



# Shaftesbury Neighbourhood Plan 1<sup>st</sup> Review Regulation 16 consultation Dorset Council response

30 January 2026

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## Introduction

Dorset Council welcomes progress of the Shaftesbury neighbourhood plan first review and supports its vision and objectives. We have commented on earlier versions, including the Regulation 14 version in January 2025 (as evidenced by the submitted Consultation Report). While Dorset Council as a unitary authority represents various interests and objectives, one of our main roles in this situation is as Local Planning Authority which is tasked with determining planning applications in the area and also in preparing an authority-wide Local Plan. While we recognise that the submitted plan has been written by members of the community, we have to consider the implementation of the policies, and also the compatibility of the policies with the strategy forming in the emerging Dorset Council Local Plan.

We hope that these comments are seen as constructive and help to finalise the plan ready for referendum (if required by the examiner).

## Detailed comments

### ‘Emerging Dorset Local Plan’, page 11

The emerging Dorset Council Local Plan is discussed on page 11, but it only mentions the 2021 Consultation.<sup>1</sup> It states that the draft Local Plan does not propose any further growth around Shaftesbury, which was correct for the 2021 consultation. Since then, Dorset Council launched a Local Plan Options Consultation on 18 August 2025 which ran until 13 October 2025.<sup>2</sup> One of the main aims of the Local Plan consultation is to try to address the latest local housing needs figure as calculated by the December 2024 version of the standard method. Essentially the latest figure is c.80% higher than under the previous standard method, and this is requiring us to explore more options for housing growth. Paragraphs 69 and 70 of the NPPF require us to provide neighbourhood areas with a housing requirement if requested to do so. Section 11.3 of the Local Plan consultation document discusses this issue.<sup>3</sup> While we state that we will take a “bespoke approach” to providing indicative housing requirement figures for neighbourhood areas, there will be a high degree of uncertainty until the list of new housing opportunity sites is firmed up.

The Local Plan consultation identifies a number of new residential, employment and gypsy and traveller opportunity sites in and around Shaftesbury. For reference, details of these are reproduced in Appendices 2, 3 and 4.

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<sup>1</sup> Further references to the emerging Dorset Council Local Plan are made on pages 30 and 148.

<sup>2</sup> Details of the consultation can be found online at: <https://www.dorsetcouncil.gov.uk/w/dorset-council-local-plan-options-consultation-2025>

<sup>3</sup> Section 11 ‘Neighbourhood Plans’ of the Local Plan Options Consultation is reproduced in Appendix 1 of this response for ease of reference.

While we appreciate that the latest Local Plan consultation has arrived late in neighbourhood plan review process, it might have been possible to update these important sections of text prior to submission on 24 November 2025. Our concern is that by not mentioning the latest Local Plan Options Consultation, the neighbourhood plan risks giving a misleading impression of the wider strategic context.

### ‘Melbury Abbas & Cann neighbourhood plan’, page 12

Update to the fifth paragraph on page 12: the Melbury Abbas & Cann neighbourhood plan was successful at referendum in December 2025, and was formally made by Dorset Council on Thursday 29 January 2026.

### Vision, page 13

We support the addition of “and nationally renowned views” to the vision given the view from Gold Hill is considered famous.

### Policy SFTC1

Apart from what appears to be a purely stylistic change of removing the word “they” from the beginning of every bullet point in SFTC1, this policy is unchanged from the made version of the SNP. We note that small changes have been made to the extent of town centre in order to better follow plot boundaries in Map SFTC.

Maintaining a vibrant and healthy town centre while maintaining and enhancing its historic fabric are obviously important for a town such as Shaftesbury, and therefore we support the continuation of this policy and the other Town Centre policies.

### Policy SFTC2

No change to the policy wording. Small changes have been made to the extent of main shopping frontages and primary shopping area on Salisbury Street in Map SFTC.

To avoid confusion, we recommend that the references to the town centre map on page 21 need to be made consistent. The map is labelled as “SFTC”, however Policy SFTC2 refers to it as “Map SFTC1”.

