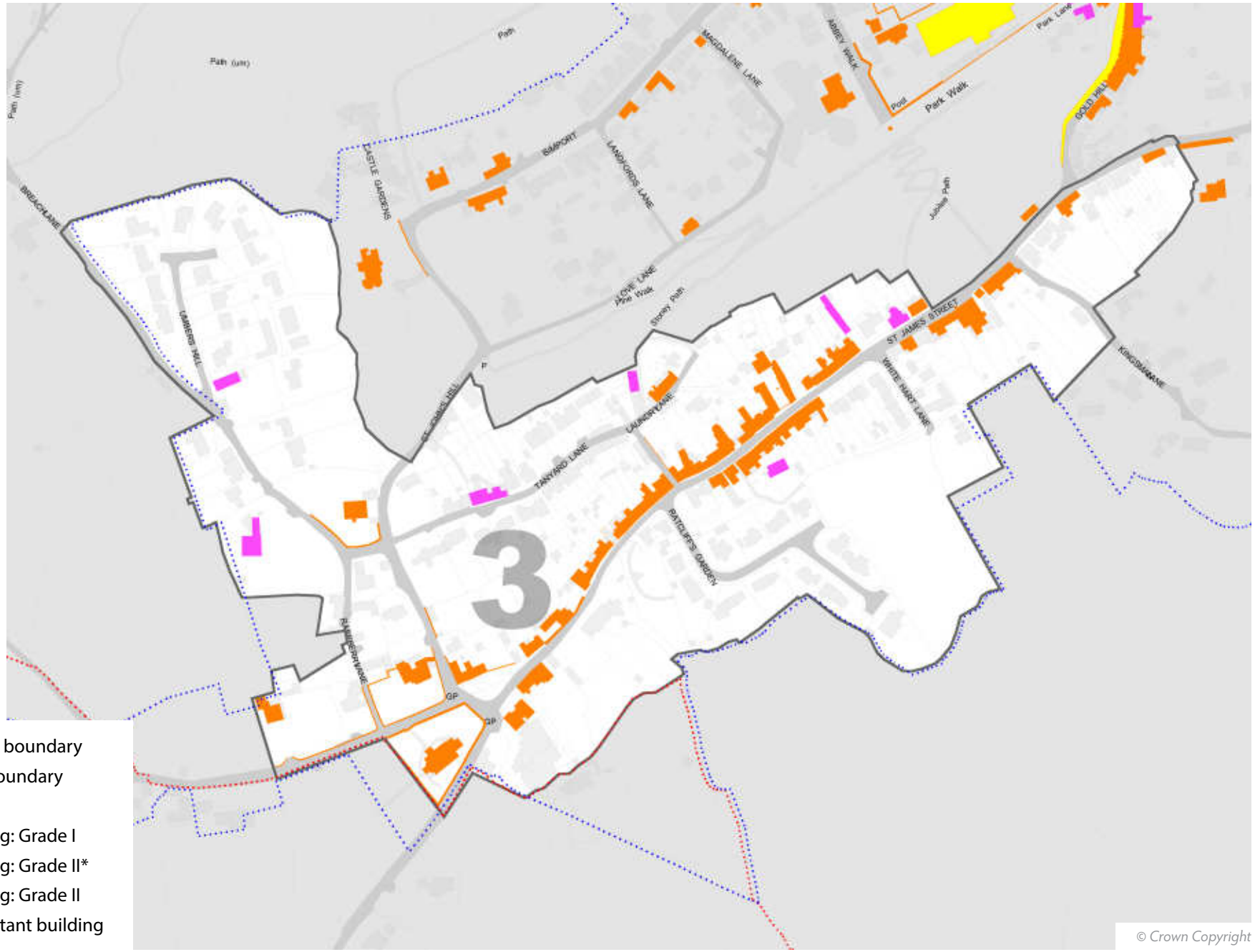


Town Council boundary
Settlement boundary

Listed building: Grade I
Listed building: Grade II*
Listed building: Grade II
Locally important building

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3. St James

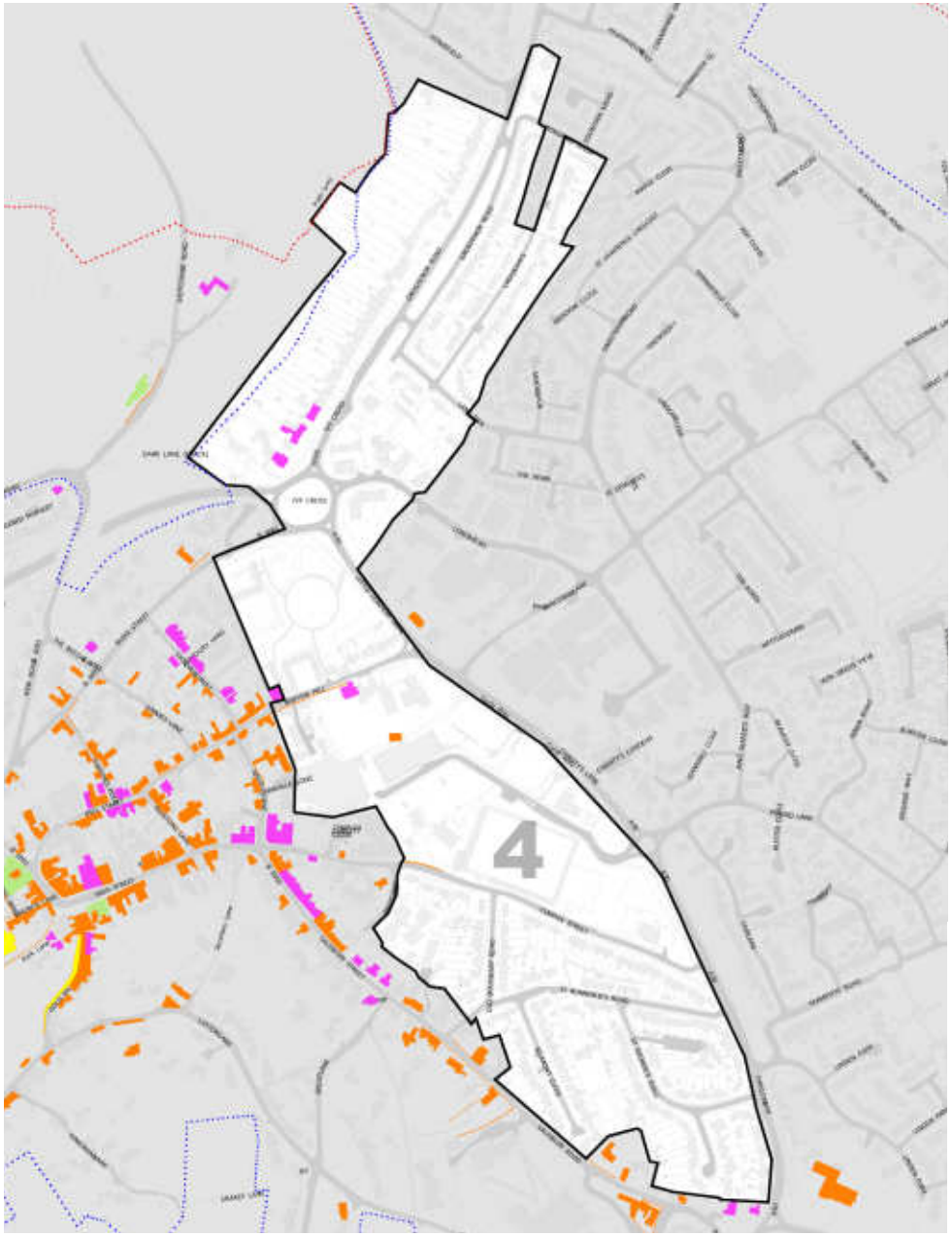


Town Council boundary
Settlement boundary

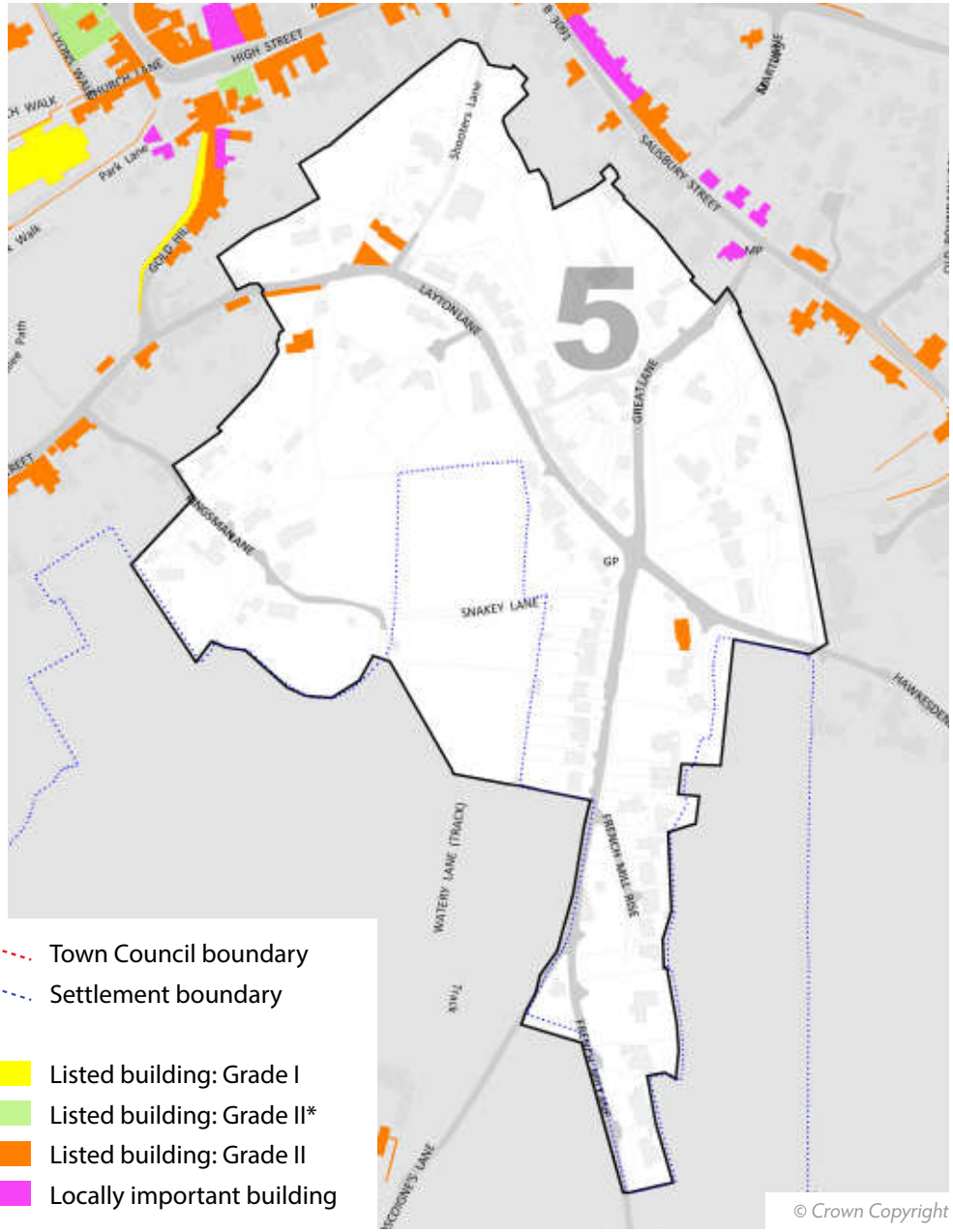
Listed building: Grade I
Listed building: Grade II*
Listed building: Grade II
Locally important building

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4. Barton Hill and Cockram's Field