### Policy SFTC3

A few tweaks have been made to the wording of Policy SFTC3 which were suggested by our Conservation Officer at the Regulation 14 stage.

### Policy SFTC4

No change to the policy wording. From reading the qualifying body’s Modification Statement, it appears that Policy SFTC4 applies to the car parks areas shown on

Map SFTC. If true then we suggest this should be made explicit, for example by including a reference to Map SFTC in the policy text.

The QB's Modification Statement also states that policy SFTC4 has been amended "to ensure that in the future, enhancing such links [with the town centre] is an important consideration." However, we cannot detect any changes to Policy SFTC4. It would be useful if the QB could confirm whether this is an error in the submitted plan or the Modifications Statement.

## Settlement boundary, page 29

Recent housing developments are detailed on pages 31–32. As many of these are complete or nearing completion, it seems like a missed opportunity that the neighbourhood plan hasn't amended the town's settlement boundary to include the ones lying outside the current boundary. In particular, this would include land west of Littledown, and land adjoining Wincombe Business Park. We appreciate that the Persimmon sites on the land south of the A30 are a little more difficult as they cross over the parish/plan boundary. The settlement boundary hasn't been amended since 2003 (the adoption of the North Dorset Local Plan), so it is becoming increasingly out of date which risks making it less relevant for decision making purposes.

## Housing sites on page 32

Land at Higher Blandford Road and south of the A30 (Persimmon Homes) - This section could possibly be updated as our understanding is that the scheme for 55 dwellings has been completed and the second scheme (planning reference P/RES/2023/05407) for 107 dwellings began construction in 2025.

The former ATS Euromaster site, New Road was laid out as a car park in 2025 and has been operating as such for several months now.

## Policy SFHE1

The first three paragraphs have been added to this policy since the original version was made. As with the recently examined Marnhull neighbourhood plan, we question some of the language being used, in particular:

- "Sufficient land had been identified..."
- "...meet the identified housing target...", and
- "Given the identified supply exceeds the housing need requirement, the release of unallocated greenfield sites for housing outside of the settlement boundary should be resisted."

While we fully appreciate that Shaftesbury has seen a lot of housing growth in recent years (as evidenced in NP Appendix N), and there appears to be limited appetite locally for more growth, unfortunately changes to national policy, including the

revised standard method (which is touched upon on page 28 on the NPR) mean that Dorset Council will need to explore every option to deliver further housing growth, particularly at towns and other larger settlements such as Shaftesbury. As part of this response, we have highlighted the sites at Shaftesbury that we are proposing for further housing growth as part of the Local Plan consultation which took place between August and October 2025. We are still considering responses to this consultation, and therefore no further decision has been made. However, in this context it is misleading for the neighbourhood plan to say that sufficient land has been identified and that no further greenfield sites should be released. This fails to have due regard to the national policies and advice issued by the Secretary of State.

The new text that has been inserted into this policy also seems to be incompatible with the older text that remains from the made version of the plan. As already mentioned, the third paragraph says that greenfield sites outside the settlement boundary should be resisted, while the fourth paragraph states: "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..."

The final paragraph of this new policy is also an addition, and essentially carries forward a recommendation from the last Employment Land Study carried out by Icení on behalf of Dorset and BCP Councils in support of their respective Local Plans.<sup>4</sup> We therefore support this addition to the policy.

## Site allocations, Policies SFHE1a to SFHE1d

Comments on the specific policies are below. As a general comment, while these site allocations appear to be here to demonstrate that the NP is putting forward sites to meet the town's needs, it is notable that site capacities are not mentioned. There are probably several reasons for this, but generally it shows that there is little evidence to demonstrate the deliverability of the sites (beyond the ones that already have planning permission). As noted below, with the Post Office / Police Station site there is no indication from the owners that there is any intention to redevelop these sites, and therefore it is not really possible to say whether the site(s) are available. This is not to say that the sites shouldn't be allocated in the NP, but to highlight that despite Policy SFHE1 saying that "Sufficient land has been identified" there remains significant doubt over whether some of these sites will be delivered.

## Policy SFHE1a

This land was originally allocated in the North Dorset Local Plan 2003 as part of a much larger allocation of land for mixed-use / predominantly residential on the eastern side of Shaftesbury. We are not aware of any environmental constraints

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<sup>4</sup> See Paragraph 9.31 of the [Dorset and BCP Employment Land Study \(Icení, 2024\)](#).

regarding this land; the issue appears to be one of reluctance from the owner to make the site available for development. It is unclear whether the owner has engaged with the NP process.

Despite the question of availability, we are supportive of the policy as we believe the site is still suitable for housing. In particular, the connections that the policy describes seem sensible in order to promote sustainable modes of transport.

We have identified a couple of typos with the second paragraph:

*The design and layout of the development should ensure the provision of a link road **link** 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 design**ed** landmark buildings.*

## Policy SFHE1b

While this site already has planning permission, we appreciate that it is an important site in a prominent position on the edge of the town centre. Therefore, it seems sensible to have a policy to try to control uses on the site if the current planning permission is not implemented.

The final paragraph requires a footpath/cycleway link through to Tesco's car park. Our understanding is that while there was such a link, Tesco chose to close it when the Lidl store was constructed in 2021 (this is noted on page 20 of the plan). The route of the link is therefore within the control of Tesco who it appears have made a commercial decision to close it. It is therefore difficult to see how the owners/developers of the smaller plot of land next to Lidl will have much leverage in the situation. While it is appreciated that re-establishing this link would be beneficial towards encouraging active travel and visits to the town centre, it seems unreasonable to make it a requirement to engage with Tesco when the company has made its intentions clear up to now.

## Policy SFHE1c

Barton Hill House is a Dorset Council-owned site. Its most recent use was as residential accommodation for a state-run boarding school, however this has recently ceased. The site clearly has a number of constraints, including the listed status of parts of the site, mature trees, and the potential for further archaeology to be found on the site. The addition of Barton Hill House as a locally important building (see Policy SFDH9 and Appendix K) would be one further potential constraint.

We're a little unclear how the term "status" should be interpreted in the first paragraph of this policy. For clarity, we suggest the following amended wording:

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

Our senior ecologist has suggested that bat roosts could be an issue on this site. He has recommended the addition of the following wording:

*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 flight paths and foraging areas identified.*

Otherwise, we support this policy as Dorset Council's Housing Team seeks to bring forward new homes at this location.

### Policy SFHE1d

The policy allocates the Police Station and Post Office sites. While we note that they are potentially underused, Dorset Council is unaware of the site owners seeking to develop or reuse these sites. Until there is evidence of site availability, this policy may be seen as a longer term aspiration. Dorset Council can see the logic behind it if it helps maintain the vibrancy of the town centre, and provides needed housing in a sustainable, brownfield site.

### Policy SFHE2

The policy is very similar to that in the made version of the plan, but has been slightly reworded. For example, the first two bullet points originally only applied to small and medium sized housing developments, but now apply to all housing developments. The final two paragraphs originally only applied to sites of 100 or more dwellings but now apply to sites of 10 or more dwellings. These changes simplify the operation of the policy and therefore we support them.

### Policy SFHE3

The first and third paragraphs are the same as in the original made NP. The second paragraph which covers the land south of the A30 has largely been rewritten. The uses prescribed here replicate those of the outline planning permission, and therefore should be acceptable to the landowner.

There appears to be a typo at the beginning of the second paragraph. Suggest amending to: "Protected employment land to the south of the ~~Amend to~~ A30..."