5. Layton Lane

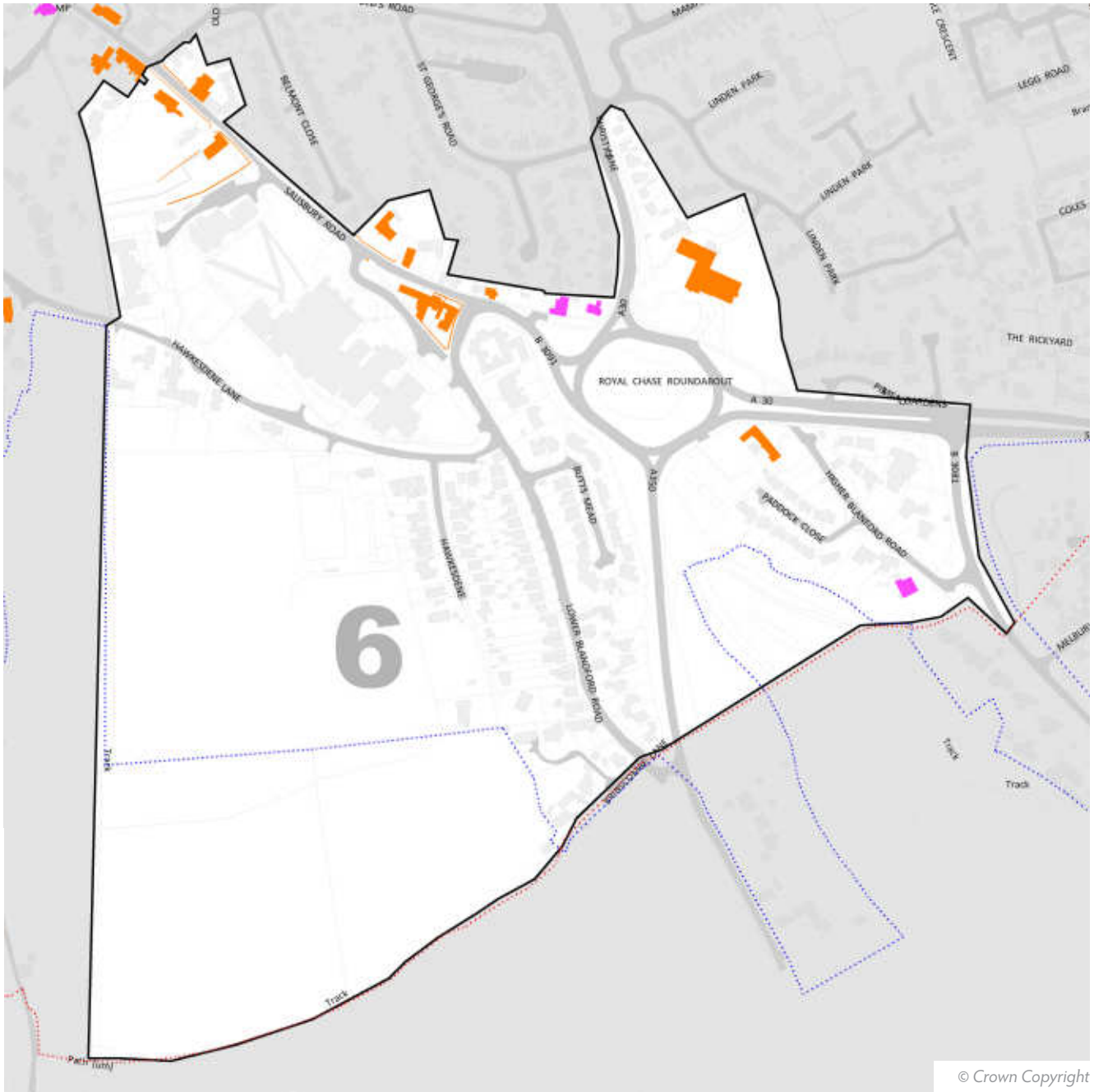


Town Council boundary
Settlement boundary

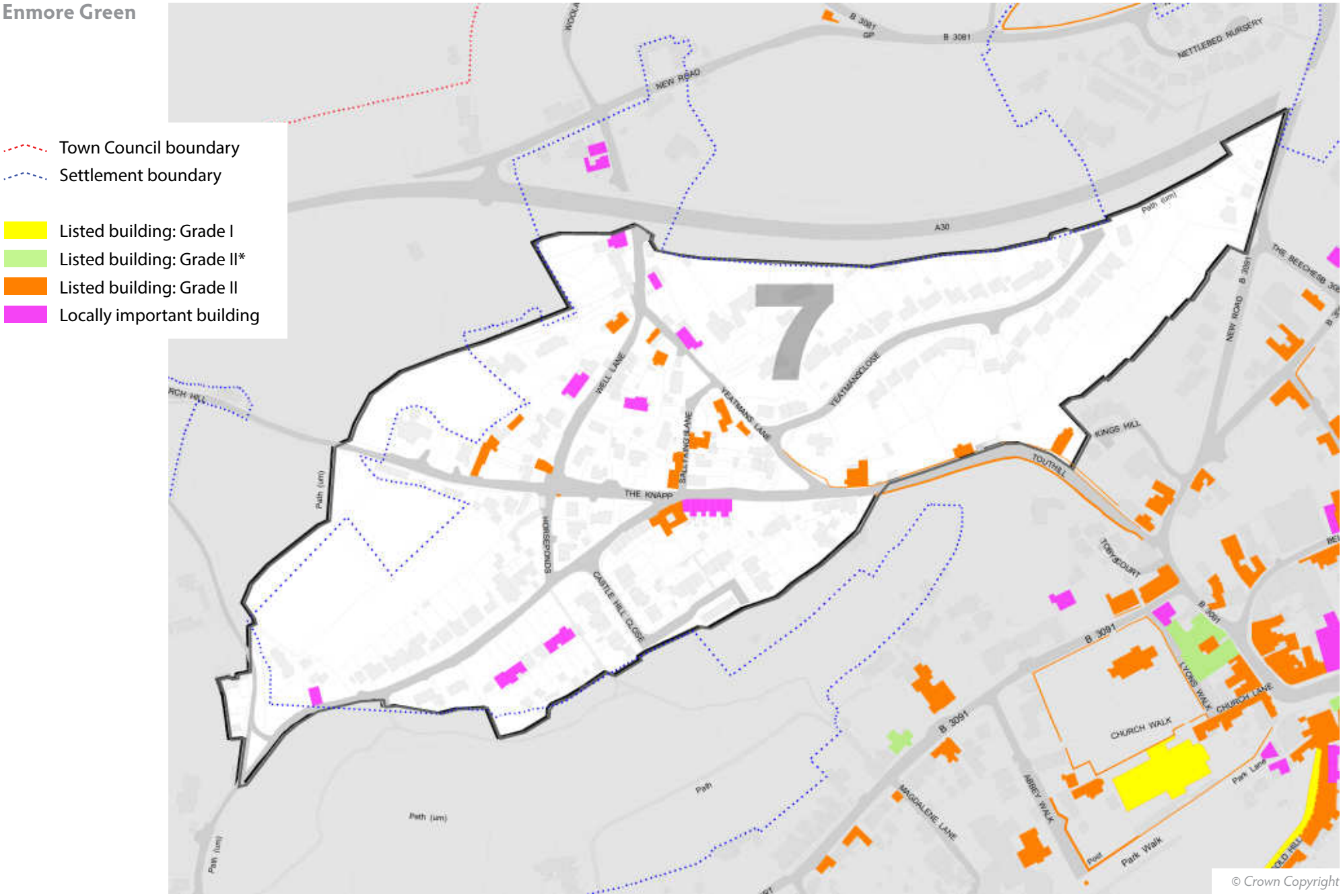
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Locally important building

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6. Cann

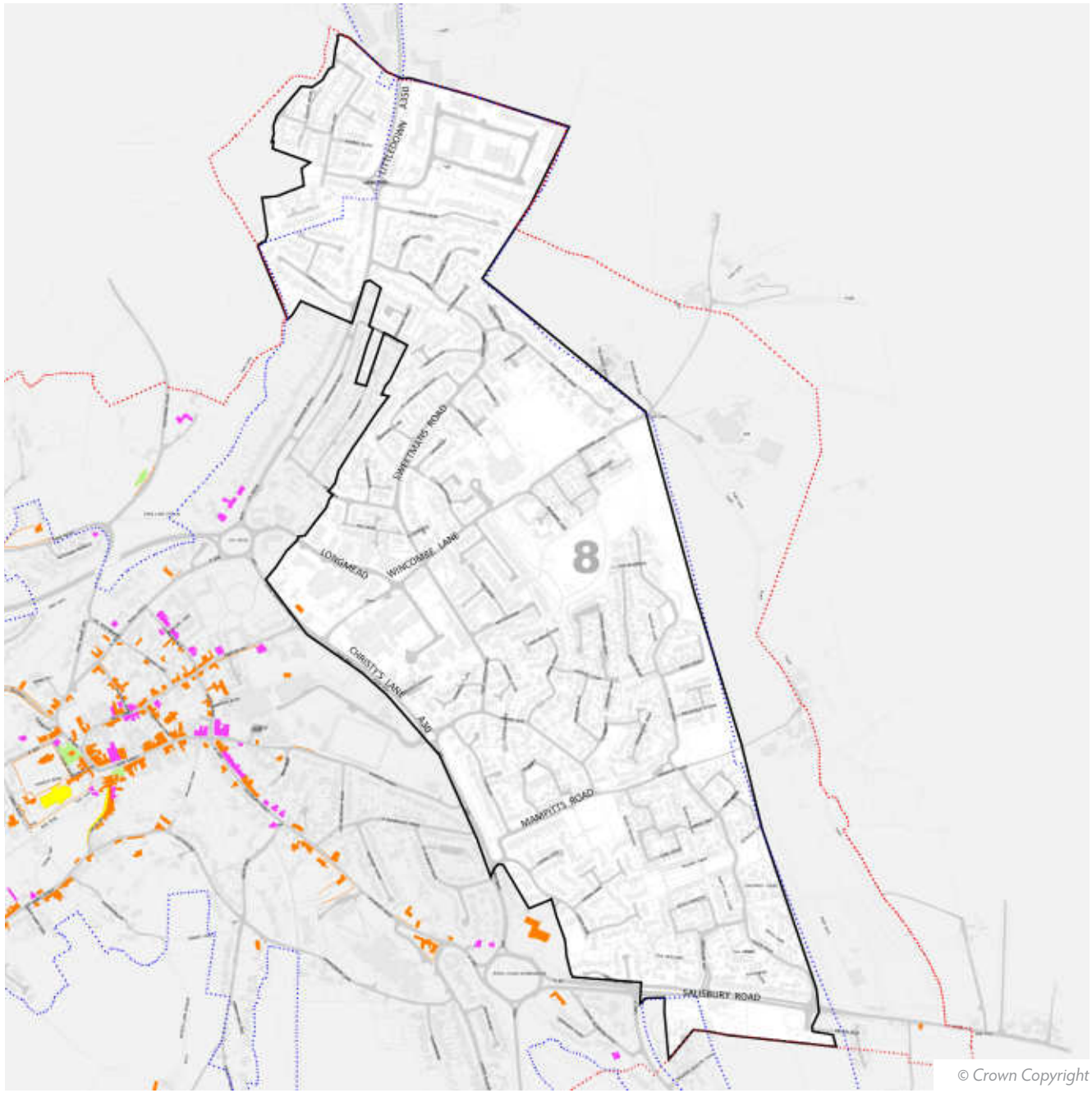

6
SALISBURY ROAD
SELMONT CLOSE
ST GEORGE'S ROAD
LINDEN PARK
LEGG ROAD
COXES
THE RICKYARD
ROYAL CHASE ROUNDABOUT
A 30
A350
B 3081
HAWKESDENE LANE
BUTTS MEAD
LOWER BLANDFORD ROAD
HIGHER BLANDFORD ROAD
PADDOCK CLOSE
Track
Town Council boundary
Settlement boundary
Listed building: Grade I
Listed building: Grade II*
Listed building: Grade II
Locally important building
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7. Enmore Green



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8. Land of Christy's Lane including Grosvenor Road



© Crown Copyright

Town Council boundary
Settlement boundary

Listed building: Grade I
Listed building: Grade II*
Listed building: Grade II
Locally important building

7.14 Appendix L – List of Local Green Space (LGS) and Important Treed Areas (ITA)

Local Green Space (LGS)

as shown on **Map SFGI1**.

Further details and rationale for designation as Local Green Space is available in *Shaftesbury's Green Infrastructure Audit document*.