## Policy SFHE4

This policy seeks to protect the route of the proposed eastern bypass, and is the same as in the original made NP. The route of the bypass is in a saved policy from the North Dorset Local Plan 2003, although we understand that aspirations for this bypass go back a lot further. While we appreciate that there is a lot of support for a bypass in order to reduce traffic from Christy's Lane, we have on previous occasions explained that there is no funding available to deliver this scheme. The last cost estimates the Council made confirmed that it would be undeliverable from local budgets and would require a considerable amount of external funding. Our understanding is that central government is unlikely to fund a scheme unless it helps achieve a more strategic network improvement, such as linking the port of Poole to the M4 corridor. The recommendations of the most recent study by National Highways were published in a brochure in December 2023.<sup>5</sup> The recommended strategic route between the Dorset coast and the M4 is via Salisbury and not Shaftesbury.

In terms of the Local Plan, we are mindful of NPPF paragraph 16(b) which tells us that plans should be "aspirational but deliverable". Unless evidence emerges that suggests that the bypass is deliverable, we will be minded to delete this particular allocation from the Local Plan.

## Green Infrastructure, page 41

In the first paragraph on page 41 we note the reference to the Green Wheel project and the intention for this and other initiatives to be considered in the next neighbourhood plan review. We welcome this. Our Local Nature Recovery Officer suggested that the NP should be informed by the Dorset Local Nature Recovery Strategy (LNRS), in particular, because the local habitat map includes Shaftesbury's Green Wheel Project. However, we appreciate that the current neighbourhood plan review is probably at too late a stage to incorporate full consideration of the LNRS, which was only published in its final form in December 2025.

## Policy SFGI1

The policy is very similar to that in the made NP. We note that the first and second paragraphs have been slightly reworded, in particular bringing the Local Green Space policy in line with policies in other recent neighbourhood plans through the addition of the phrase "other than in very special circumstances..." In our experience, this is considered to be consistent with national Green Belt policy, as required by NPPF paragraph 108.

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<sup>5</sup> Available from <https://nationalhighways.co.uk/our-roads/south-west/m4-to-dorset-coast-strategic-study/>

The second paragraph appears to contain a typo. Suggest amending to:  
“Development adjoining a Local Green Space should not cause substantial harm to its character...”

## Policy SFGI2

The policy seeks to protect the slopes of Shaftesbury, which are seen as a key natural feature of the town. The policy appears to be the same as the policy in the made NP, but with the addition of the fourth paragraph regarding land stability. NPPF includes references to land stability at paragraphs 187(e), 196(a), and 197. Given the new evidence that has come to light regarding land instability on parts of the slopes, this new policy seems justified.

## Policy SFGI3

The policy supports the improvement to the Green Infrastructure network. It contains a small number of changes, including the addition of support for tree planting along main routes into the town.

Our senior ecologist has suggested an extra couple of words should be added to the policy, as follows:

*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.*

Otherwise the policy is seen as positive and is supported.

## Policy SFGI4

The policy seeks to protect the dark night skies. The policy is the same as the original policy in the made NP apart from references to AONB have been changed to National Landscape, and the colour temperature has changed from 3,000K to 2,700K.

Our senior ecologist has suggested a few extra words should be added to the policy, as follows:

*Development should be designed to conserve and enhance the quality of the dark night skies, avoid and minimise impacts on biodiversity, and prevent glare affecting the Cranborne Chase National Landscape (CCNL).*

## Character Zones, page 65

We note small changes to the Character Zones. In particular, Zone 4 has expanded into what was Zone 8 to cover the Grosvenor Road area. We can understand the logic for these changes.

While we appreciate that the Character Zones are based on the findings of the Dorset Historic Towns Survey 2011, the result is that some areas of the built-up area are not covered by the Character Zones. This includes areas within the current (2003) settlement boundary that are northwest of the town, specifically:

- Long Cross (approximately half the area is within the conservation area, and includes 5 listed buildings, and 1 locally important building)
- Enmore Court (mostly within the conservation area)
- Nettlebed Nursery (includes 3 listed buildings and 1 locally important building)

The following link shows these areas as an interactive map with the settlement boundary, listed buildings and conservation areas shown:

<https://gi.dorsetcouncil.gov.uk/dorsetexplorer/u/UQEoNSCGsr>

These are clearly established areas with historic value and therefore it seems an oversight that they are not discussed in this section.

## Policy SFDH1

Policy is unchanged. As discussed above, some parts of the plan area, including existing built-up areas, are not covered by Character Zones identified in Section 5.2. Could it be clarified whether this policy applies to those areas, and if so, how?

## Policy SFDH2

The first sentence is the same as the original policy. The remainder of the policy has been added. We support the policy with the changes.

## Policy SFDH3

Policy is unchanged. At Regulation 14 we queried the inclusion of “microclimates” as a planning consideration in the third bullet point. Our position was that it may be disproportionate as a requirement as it would require complicated computer modelling. Such considerations are normally reserved for the impact of high-rise buildings. We suggest this requirement is deleted as it seems unreasonable to make it a requirement for the scale and type of development likely to come forward at Shaftesbury.

## Policy SFDH4

Policy similar to the policy in the original NP, with a few additions. One addition is the requirement to consider waste bins, signage and other street furniture in conjunction with the Town Council. We raised our concerns regarding this at Regulation 14 stage. This is recorded on page 20 of the submitted Consultation Statement, along with agreement from the qualifying body and proposed alternative wording, which was:

*“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.”*

We would welcome the alternative wording to be used in the final version of the plan.

## Policy SFDH5

Policy is the same as the original NP, with the addition of the requirement to take into account LTN 1/20 guidance on cycle parking. This guidance was published by DfT in 2020. While well meaning, our concern is that at 188 pages, it's longer than then NP with all its appendices and therefore a lot of guidance for applicants to comply with. It may be more proportionate to suggest it can be used by moving reference to it to the supporting text, or make it a requirement for larger schemes (e.g. 100+ dwellings) so as not to unduly penalise the viability of smaller developments.

## Policy SFDH6

Policy is the same as in the original NP apart from the addition of “local” in the phrase “traditional local buildings”. Support.

## Policy SFDH7

Policy is the same as in the original NP but with the addition of the consideration of “high sustainability credentials”. It's perhaps a little unclear what is meant by “sustainability credentials” here – is it the embodied carbon (which is likely to be low if materials are local and recycled) or is it thermal insulation properties (which are likely to be good using modern, mass manufactured materials, but not so good using traditional, local materials)?

## Policy SFDH8

Policy amended following earlier comments from the County Senior Archaeologist. Support.

## Policy SFDH9

Policy is unchanged. Support.

We note that the Dorset Council owned site, Barton Hill House has been added to the list of Locally Important Buildings in Appendix K.

### Policy SFCL1

Policy is unchanged. Support.

### Policy SFCL2

Policy is unchanged. Support.

### Policy SFCL3

Policy is unchanged apart from additional text to say that proposals that fail to provide reasonable footpath and cycle path network connections should be resisted. Support.

### Appendix L

LGS54 – as we noted in our Regulation 14 comments, the information presented here is somewhat out of date, as it talks about “outline planning permission” and “if permission was ever granted”. The reality is that the Persimmon scheme for 55 dwellings plus associated open space has been completed. It might also be useful to note here that the parish boundary runs through the site, meaning that the southern edge of the site is outside of the plan area (falling within Cann parish).

### Appendix N

The column labelled “Additional dwellings” on the table on page 144 could do with updating. It suggests that figures are estimated for 2020 onwards, however, the figures present here are actual figures up to 2023. The column could then be updated with actual figures for 2024 and 2025, which were 118 and 55 respectively.

The standard method calculation on page 147 is slightly out of date. As mentioned in the text, new housing stock and affordability ratios are published each year in spring. The figures used in the calculation here were published in 2024. We used the figures published in Spring 2025 in order to calculate the standard method figure presented in the 2025 Dorset Council Local Plan consultation document. This gave us a slightly higher housing need figure of 3,246 homes a year.

## Modifications Statement

The following is intended to fulfil the requirement of The Neighbourhood Planning (General) Regulations 2012, 17(e)(ii) which requires “...a statement setting out the [sic] whether or not the authority consider that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the

neighbourhood development plan which the modification proposal would modify, giving reasons for why the authority is of this opinion.”