				Particular Local Significance					
	Green Space	Area (ha)	Local importance & use of the space	Landscape value	Heritage value	Recreation value	Wildlife value	Public access	Land-owners
LGS1	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 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	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	Cockram's Play Area	0.17	Equipped children's play area adjoining basketball court, adjacent to youth club and with some parking. 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	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

				Particular Local Significance					
	Green Space	Area (ha)	Local importance & use of the space	Landscape value	Heritage value	Recreation value	Wildlife value	Public access	Land-owners
LGS5	St James' Park	0.40	The space is designed as an open play area, with natural wooden equipment for all ages and a small flat area for ball games within this much used larger space very popular with young families. The only such play space that is readily accessible to residents of St James and to people visiting historic core of the town. 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	Ash Close Play Area	0.26	Green space with range of play equipment for different ages, space for informal ball games, two new wooden picnic benches and a 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	Gower Road Play Area	0.21	Open and overlooked play area with space for ball games. Equipment for young children located on one side of the area. 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	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	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. 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 no readily accessible alternative provision.	Medium		HIGH	Medium	Yes – inc Play Area	Mgmt. Co. (S106)
LGS10	Shaftesbury Football Club	0.86	Adjoins Cockram's Recreation Ground. Popular 3G football pitch 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
LGS11	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

				Particular Local Significance					
	Green Space	Area (ha)	Local importance & use of the space	Landscape value	Heritage value	Recreation value	Wildlife value	Public access	Land-owners
LGS12	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
LGS13	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
LGS14	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
LGS15	Trinity Churchyard	0.75	Setting for Trinity Church, a feature of Shaftesbury's skyline. 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.	HIGH	HIGH	HIGH	Medium	Open to all	STC/Trinity Centre Trust
LGS16	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
LGS17	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

				Particular Local Significance					
	Green Space	Area (ha)	Local importance & use of the space	Landscape value	Heritage value	Recreation value	Wildlife value	Public access	Land-owners
LGS18	Great Ground Garden	0.02	Small enclosed area adjacent to Wincombe Rec, access from Great Ground Rd. Local residents often comment on the importance of this locally valued community space.			HIGH	Medium	Open to all	STC
LGS19	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
LGS20	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
LGS21	Brionne Garden (corner of Bleke St and Victoria St)	0.04	A 'pocket park' with mixed planting and seats, 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
LGS22	Castle Hill Green	0.83	Open amenity green space adjacent to the town centre with seating and five picnic benches, 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
LGS23	Queen Mother Garden	0.06	An attractive nature-focussed garden with bee-friendly planting. Enclosed quiet space with friendship bench seating and long countryside views. Adjoins Castle Hill Green and the pathway between Castle Hill slopes & Bimport.	Medium	Medium	HIGH	HIGH	Open to all	STC
LGS24	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

				Particular Local Significance					
	Green Space	Area (ha)	Local importance & use of the space	Landscape value	Heritage value	Recreation value	Wildlife value	Public access	Land-owners
LGS25	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
LGS26	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
LGS27	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
LGS28	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
LGS29	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. This area has its own management plan, consisting of bee-friendly planting and other improvements to support biodiversity.	Medium	Medium	HIGH		Open to all	STC
LGS30	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
LGS31	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 and play area to the east. Some young trees have been planted to supplement this copse.	Medium		Medium	Medium	Open to all	
LGS32	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
LGS33	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

				Particular Local Significance					
	Green Space	Area (ha)	Local importance & use of the space	Landscape value	Heritage value	Recreation value	Wildlife value	Public access	Land-owners
LGS34	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
LGS35	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
LGS36	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 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.	HIGH	Medium	HIGH	HIGH	Open to all but steep sided slopes make access difficult however there are well-maintained footpaths	STC
LGS37	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
LGS38	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 common land, Open to all with several footpaths but some parts inaccessible due to undergrowth	
LGS39	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
LGS40	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
LGS41	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

				Particular Local Significance					
	Green Space	Area (ha)	Local importance & use of the space	Landscape value	Heritage value	Recreation value	Wildlife value	Public access	Land-owners
LGS42	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. STC with a high level of public support tried unsuccessfully to secure the Wilderness for the town by auction late 2018.	HIGH	Medium	Medium	HIGH	Limited to RoW that crossed the area	Private owner
LGS43	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 Commis-sioners
LGS44	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
LGS45	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 was 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 Commis-sioners
LGS46	St Rumbold's	0.21	Access around school buildings from Salisbury Road. Attractive quiet space next to school. It is not obvious Churchyard (Cann) 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
LGS47	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
LGS48	Wrightson Allotments	0.23	Enclosed allotment site off Bimport with 14 half allotments and six people on the waiting list (October 2024).	Medium		HIGH	Medium	Allotment holders	Wrightson Allotments Trust

				Particular Local Significance					
	Green Space	Area (ha)	Local importance & use of the space	Landscape value	Heritage value	Recreation value	Wildlife value	Public access	Land-owners
LGS49	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
LGS50	Bray Allotments	0.14	Small site, hidden away and difficult to access because of traffic at Ivy Cross roundabout.			HIGH	Medium	Allotment holders	STC
LGS51	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
LGS52	Mampitts Allotments	0.25	Allotments between cemetery and new housing development, bounded by reinstated hedgerow to east. Formally designated as an IOWA in the 2003 Local Plan.	Medium		HIGH	Medium	Allotment holders	STC
LGS53	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
LGS54	Land off Higher Blandford Road (immediately east of the junction with the A30)	0.71	This land slopes away to the south and there are views both from the A30 and across the site to the scarp slopes of the Cranborne Chase National Landscape. The green character of this space, and retention of trees and hedgerows, provides a green finger connecting the town (as experienced from one of the main routes) with its rural hinterland. This green space has long been valued by the community (and the development of the site was the subject of much objection by local residents), and the retained area (subject to the LGS designation) is now dedicated for public use as part of the Saxon Grange development, ensuring that its qualities can be appreciated by future generations.	HIGH		Medium	Medium	Open to all	Persimmon
LGS55	A30 Allotments	0.41	A30 Allotment plots adjacent to A30 and Orchid View with car parking area with a height restriction barrier and lockable swing gate. The site opened in October 2021 and serves residents in the south-eastern part of the town where there is demonstrable unmet need.	Medium		HIGH	Medium	Allotment holders	STC

Important Treed Areas (ITA)

Further details and rationale for designation as Important Treed Area is available in Shaftesbury's Green Infrastructure Audit document.

	Location	Description
ITA1	Trinity Rd West Verge	Three mature trees in a grassed area divided by a hedge from the verge of Trinity Road. A chain and sign prohibit public access.
ITA2	Ivy Cross Roundabout & Verges	Busy junction with five exits. Both the roundabout and surrounding verges are substantially green with natural verges (including triangle opposite the bowling club), some cultivated beds and impressive collection of mature trees in the centre. These trees help to mitigate risks from traffic pollution. Provides access to filling station and fast food outlets—used by through traffic, local industrial estate, and nearby residents. Difficult for pedestrians to cross the A350 here.
ITA3	Little Content Lane/Christy's	This road carries the A350 north-south traffic and in the past served as a by-pass of the town centre. Now it separates the historic core of the town in the west from more recent residential development to the east. There are many mature trees,(including a line of 80 beech trees which were planted to commemorate the 80th birthday of the Queen Mother following an idea put forward by the mayor at that time) and generous grass verges on the roadsides, with notable green elements being: trees/verge at the north-east side of Little Content Lane where it meets the Ivy Cross roundabout; trees associated with Barton House opposite the junction with Wincombe Lane; trees/verge on east of the road as it runs parallel with Fairlane to a wide verge with new planting at the end of Mampitts Road; trees on the west side of the road with copses near the entrance to Tesco (IOWA, 12.10), along the verge and then a copse with several substantial trees at the end of Coppice Street; and many mature trees associated with the Royal Chase Hotel at the south-eastern end of Christy's Lane. There are several crossing points well-used by pedestrians and cyclists moving east/west. Just south of the Ivy Cross roundabout a footpath from Laneside (southern part of right of way N1/3) emerges alongside Longmead veterinary practice and users seek to cross into Barton Hill Rec which offers a pedestrian/cycle route through to the town centre. There is no controlled or marked crossing here. Further south there is another popular crossing point between Wincombe Lane and Barton Hill, this served by pedestrian lights. Still further south is another traffic-light-controlled crossing close to Pound Lane and the roundabout giving access to Tesco. A third set of lights control the crossing for people moving between Mampitts Road/Linden Park and Coppice Street. The many substantial and mature trees help to mitigate risks from traffic pollution.
ITA4	Royal Chase Roundabout & Verges	Large roundabout with central copse of mature trees, some beds of cultivated shrubs amongst grass verge, and further trees and grass at junctions. Maintenance regime leaves grass long under and around the trees, but short around the cultivated beds at certain times of year. As Ivy Cross roundabout, these trees help to mitigate risks from pollution and merit protection. Pedestrians and cyclists moving between homes to the south east of the town and Shaftesbury School/the medical practice/the town centre must cross the roads here. The crossing points are marked but not controlled (except for a warden on Salisbury Road at the start and end of the school day).
ITA5	A350 South	This main but narrow road is lined with trees and attractive verges and passes a more extensive wooded area (IOWA) to the east as it heads south of the town through Cann. It is crossed by a popular edge-of-town footpath (N1/9 right of way through Boyne Hollow from the east becomes N1/12 to the west).
ITA6	The Butts Triangle, Enmore Green	A delightful green triangle with grass, wildflowers and three maturing trees at the leafy junction between The Butts and Breach La. and close to one of the access points for the open space at Castle Hill slopes. This feature on the edge of Enmore Green contributes to its rural village character.
ITA7	Bleke St/Barton Hill car park	Free car park a short walk from the town centre and adjacent to Barton Hill Rec. Trees at one side of the car park contribute to the character of the area and that part is designated as an IOWA. The trees help to mitigate risks associated with climate change

	Location	Description
ITA8	Enmore Green car park	Small roadside parking area opposite Fountain Inn and between Breach Lane and The Knapp. Trees, hedge and grass verge of the car park are opposite trees and shrubs in garden of private house on The Knapp (IOWA). Together these add to the rural village feel of Enmore Green.
ITA9	Shaftesbury School – Main Site. Salisbury St	The school site encompasses an IOWA to the north west and is bounded by mature trees along Lower Blandford Road, and Hawkesdene Lane. The trees are important to the character of this town edge location where the land slopes gently away to the south. (The sports facilities on this site have been listed separately see 1b 15.1 and these are proposed for LGS designation).
ITA10	Shaftesbury School, Barton Hill House	This residential accommodation for boarders at the school stands in a IOWA off Christy's Lane where the mature trees in the grounds add to the green corridor that carries traffic through the town. Grounds have no public access.
ITA11	Royal Chase Hotel grounds	The hotel grounds have many substantial trees that affect the character of this part of the town—whether for car users navigating the Royal Chase roundabout or for residents of Linden Park, the development behind the hotel. Designated as an IOWA.
ITA12	French Mill Lane	Mature trees in private gardens at the top of the lane add to the character of The Slopes and are designated as IOWA.
ITA13	Layton Lane (between Shooters Hill & Great La.)	This wooded area on the slope behind Layton Lane houses and between Shooters Hill and Great Lane is designated as IOWA for its contribution to the character of The Slopes.
ITA14	Layton Lane	These private gardens opposite the end of Shooters Lane. are designated as IOWA for their contribution to the character of The Slopes.
ITA15	Foyle Hill	Private land/gardens designated as IOWA on right going downhill past Raspberry Lane. Contributes to the character of the lower slopes on this edge of the town.
ITA16	Breach La. /Raspberry La.	Private land/gardens opposite the end of Tanyard Lane. Designated as IOWA. Contributes to the character of the lower slopes on this side of the town.
ITA17	Bimport	Private gardens adjoining Castle Hill with mature trees that contribute to the distinctive character of the hilltop conservation area.
ITA18	St John's Hill	Private land/gardens adjoining ancient graveyard (SM) have mature trees and are designated as IOWA for their contribution to the character of the Slopes.
ITA19	Between Tout Hill & Yeatman's Close	Private land/gardens that contribute to the character of the lower slopes north of the spur.
ITA20	New Road/Yeatman's Close	Private land/gardens that contribute to the character of the lower slopes north of the spur.
ITA21	The Beeches (B3081) opposite New Road junction	Private land where the hedgerow and trees contribute to the character of the steep slope at the side of this main road at the edge of the town.
ITA22	Land to the north of Breach Common	This site is an important area for wildlife and its natural space provides a rich variety of habitats that supports a wealth of wildlife including many invertebrates.
ITA23	Land to the west of St James Park	Private land where the hedgerow and trees contribute to the character of the steep slope adjacent to Great Lane
ITA24	Land to the rear of St Edwards Church/off Great Lane	This site is an important area for wildlife and its natural space provides a rich variety of habitats that supports a wealth of wildlife including many invertebrates.
ITA25	Land either side of the A30 corridor	Trees/woodland that run alongside the A30. Not regarded as accessible natural space however there is limited public access.