In coming to an opinion, we have considered the contents of each policy in the revised plan, along with the Modifications Statement prepared and submitted by the Town Council, the qualifying body. We have also considered government guidance, in particular, the Planning Practice Guidance on ‘updating a neighbourhood plan’.<sup>6</sup> In particular, paragraph 106 of the PPG summarises the three types of modification that can be made to a neighbourhood plan. These are:

- Minor (non-material)
- Material modifications which do not change the nature of the plan
- Material modifications which do change the nature of the plan

In order to compare the current (Made June 2021) neighbourhood plan with the revised plan submitted under Regulation 15 (dated November 2025), we have used the online Draftable tool. This provides a side-by-side comparison of the two plans, and highlights the changes. To use this comparison tool, the link is:

<https://api.draftable.com/compare/DsIWfOkIkMiY>

The following table provides an overview of the policies in the modified document, and summarises the key differences:

<b>Policy</b>	<b>Title / theme</b>	<b>Change between 2021 NP and 2025 NPR</b>
<b>SFTC 1</b>	Development within the Town Centre	Superficial change to policy by removing “They” from the start of each bullet point. Small changes have been made to the extent of town centre in order to better follow plot boundaries in Map SFTC. Overall we conclude minor, no material change.
<b>SFTC 2</b>	Uses allowed within the Primary Shopping Area	No change to the policy wording. Small changes have been made to the extent of main shopping frontages and primary shopping area on Salisbury Street in Map SFTC. Overall, we consider these changes to be material modifications but they do not change the nature of the plan.
<b>SFTC 3</b>	Town centre shop fronts and public realm design	A small number of minor changes to improve clarity. Examples include, “wood” -> “timber”, and “The design should allow for joined units to be separated back into individual units to provide flexibility for future uses.” -> “The design must be reversible.”

<sup>6</sup> Available from: <https://www.gov.uk/guidance/neighbourhood-planning--2#updating-neighbourhood-plan>

		Overall, we consider these changes to be material modifications but they do not change the nature of the plan.
<b>SFTC 4</b>	Town Centre parking	No change.
<b>SFHE 1</b>	Meeting local housing needs	The middle section of the policy remains unchanged. The beginning of the policy is new, and essentially introduces the housing allocations which follow as separate policies. The final paragraph of the policy is also new, and requires consideration for the provision of employment premises on major housing sites. Overall, we consider these changes to be material modifications but they do not change the nature of the plan.
<b>SFHE 1a</b>	Land south-east of Wincombe Lane (Hopkins Land)	New policy that allocates land for mixed use development (predominantly housing). The site is already allocated for mixed use / predominantly residential uses by saved Local Plan policies SB8–11. The site lies within the existing settlement boundary. Part of the site has previously had planning permission for residential development (we believe this has lapsed). The policy essentially reaffirms this site allocation and provides some up-to-date detail regarding how it should connect to its surroundings if it were developed. Overall, we consider this new policy to be a material modification but does not change the nature of the plan.
<b>SFHE 1b</b>	Land adjoining Lidl	New policy that allocates land for mixed use development including residential uses. The site is brownfield, adjacent to the town centre. It already has planning permission for retirement apartments. As such, the new policy essentially reaffirms an existing development site. Overall, we consider this new policy to be a material modification but does not change the nature of the plan.
<b>SFHE 1c</b>	Barton Hill House and Grounds	New policy that allocates land and buildings for residential uses. This is a brownfield site near to the town centre. As a former boarding house, a residential use is already established. So long as the site constraints are adequately addressed, there is no reason why the site shouldn't be developable.