7.15 Appendix M – Schedule of evidence sources

Core Evidence	Origin	Date
023422—North and North East Dorset Transport Study: Working Towards a Transport Strategy www.dorsetcouncil.gov.uk/w/evidence-to-support-the-north-dorset-local-plan	Buro Happold	March 2010
A Peoples' Manifesto for Wildlife, Chris Packham et al http://www.chrispackham.co.uk/wp-content/uploads/Peoples-Manifesto-Download.pdf	Peoples' Manifesto for Wildlife	September 2018
A Starting Vision for Shaftesbury's High Street and Beyond www.shaftesbury-tc.gov.uk/wp-content/uploads/A-Starting-Vision-for-Shaftesbury-report-from-SCS.pdf	Shaftesbury Civic Society	July 2019
Active Dorset and Sport England Strategy www.activedorset.org/active-dorset-strategy	Active Dorset	2020
Active Dorset: Sport and leisure facilities needs assessment North Dorset District Council www.dorsetcouncil.gov.uk/w/sport-and-leisure-facilities-needs-assessments	Active Dorset	April 2017
Cranborne Chase National Landscape Management Plan cranbornechase.org.uk/our-work/publications/aonb-management-plan/	Cranborne Chase NL Partnership	2019
CSE Low-carbon neighbourhood planning guidebook neighbourhoodplanning.org/wp-content/uploads/low-carbon-neighbourhood-planning-guidebook.pdf	Centre for Sustainable Energy	January 2018
Dorset Historic Town Survey www.dorsetcouncil.gov.uk/libraries-history-culture/local-history-heritage/historic-towns/historic-towns/shaftesbury-historic-towns-survey.aspx	Dorset Historic Towns Survey	February 2011
Dorset's Ecological Networks dorsetlnp.org.uk/dorsets-ecological-networks/	Dorset Local Nature Partnership	September 2020
Feasibility Study – cycle network www.shaftesbury-tc.gov.uk/wp-content/uploads/MX-2310U_20200116_1414061.pdf	Dorset County Council	May 2012
Fields in Trust guidance for outdoor sport and play updated fieldsintrust.org/content/images/FIT-Standards-2024-Accessible-version.pdf	Field in Trust	2024
HM Government Industrial Strategy www.gov.uk/government/topical-events/the-uks-industrial-strategy	HM Government	2017
International Journal of Climatology: State of the UK Climate 2018 rmets.onlinelibrary.wiley.com/doi/epdf/10.1002/joc.6213	The Royal Meteorological Society Journal of Climate Science	July 2019

Core Evidence	Origin	Date
Joint Retail and Commercial Leisure Study—(2018) and more recent Dorset Retail & Leisure Study—2022 Update www.dorsetcouncil.gov.uk/w/joint-retail-study www.dorsetcouncil.gov.uk/w/dorset-council-local-plan-evidence-and-background-papers	Carter Jonas and Lambert Smith Hampton for Dorset Council and its predecessors	2018 & 2022
Land to the Eastern side of Shaftesbury Development Brief (including Design Statement and Masterplan) www.shaftesbury-tc.gov.uk/wp-content/uploads/development-on-the-land-east-of-shaftesbury-spg-1.pdf	North Dorset District Council	January 2003
Landscape Institute. Green Infrastructure. An integrated approach to land use. landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2016/03/Green-Infrastructure_an-integrated-approach-to-land-use.pdf	Landscape Institute	March 2013
Natural England 133: Blackmore Vale and Vale of Wardour. http://publications.naturalengland.org.uk/publication/5858996464386048?category=587130	Natural England	March 2014
Natural England Green Infrastructure Framework—Principles and Standards for England designatedsites.naturalengland.org.uk/GreenInfrastructure/Home.aspx	Natural England	October 2024
North Dorset Guide to Shop Fronts www.dorsetcouncil.gov.uk/documents/35024/282798/North+Dorset+Guide+to+Shopfront+Design+%282014%29.pdf/d46b9f35-42b4-855f-ddf5-eca3777e190a	North Dorset District Council	2014
North Dorset Local Plan Part 1 and saved policies of the North Dorset District-wide Local Plan.(1st Revision) www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/adopted-local-plans/north-dorset-adopted-local-plan	North Dorset District Council	2016 (and 2003)
Dorset Strategic Land Availability Assessments www.dorsetcouncil.gov.uk/w/land-availability	North Dorset District Council	Various
NPPF (National Planning Policy Framework) www.gov.uk/government/publications/national-planning-policy-framework--2	HM Government	Dec 2024
Shaftesbury Design Guidelines www.shaftesbury-tc.gov.uk/wp-content/uploads/Shaftesbury-Design-Principles-High-Resolution-20191101.pdf	AECOM	February 2019
Shaftesbury Parking Study www.shaftesbury-tc.gov.uk/wp-content/uploads/Shaftesbury-Parking-Study-V4.pdf	AECOM	March 2019
Shaftesbury Tourism statistics www.shaftesbury-tc.gov.uk/wp-content/uploads/Shaftesbury-2017-statistics.pdf	South West Research Company	2017

Core Evidence	Origin	Date
Sports Facility review (Internal analysis) www.shaftesbury-tc.gov.uk/wp-content/uploads/1b-Community-and-Leisure-Activities-Formal-Outdoor-Sports-Provision.pdf	Shaftesbury Town Council	2018
Wiltshire Local Plan Review Statement of Common Ground www.wiltshire.gov.uk/media/14465/SOCG8-Dorset-Wiltshire-SoCG-Nov2024-Redacted/pdf/SOCG8_Dorset_Wiltshire_SoCG_Nov2024_Redacted.pdf?m=1732885003690	Dorset Council	November 2024
Strategic Landscape and Heritage Study (North Dorset Area) www.dorsetcouncil.gov.uk/w/landscape-and-heritage-studies	LUC	October 2019
The Policy Exchange, Building More, Building Beautiful policyexchange.org.uk/wp-content/uploads/2018/09/Building-More-Building-Beautiful-for-print.pdf	Policy Exchange	June 2018
Zero Carbon Britain: Rising to the Climate Emergency, Executive Summary www.cat.org.uk/rising-to-the-climate-emergency-executive-summary/	Centre for Alternative Technology	November 2019

7.16 Appendix N – Housing Target and Population Statistics

	Existing households at 2011	Additional dwelling(s) Act: 2011–2019 Est: 2020–2031	Total completed dwelling(s)	Headcount per household		Population
Year 2011	3235*		3235	2.26	Average of 2.25 people per household	7314
Year 2012		220	3455			
Year 2013		62	3517			
Year 2014		119	3636			
Year 2015		122	3758			
Year 2016		85	3843			
Year 2017		36	3879			
Year 2018		55	3934			
Year 2019		69	4003			
Year 2020		30	4033			
Year 2021		51	4084	2.24		9158**
Year 2022		46	4130	2.24	Expected population based on applying the 2021 headcount per household	9261
Year 2023		46	4176	2.24		9364
Year 2024		91	4267	2.24		9568
Year 2025		124	4391	2.24		9846
Year 2026		55	4446	2.24		9969
Year 2027		40	4486	2.24		10058
Year 2028		0	4486	2.24		10058
Year 2029		75	4561	2.24		10226
Year 2030		85	4646	2.24		10417
Year 2031		62	4708	2.24		10556
Total		**1468**	**4708**			

* 2011 Census data ** 2021 Census data

This table shows the population growth from 2011 to 2021 using the census 2011 and 2021 data.

The 2022 data onwards is estimated based on the expected population, using the housing trajectory report (as published 19 February 2024) plus average headcount per household.

3,424 more people in 2031 v 2011

1,473 more houses in 2031 v 2011

Equates to **45% increase**

Age (years)	2011	%	2021	%	2031 (projected)	%	Change 2011 to 2031***
0-15	1314	18	1664	18	1918	18	604
16-64	4387	60	5336	58	6149	58	1762
65+	1613	22	2160	24	2489	24	876
Total	**7314**		**9160**		**10556**		**3242**

*** based on retaining 2021 proportions (Dorset-wide predictions have slightly lower growth in younger cohort and higher growth in retirement-aged persons)

	Year 2011	Year 2021	Additional	% Inc/Dec
Shaftesbury (parish)	7314	9158	1844	25%
Blandford (Forum and St Mary)	11836	12453	617	5%
Gillingham (parish)	11756	11506	–250	–2%
Stalbridge (parish)	2698	2667	–31	–1%
Sturminster Newton (parish)	4292	4408	116	3%

Source: 2011 Census Local Area Reports and 2021 Census data

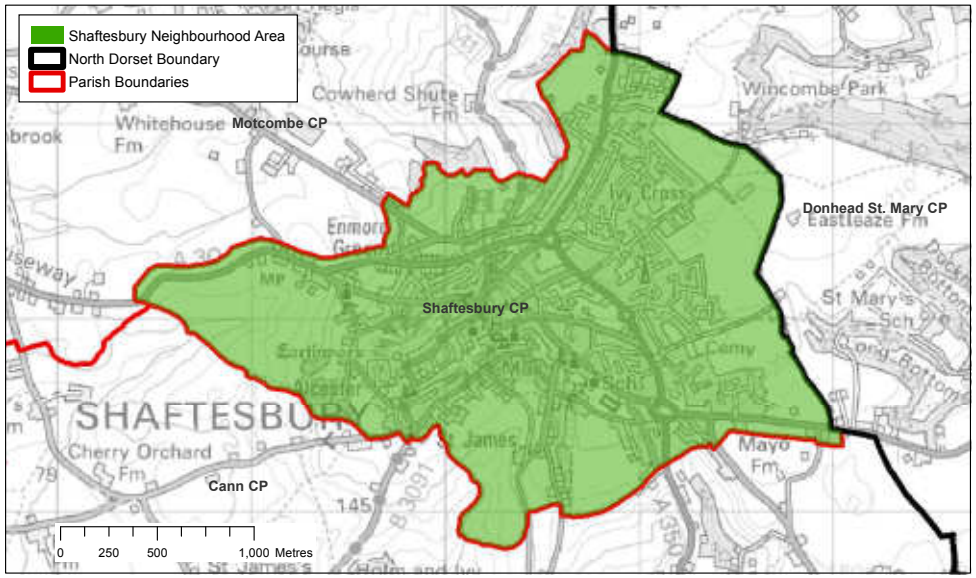
This table highlights a **25% increase** in Shaftesbury's population from 2011 to 2021 which is the highest increase in any town across North Dorset.

25% increase

Housing Target Paper

This paper looks at assessing whether the housing target for the Shaftesbury Neighbourhood Plan remains a robust basis for the plan. It replaces the previous (November 2024) draft.

Neighbourhood Plan Area (designated November 2017)



Name of the neighbourhood area	**Shaftesbury Neighbourhood Area**
Designation date	**29 November 2017**
Organisation who made the application	**Shaftesbury Town Council**

North Dorset District Council

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Neighbourhood Plan Period

The Plan period runs from 2019 to 2031 (12 years in total).

Adopted local plan and housing requirement adjustments

Using the 2012 SHMA that informed the Local Plan

The current adopted North Dorset Local Plan (2016)[1] is based from 2011, and sought to address the housing needs of the area for the period to 2031. The Plan was examined in 2015, based on a housing needs assessment dating from 2012[2].

The Local Plan's spatial strategy focused development on the four main towns (Blandford Forum, Gillingham, Shaftesbury and Sturminster Newton) and included a specific housing need figure for each town. Policy 18 states that over the period 2011 to 2031, at least 1,140 homes will be provided at Shaftesbury, through infilling and regeneration within the settlement boundary (including land to the east of the town centre), and development of land to the east of the town (where planning permission had already been granted but could potentially be developed more intensively in parts of the site), to the south-east of Wincombe Business Park, and to the west of the A350 opposite Wincombe Business Park. This equates to an annualised rate of 57 dwellings.

The Plan also noted "that the potential for expansion at Shaftesbury is limited by environmental (mainly landscape and biodiversity) constraints and the limited number of potentially developable sites where the town could expand further" (paragraph 8.98), and that "The strategy for the town will see the building out of sites already allocated or with planning permission for housing in the early years and a more limited amount of additional greenfield land later in the plan period." (paragraph 8.102).

Adjustments using the 2015 SHMA (2015–2017)

The Inspector that examined the North Dorset Local Plan in 2015 was aware that a more recent housing needs assessment had been published during the examination period – known as the 2015 SHMA[3]. This suggested a higher housing target (of 330 as opposed to 285 dwellings per annum) but the Inspector did not consider it necessary at that time to modify the plan's housing numbers, given a number of factors including the proposed early review of the plan, the flexibility embedded within the policies and confirmation that the Council would not seek to restrict the supply of additional housing, provided any proposal would accord with the agreed spatial approach.

The housing targets for this period are therefore based on the original (adopted) housing target for Shaftesbury, with an uplift applied to the period from 2015/16 (with the publication of the new 2015 SHMA).

Using the Issues and Options Proposed Target (2017–2021)

Work started on the early review of the Local Plan, and in the November 2017 Issues and Options consultation, a higher target of 366 dwellings per annum was proposed, based on the Government's proposed standard method (which had not at that point been confirmed)[4].

2019/20 and 2020/21 were affected by Covid restrictions/lockdowns. The Government recognised that this would have an impact on housing delivery and reduced the requirement for 2019/20 by 1 month (1/12) and for 2020/21 by 4 months (4/12). These discounts have been applied to those years.

Using the 2021 Local Housing Needs Assessment (2021–2022)

Following the merger of North Dorset District Council into Dorset Council, work on the review of the North Dorset Local Plan was halted, in order to more quickly progress work on the Dorset Council Local Plan. The housing needs were subsequently re-assessed to inform this work. Data from the November 2021 Local Housing Needs Assessment calculated a potential housing figure for the North Dorset area as 332dpa[6] based on the standard method as introduced in Summer 2018[7].

Using the Housing Land Supply Updates (2022–2025)

The standard method at that time was based on a formula using the 2014-based ONS household projections, and an adjustment factor taking into account the ratio between the median house price and median workplace-based earnings for the area[8]. The resulting requirement could therefore be updated as and when the house price and earnings data were updated. The housing requirement was therefore refreshed through the various Housing Land Supply papers produced by Dorset Council for the North Dorset area[9].

The 2022/23 calculation as published used the ONS 2014-based household projections for 2022 and 2032 for North Dorset of 32,009 and 34,631 respectively, resulting in an annualised change of +262.2. The most recent published affordability ratio at that time was 11.00[10] for the North Dorset area, giving an adjustment factor of 1.44. The annual need was therefore calculated as 262.2 x 1.44 = 376.9 (377 dwellings).

The 2023/24 calculation as published used the ONS 2014-based household projections for 2023 and 2033 for North Dorset of 32,274 and 34,864 respectively, resulting in an annualised change of +259.1. The most recent published affordability ratio at that time was 11.04 for the North Dorset area, giving an adjustment factor of 1.44. The annual need was therefore calculated as 259.1 x 1.44 = 373.1 (373 dwellings).

For 2024/25, the same approach can be taken (in the absence of a published HLS target), based on the ONS 2014-based household projections for 2024 and 2034 in North Dorset are 32,541 and 35,089 respectively, resulting in an annualised change of +254.8. In March 2024 ONS affordability ratio for North Dorset which relates to 2023 was updated to 10.87, giving an adjustment factor of 1.43. 254.8 x 1.43 = 364.4 (364 dwellings).

Using the updated standard method formula (2025–2031)

The Government introduced a new standard formula for calculating the housing requirements in December 2024, based on the housing stock in an area with a 0.8% increase per annum applied, and a revised adjustment factor based on the five year average of the affordability ratio between, and applying a 0.95% increase for each 1% the ratio is above 5. New estimates of housing stock are published annually (usually in May) and updated affordability ratios are published annually (usually in March).

The most up-to-date figure for Dorset is therefore calculated as follows:

Housing Stock-based baseline: 187,122 dwellings[11] x 0.8% = 1,497 dwellings

Five year average affordability ratio = 11.06

Affordability adjustment =
((Five year average affordability ratio[12] – 5) / 5) × 0.95 + 1 = 2.1514

Housing target = baseline x affordability adjustment = 1,497 x 2.1514 = 3,221 (rounded)[13]

Based on a 'policy off' proportionate approach for the Neighbourhood Plan area[14], the target would equate to 0.02371 x 3,221 = 76.4

Resulting Housing Target

	Basis	North Dorset LP target	Proportional uplift[15]	Shaftesbury annual target (equivalent)	Cumulative target
2011/12	2012 SHMA	285	n/a	57.0	57.0
2012/13	2012 SHMA	285	n/a	57.0	114.0
2013/14	2012 SHMA	285	n/a	57.0	171.0
2014/15	2012 SHMA	285	n/a	57.0	228.0
2015/16	2015 SHMA	330	15.8%	66.0	294.0
2016/17	2015 SHMA	330	15.8%	66.0	360.0
2017/18	2015 SHMA	330	15.8%	66.0	426.0
2018/19	2017 NDLP I&O	366	28.4%	73.2	499.2
2019/20	2017 NDLP I&O	366 x 11/12	17.7%	67.1	566.3
2020/21	2017 NDLP I&O	366 x 8/12	–14.4%	48.8	615.1
2021/22	2021 LHNA	332	16.5%	66.4	681.5
2022/23	2022/23 HLS	377	32.3%	75.4	756.9
2023/24	2023/24 HLS	373	30.9%	74.6	831.5
2024/25	2024/25 HLS	364	27.7%	72.8	904.3
2025/26	Standard method	n/a	35.1%	77	981.3
2026/27	Standard method	n/a	35.1%	77	1,058.3
2027/28	Standard method	n/a	35.1%	77	1,135.3
2028/29	Standard method	n/a	35.1%	77	1,212.3
2029/30	Standard method	n/a	35.1%	77	1,289.3
2030/31	Standard method	n/a	35.1%	77	1,366.3

This would suggest a revised target =
1,366 dwellings for the period 2011–2031

1,366

Emerging Local Plan

Only limited weight can be afforded to the emerging Dorset Local Plan[16] at present, given its early stage (the plan is not expected to be examined until 2027[17]). Nonetheless, it is useful to consider the early draft plan to understand whether it would suggest a different strategy.

The first draft of the emerging Dorset Local Plan includes an indicative housing requirement figure for Neighbourhood Plans areas such as Shaftesbury, for the plan period (2021 to 2038). The figures are based on the existing completions and commitments, any adopted housing allocations (including those in made Neighbourhood Plans), proposed allocations (no new allocations proposed for Shaftesbury), capacity on major sites (of 10 or more dwellings) within development boundaries as evidenced through the SHLAA, plus a windfall allowance based on past trends on small sites (i.e. excluding major development and based on the data from 2013/14 onwards, projected forward for Year 4 onwards). The published draft plan (Appendix 2) gives a figure of 544 dwellings for the Shaftesbury Neighbourhood Plan area using this method – equivalent to an annualised requirement of 32 dwellings.

The spatial strategy states that "The town of Shaftesbury, where more modest expansion is proposed, is more constrained due to its hill-top location and proximity to the Cranborne Chase and West Wiltshire Downs AONB" (paragraph 2.6.12) and the policy (DEV4) references 'more modest expansion of Shaftesbury' with no additional option sites identified. Section 30 of the plan, which deals specifically with Shaftesbury, similarly notes that "There are now limited opportunities left without having significant impacts on the town's character" (paragraph 30.3.3), noting the existing sites which have planning consent, and the potential for brownfield sites to be redeveloped during the plan period.

It is recognised that the emerging Dorset Local Plan target will be revised in the next version of the plan based on the latest available housing figures and standard methodology. However it is also noted that no proposals were considered as appropriate options for additional housing sites at Shaftesbury outside of the current development boundaries in the first draft of the Local Plan.

Affordable Housing Needs

Affordable housing is defined in the National Planning Policy Framework[18] and includes a range of affordable housing types, from social rented through to starter homes and discounted sale (where the property is sold at a discount of at least 20% below local market value, and this discount is carried forward in future sales). There is also an overlap between affordable and open market housing due to the role of the private rented sector in meeting the housing needs of those that can afford such private rented homes (with or without housing benefit) but are unable to afford the deposit or qualify for a mortgage to be able to become a home owner.

At around the time that the Neighbourhood Plan was being produced (2019/20), Dorset Council's Housing Register had identified 215 households in affordable housing need with a connection to Shaftesbury. The mix of house types needed was primarily 1 and 2 bedroom dwellings (accounting for about 80% of the demand).

Dorset Council undertook a major overhaul of their Housing Register in late 2021 following a refresh of the allocation policy, which required households to re-register (therefore eliminating households that were on the register but no longer in actual need). An update from the Register was requested in Spring 2023, and this identified 203 households who would qualify for an affordable home and who had declared a connection to Shaftesbury. The mix of house types needed was again primarily for 1 and 2 bedroom homes.

Households with a local connection to Shaftesbury, DC Register

	Affordable dwellings needed					
31 March 2023	1 bed	2 bed	3 bed	4 bed	5 bed	**Total**
Band A – Urgent Housing Need	5		1			**6**
Band B – High Housing Need	15	1	2	2	1	**21**
Band C – Medium Housing Need	5	9	12	6		**32**
Band D – Low Housing Need	30	27	6	3		**66**
n/k (submitted online, to be assessed)	32	24	15	7		**78**
Total	**87**	**61**	**36**	**18**	**1**	**203**

A further update to these figures was requested in Autumn 2024, with the need at this time recorded as 215 households, with the mix of house types needed still primarily for 1 and 2 bedroom homes.

Households with a local connection to Shaftesbury, DC Register

4 November 2024	Affordable dwellings needed					
	1 bed	2 bed	3 bed	4 bed	5 bed	Total
Band A - Urgent Housing Need	6	1		3		**10**
Band B - High Housing Need	14	4	1	3		**22**
Band C - Medium Housing Need	11	11	21	12	2	**57**
Band D - Low Housing Need	55	35	12	2		**104**
n/k (submitted online, to be assessed)	10	9	2	1		**22**
Total	**96**	**60**	**36**	**21**	**2**	**215**

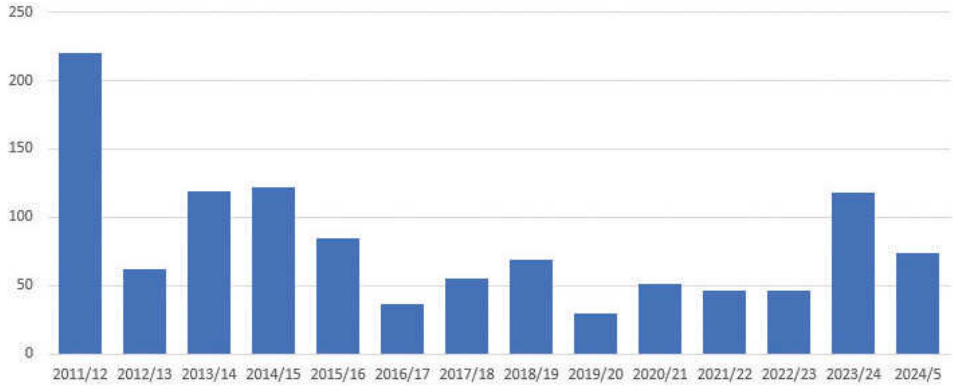
The majority of those on the housing register are looking for affordable rented accommodation. It is difficult to assess how many households may need affordable home ownership tenures, but this is likely to come primarily from those currently housed in the private rented sector, and there may be some overlap with those in Band D (lowest housing need) which is the largest sector.

The latest viability evidence[19] suggests that, within the Dorset North and South areas (which Shaftesbury falls within), major development sites (of 10 or more dwellings) should be sufficiently viable to provide 20% of the housing mix as affordable homes, including 30% social rented homes for those in greatest need, 40% affordable rent and 30% affordable home ownership typologies, and allowing for higher standards of design and sustainability. This is lower than the current 30% affordable housing requirement for Shaftesbury as tested under the adopted Local Plan. Increasing the level of affordable home ownership typologies and reducing the proportion of social rented homes as part of this mix would improve viability.

Housing Completions and Extant Supply

Detailed monitoring records on dwelling completions are available from 2011/12, which coincides with the base date of the adopted Local Plan[20]. At the time the Neighbourhood Plan was being prepared, some 768 dwellings had been completed for the period up to March 2019, and a further 432 dwellings had been permitted or were under construction.

Dwelling Completions



Monitoring data is now available for the North Dorset area for 2019/20 to 2024/25[21]. This has added 365 completions to the total built dwellings, and the updated records indicate that there are now extant permissions for a further 236 dwellings on large sites, and 60 dwellings are still anticipated to come forward as part of the existing site identified through the Local Plan as an area of growth, on land south-east of Wincombe Lane.

In addition to this, small infill sites have permission for a further 20 dwellings. It would also be reasonable to include a windfall allowance in the supply for the last 3 years of the plan period. Based on recent windfalls (over the past 5 years), such windfall has contributed on average to 5 dwellings per annum.

Address	Application Ref	Granted	Dwellings
Completions 2011 to 2019			**768**
Completions 2019 to 2025			**365**
2019/20 completions			30
2020/21 completions			51
2021/22 completions			46
2022/23 completions			46
2023/24 completions			118
2024/25 completions			74
Extant consents (large sites)			**236**
Land adjoining Wincombe Business Park	P/FUL/2021/01429	28/02/2022	88
Land to the east of Lidl, Christy's Lane	P/FUL/2023/05051	22/01/2024	41
Land south of A30[23]	P/RES/2023/05407	07/11/2024	107
Extant consents (small sites)	**APS Appendix E**		**20**
Windfall allowance	**5 dpa 2029–2031**		**10**
Allocation (2015 NDLP)	**SE of Wincombe Lane**	**Pending**	**60**
Total			**1,459**

Housing Target Conclusions

The current Neighbourhood Plan period runs from 2019 – 2031, but is derived from the Local Plan target for Shaftesbury (and includes those parts of Cann parish that are part of town's expansion).

The proposed housing target has been based on the Local Plan target, adjusted to take into account the latest housing needs information, with the completions for the period 2011–2019 then deducted, as follows:

- Local Plan target for Shaftesbury for the period 2011–2031: at least 1,366 dwellings
- Adjusted target for Shaftesbury for the period 2011–2031: at least 1,363 dwellings
- Completions for the period 2011–2019: 768 dwellings
- **Adjusted target for Shaftesbury for period 2019–2031: at least 598 dwellings**

This target is on track to be exceeded on the following basis:

- Completions for the period 2019–2025: 365 dwellings
- Extant consents as at April 2025: 236 dwellings
- Local Plan allocated site (Hopkins Land): 60 dwellings
- Windfall allowance, 5dpa between 2029–2031: 10 dwellings
- **Total supply for the period 2019–2031: 671 dwellings**

The above calculation does not include the site allocation comprising Barton Hill House and Grounds that features in the Neighbourhood Plan and may well deliver a significant number of homes, and there is also the possibility that the land south of the A350 (for which outline planning permission has been granted) may bring forward part of the employment area as a residential care home (in addition to the 107 dwellings currently anticipated), further adding to the above supply.

These facts and figures demonstrate that the supply of housing based on the current permissions and opportunities within the settlement boundary will comfortably exceed the proposed housing target of about 600 dwellings, and is further bolstered by the additional sites allocated in the Plan and other opportunities. Therefore Shaftesbury is on track to more than meet its quota, including an allowance to help absorb the Dorset-wide changes in how housing needs are calculated. On this basis there is no need to allocate or release any additional greenfield site allocations to meet the overall housing need for the town for the current plan period.

Footnotes

1 North Dorset Local Plan Part 1 2011 -2031, January 2016, North Dorset District Council www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/adopted-local-plans/north-dorset-adopted-local-plan

2 Bournemouth / Poole Housing Market 2011 Strategic Housing Market Assessment Update, January 2012, JG Consulting in association with Chris Broughton Associates www.dorsetcouncil.gov.uk/documents/35024/285432/Summary+Report+for+North+Dorset+District+Council.pdf/d2f99ec9-4da0-3d6b-6442-0aac54a78480

3 Inspector's Report, December 2015 www.dorsetcouncil.gov.uk/documents/35024/282223/North+Dorset+Local+Plan+Part+1+-+Inspector%27s+Final+Report.pdf/178e2325-55f4-1817-1f6b-771e0bc7000d

4 North Dorset Local Plan Review - Issues and Options - Consultation, November 2017 (paragraph 3.10) www.dorsetcouncil.gov.uk/documents/35024/282149/Issues+and+Options+Consultation+Document.pdf/ade6576e-a7d2-3233-f982-399b2c710911

5 Dorset and BCP Local Housing Needs Assessment, Iceni Projects Limited on behalf of Bournemouth, Christchurch and Poole and Dorset Council, November 2021

6 The household growth figure (set out in Table 5.2) is 264 dwellings per annum. The report then factors in an affordability adjustment (set out in Table 5.3), which raises the figure to 332. It then considers whether this exceeds the 40% 'cap' at that level (Table 5.4), which it does not do.

7 This is set out in Housing and economic needs assessment - GOV.UK (www.gov.uk)

8 The adjustment calculation applied to the household projections is based on the formula ((affordability factor – 4) ÷ 4) x 0.25 + 1).

9 www.dorsetcouncil.gov.uk/w/nd-annual-monitoring-report-and-development-statistics Table 125: dwelling stock estimates by local authority district (latest estimate 2023)

10 This was later re-based to 10.86

11 www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants

12 Data as updated March 2025 taken from www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian

13 This is similar to the government's published figure Dorset of 3,219. https://assets.publishing.service.gov.uk/media/675aaeca9f669f2e28ce2b91/lhn-outcome-of-the-new-method.ods

14 Using data on number of dwellings (Census table RM204) gives the following figures: Shaftesbury = 4,354, Dorset = 183,571, ratio = 0.02371

15 Based on the difference between the proposed target and the 285dpa basis of the adopted Local Plan

16 The first (and only) draft to be published is the Dorset Council Local Plan Options Consultation, January 2021, Dorset Council www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/dorset-council-local-plan/about-the-dorset-council-local-plan-january-2021-consultation

17 The Local Development Scheme for Dorset Council, March 2025, Dorset Council www.dorsetcouncil.gov.uk/w/the-local-development-scheme-for-dorset-council

18 www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary

19 Dorset Local Plan Viability Assessment, May 2022, Three Dragons www.dorsetcouncil.gov.uk/-/dorset-council-area-viability-assessment - where the Neighbourhood Plan area falls within the Dorset West and Central market area

20 The data for the period up to 2018/19 was researched as part of the previous work undertaken for the made Neighbourhood Plan.

21 www.dorsetcouncil.gov.uk/w/nd-annual-monitoring-report-and-development-statistics with the latest 2023/24 data available at www.dorsetcouncil.gov.uk/w/annual-position-statement

22 Access position varied via P/VOC/2024/00766, reserved matters application P/RES/2024/05119 validated 06/09/2024

23 Whilst this includes dwellings in Cann parish, as this site relates directly to the expansion of Shaftesbury (i.e. Land south of A30 ref 2/2018/1773/OUT) it is considered appropriate to include this in its entirety within the monitoring data.

7.17 Appendix O – Explanation of the new use classes described by SFTC2

Description of Use class	Explanation
Class E– Commercial, business and service	
(a) for the display or retail sale of goods, other than hot food, principally to visiting members of the public,	Previously A1 (Shops)
(b) for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises,	Previously A3 (Restaurants and cafes)
(c) for the provision of the following kinds of services principally to visiting members of the public: ► financial services, ► professional services (other than health or medical services), or ► any other services which it is appropriate to provide in a commercial, business or service locality,	Previously A2 (Financial and professional services). The original Policy SFTC2 had a clause in order to limit the predominance of A2 which now looks impossible to enforce. However, previously A1, A3 and A5 uses could change to A2 without planning permission under permitted development rights.
(d) for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public,	Previously part of D2 (Assembly and leisure)
(e) for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner,	Previously part of D1 (Non-residential institutions)
(f) for a crèche, day nursery or day centre, not including a residential use, principally to visiting members of the public,	Previously part of D1 (Non-residential institutions)
(g) for: ► an office to carry out any operational or administrative functions, the research and development of products or processes, or ► any industrial process, being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit	Previously B1 (Business). B1 use was not previously covered by the original Policy SFTC2. However, under the old system permitted development rights allowed A1, A2 and A5 uses to change to B1(a) with prior approval consent.

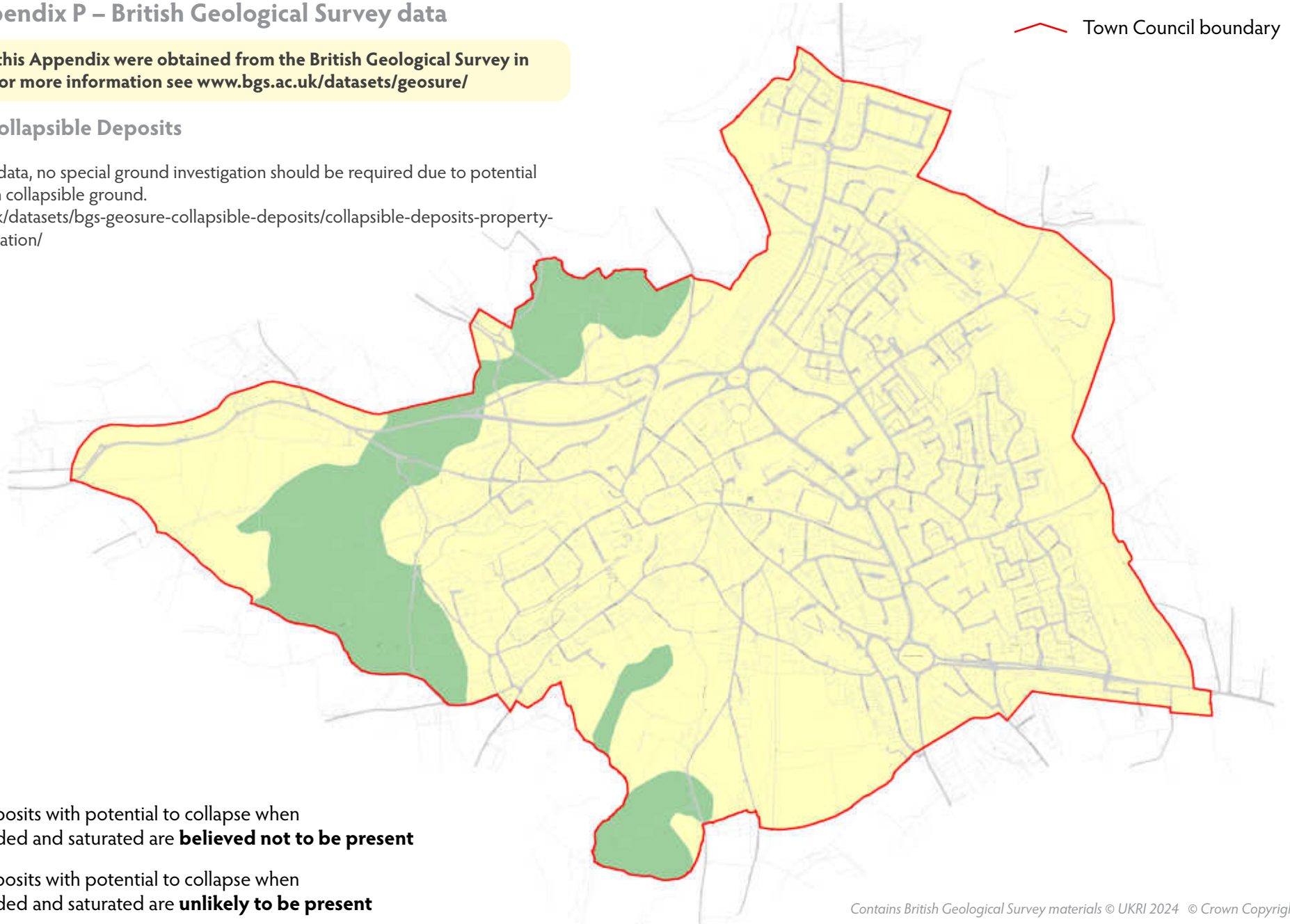
Description of Use class	Explanation
Class F.1 – Learning and non-residential institutions	
Any use not including residential use: (a) for the provision of education, (b) for the display of works of art (otherwise than for sale or hire), (c) as a museum, (d) as a public library or public reading room, (e) as a public hall or exhibition hall, (f) for, or in connection with, public worship or religious instruction, (g) as a law court	Covers the remaining parts of D1 not covered by Class E(e) and E(f).
Class F.2 – Local community	
(a) a shop mostly selling essential goods, including food, to visiting members of the public in circumstances where: (i) the shop's premises cover an area not more than 280 metres square, and (ii) there is no other such facility within 1000 metre radius of the shop's location,	This is entirely new and seems to be intended to protect village shops and other convenience stores where there is no nearby alternative. It is therefore unlikely to be applicable to the town centre.
(b) a hall or meeting place for the principal use of the local community,	This is also new, but is likely to have some overlap with the public hall described by F1(e)
(c) an area or place for outdoor sport or recreation, not involving motorised vehicles or firearms,	Previously part of D2 (Assembly and leisure)
(d) an indoor or outdoor swimming pool or skating rink	Previously part of D2 (Assembly and leisure)
Selected sui generis uses (no use class)	
(a) Theatre	Previously sui generis. A similar use to cinemas and concert halls.
(p) Public house, wine bar, or drinking establishment	
(q) Drinking establishment with expanded food provision	Previously use class A4. Note that the 'Drinking establishment with expanded food provision' was a description added to A4 in order to prevent pubs that serve food from declaring themselves restaurants and thereby taking advantage of permitted development rights granted to A3.
(r) Hot Food takeaway establishment	Previously use class A5
(s) Venue for live music performance	New – intended to help protect such venues. A similar use to cinemas and concert halls.
(t) Cinema	Previously part of D2 (Assembly and leisure)
(u) Concert hall	Previously part of D2 (Assembly and leisure)
(v) Bingo hall	Previously part of D2 (Assembly and leisure)
(x) Dance hall	Previously part of D2 (Assembly and leisure)

7.18 Appendix P – British Geological Survey data

The maps in this Appendix were obtained from the British Geological Survey in early 2024. For more information see www.bgs.ac.uk/datasets/geosure/

GeoSure Collapsible Deposits

Based on this data, no special ground investigation should be required due to potential problems with collapsible ground.
www.bgs.ac.uk/datasets/bgs-geosure-collapsible-deposits/collapsible-deposits-property-hazard-information/

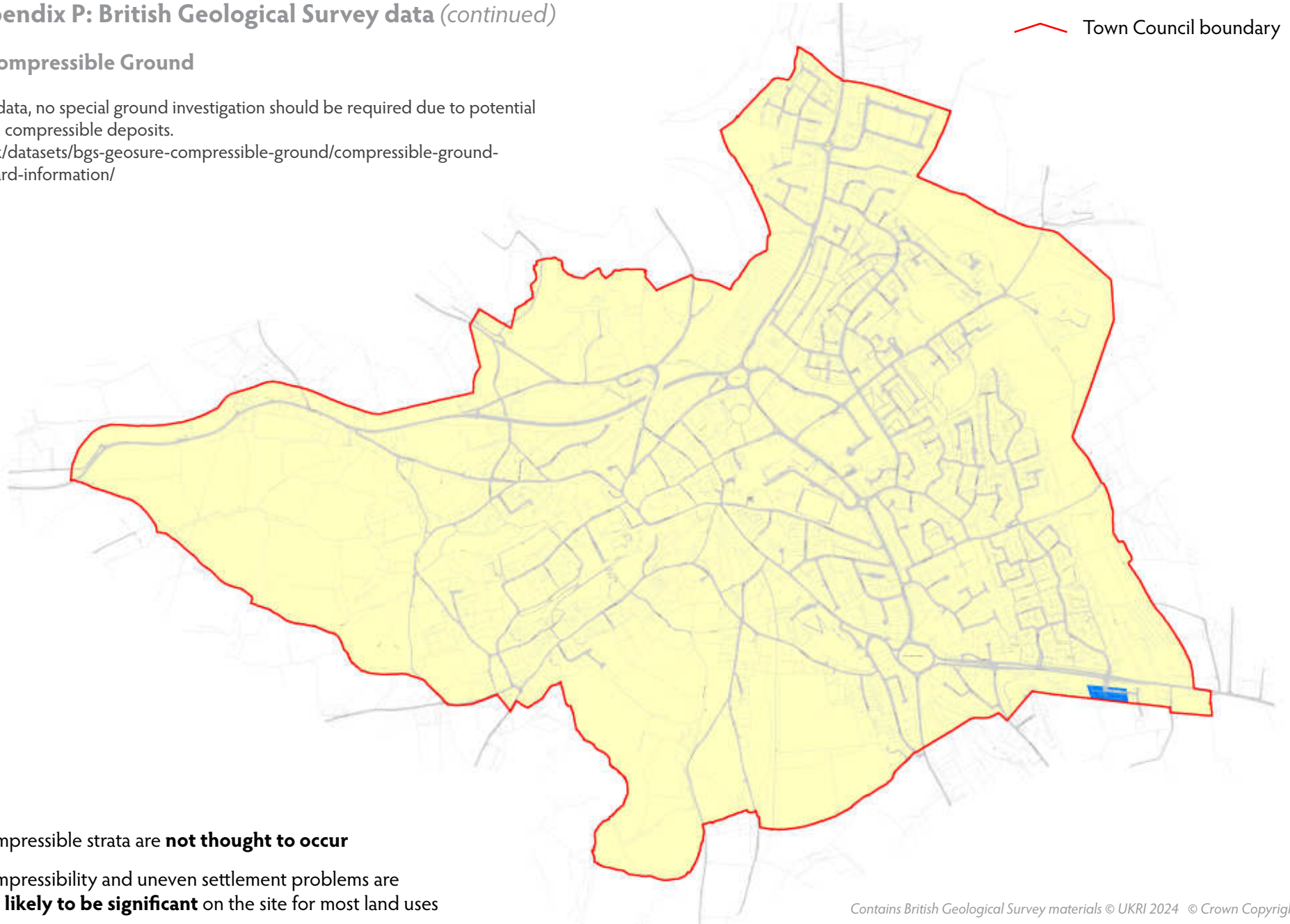


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7.18 Appendix P: British Geological Survey data *(continued)*

GeoSure Compressible Ground

Based on this data, no special ground investigation should be required due to potential problems with compressible deposits.
www.bgs.ac.uk/datasets/bgs-geosure-compressible-ground/compressible-ground-property-hazard-information/

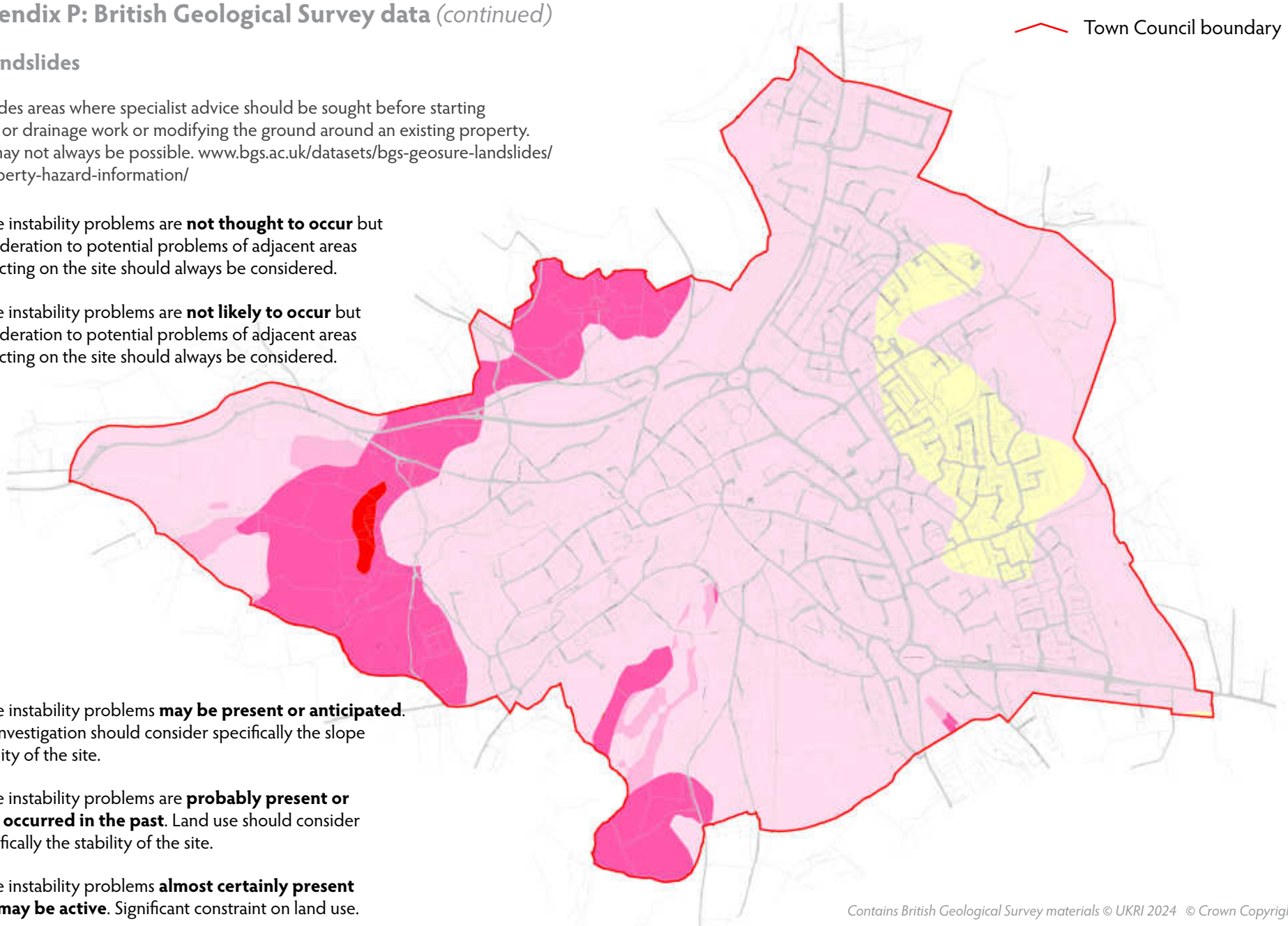


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7.18 Appendix P: British Geological Survey data *(continued)*

GeoSure Landslides

This layer includes areas where specialist advice should be sought before starting major building or drainage work or modifying the ground around an existing property. Construction may not always be possible. www.bgs.ac.uk/datasets/bgs-geosure-landslides/landslides-property-hazard-information/



Slope instability problems are **not thought to occur** but consideration to potential problems of adjacent areas impacting on the site should always be considered.

Slope instability problems are **not likely to occur** but consideration to potential problems of adjacent areas impacting on the site should always be considered.

Slope instability problems **may be present or anticipated**. Site investigation should consider specifically the slope stability of the site.

Slope instability problems are **probably present or have occurred in the past**. Land use should consider specifically the stability of the site.

Slope instability problems **almost certainly present and may be active**. Significant constraint on land use.

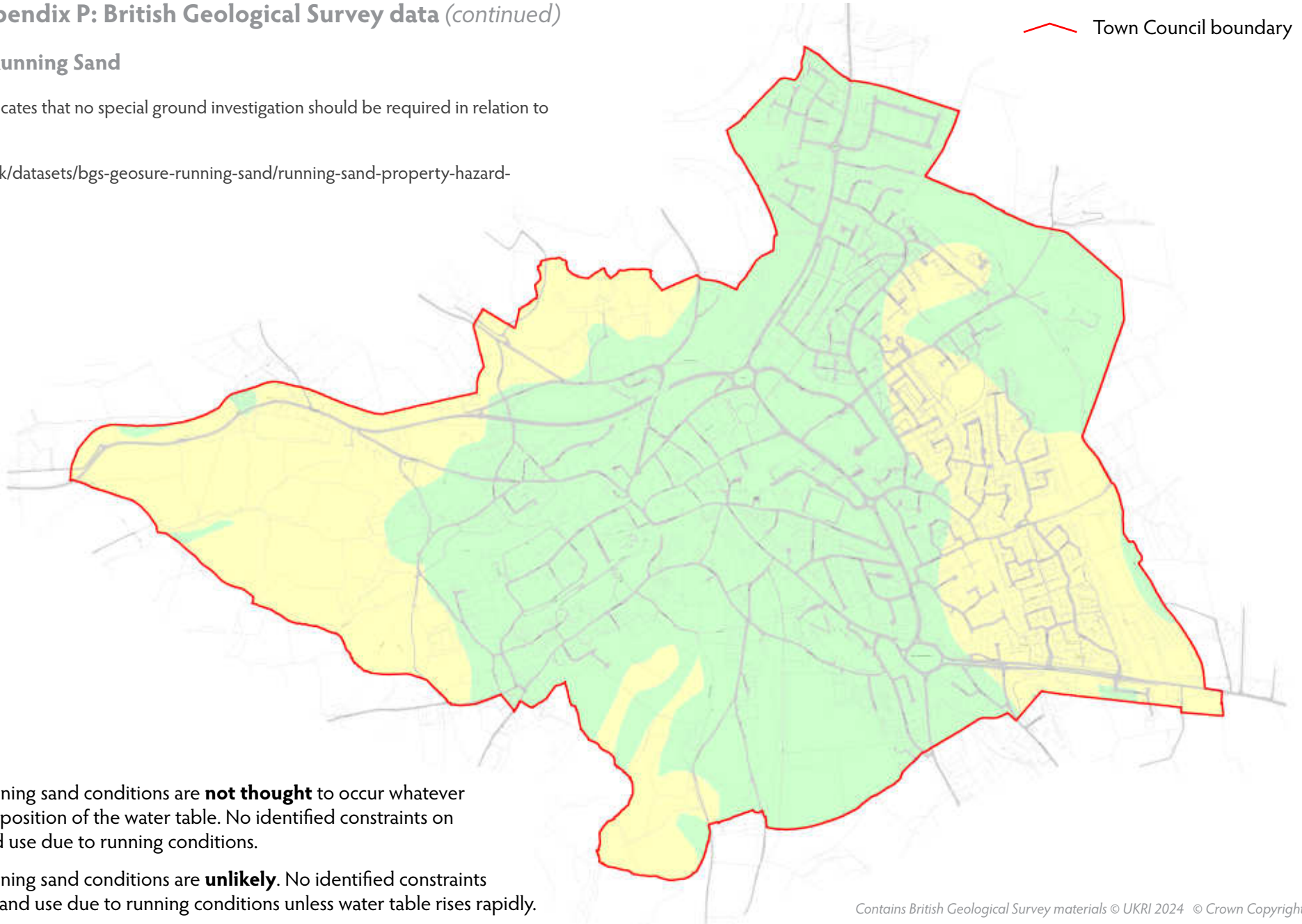
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7.18 Appendix P: British Geological Survey data *(continued)*

GeoSure Running Sand

This layer indicates that no special ground investigation should be required in relation to running sand.

www.bgs.ac.uk/datasets/bgs-geosure-running-sand/running-sand-property-hazard-information/



Running sand conditions are **not thought** to occur whatever the position of the water table. No identified constraints on land use due to running conditions.

Running sand conditions are **unlikely**. No identified constraints on land use due to running conditions unless water table rises rapidly.

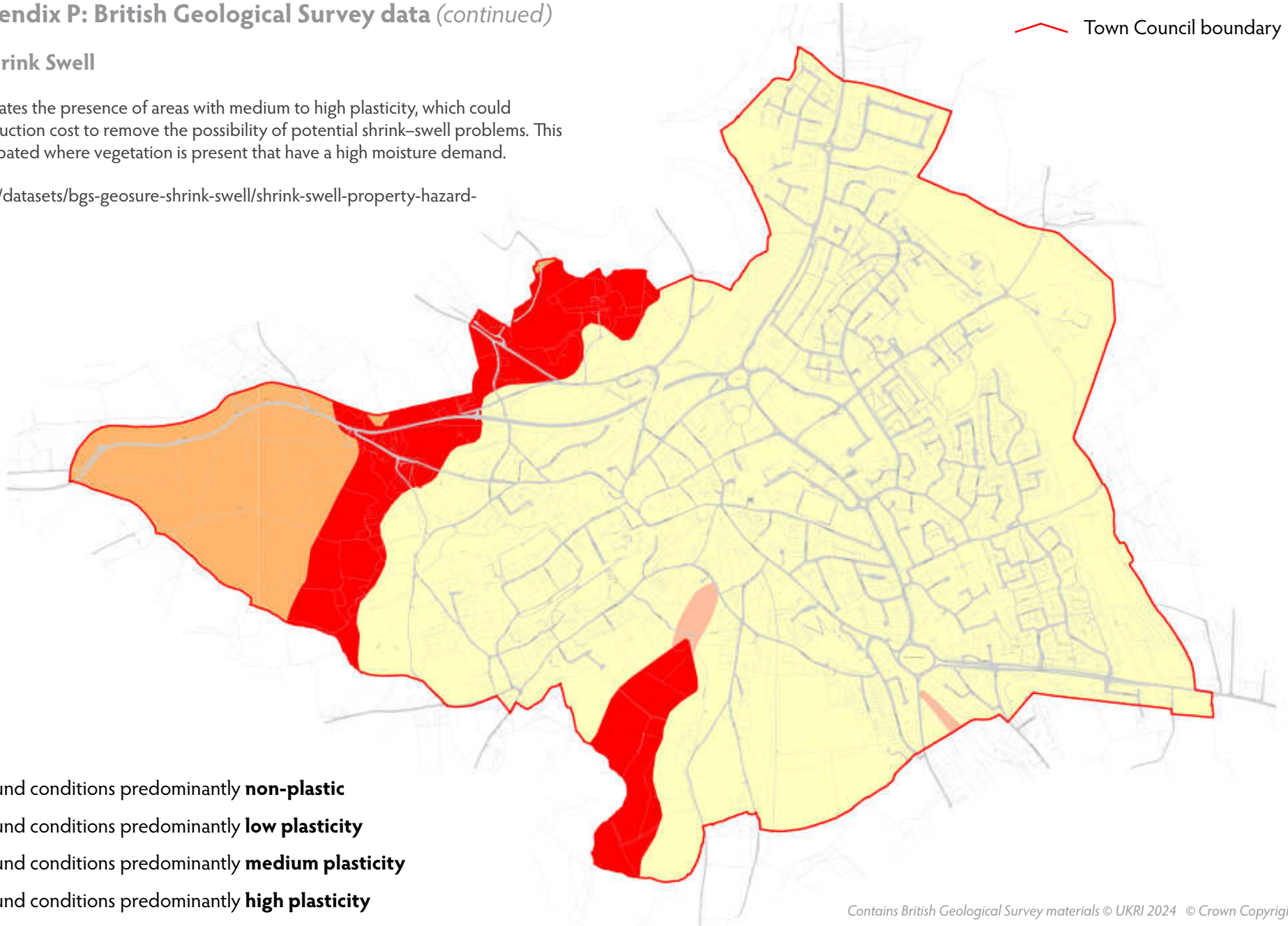
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7.18 Appendix P: British Geological Survey data *(continued)*

GeoSure Shrink Swell

This layer indicates the presence of areas with medium to high plasticity, which could increase construction cost to remove the possibility of potential shrink–swell problems. This may be exacerbated where vegetation is present that have a high moisture demand.

www.bgs.ac.uk/datasets/bgs-geosure-shrink-swell/shrink-swell-property-hazard-information/



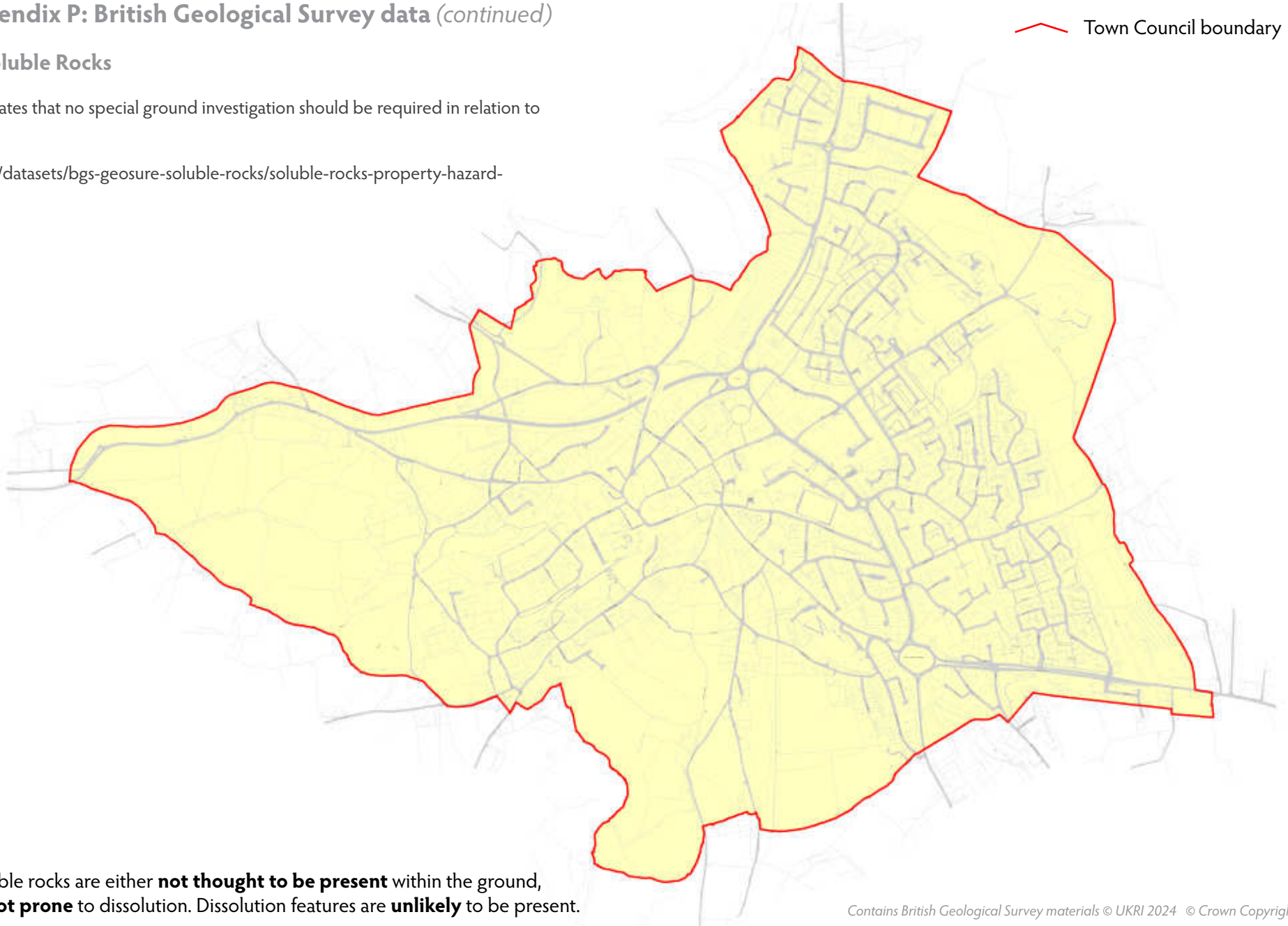
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7.18 Appendix P: British Geological Survey data *(continued)*

GeoSure Soluble Rocks

This layer indicates that no special ground investigation should be required in relation to soluble rocks.

www.bgs.ac.uk/datasets/bgs-geosure-soluble-rocks/soluble-rocks-property-hazard-information/



Soluble rocks are either **not thought to be present** within the ground, or **not prone** to dissolution. Dissolution features are **unlikely** to be present.

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