		Overall, we consider this new policy to be a material modification but does not change the nature of the plan.
<b>SFHE 1d</b>	The Police Station and Post Office sites	New policy that allocates land and buildings for town centre uses, including residential uses on upper floors. Brownfield site in the town centre. Policy seeks to protect the post office building which has “landmark status”. So long as the site constraints are adequately addressed, there is no reason why the site shouldn’t be developable. Overall, we consider this new policy to be a material modification but does not change the nature of the plan.
<b>SFHE 2</b>	Housing sites—key principles of development	A small number of changes have been made. The changes largely alter the thresholds in which various parts of the policy apply. For example, the first two bullet points currently only apply to small and medium size sites, but would in future apply to all sites. Other parts of the policy currently apply to sites of 100 dwellings or more, would in future apply to sites of 10 dwellings or more. Overall, we consider these changes to be material modifications but they do not change the nature of the plan.
<b>SFHE 3</b>	Meeting local employment needs	The first and third paragraphs are unchanged. The second paragraph, which applies to the land south of the A30, continues to protect the site for employment uses, but adds further details listing more specific uses such as industrial starter units and commercial uses. These uses are consistent with the outline planning permission that was granted. Overall, we consider these changes to be material modifications but they do not change the nature of the plan.
<b>SFHE 4</b>	The Shaftesbury Eastern Bypass corridor	No change.
<b>SFGI 1</b>	Local Green Spaces and Important Treed Areas	Small changes to the LGS policy including addition of the phrase “in very special circumstances” to ensure policy is consistent with national Green Belt policy. Policy now also seeks to protect LGS from development that is “adjoining”.

		A small number of additional LGS and Important Treed Areas have been identified. Overall, we consider these changes to be material modifications but they do not change the nature of the plan.
<b>SFGI 2</b>	Shaftesbury's slopes, views and rural setting	The policy is the same except for the addition of the fourth paragraph regarding areas of unstable land and requiring development in these areas to demonstrate that it is stable or can be made stable. Overall, we consider these changes to be material modifications but they do not change the nature of the plan.
<b>SFGI 3</b>	Landscaping requirements	A small number of changes have been made. This includes addition of changing "green spaces" to "green/wildlife spaces", reference to "habitats associated with ponds and watercourses", and a new paragraph relating to tree planning along main route corridors. The changes essentially strengthen the wildlife/biodiversity aspect of this policy. Overall, we consider these changes to be material modifications but they do not change the nature of the plan.
<b>SFGI 4</b>	Dark skies and lighting proposals	Minor changes that update references from AONB to National Landscape. Technical requirement of light colour amended from 3,000K to 2,700K. Overall, we consider these changes to be material modifications but they do not change the nature of the plan.
<b>SFDH 1</b>	Respecting local character in designs	Policy unchanged. Small changes made to the boundaries of some of the character areas as shown on Map SFDHZ. Overall, we consider these changes to be material modifications but they do not change the nature of the plan.
<b>SFDH 2</b>	Incorporating sustainability in designs	The first sentence is unchanged. The remainder of the policy is new. This includes sustainability features that should be included in new design. Such features are already largely supported / encouraged by existing planning policy and building regulations. Overall, we consider these changes to be material modifications but they do not change the nature of the plan.
<b>SFDH 3</b>	The scale, positioning and	No change.

	orientation of buildings	
<b>SFDH 4</b>	The design of outdoor spaces	A small number of changes have been made. This includes specifying “an attractive, uncluttered environment” and also the requirement to include the Town Council in consideration of street furniture. The policy also includes reference to “street trees” and requires soft landscaping to be “reinforcing local character and providing attractive green corridors for pedestrian/cycle links.” Overall, we consider these changes to be material modifications but they do not change the nature of the plan.
<b>SFDH 5</b>	Parking provision	Policy unchanged apart from the addition to take account of “LTN 1/20 guidance on cycle parking provision.” Overall, we consider this change to be a material modification but does not change the nature of the plan.
<b>SFDH 6</b>	Scale, design and detailing of buildings	Policy unchanged apart from the addition of “local” in “traditional local buildings”. Overall, we consider this change to be a material modification but does not change the nature of the plan.
<b>SFDH 7</b>	Building materials	Policy unchanged apart from the requirement for materials to have “high sustainability credentials where feasible.” Overall, we consider this change to be a material modification but does not change the nature of the plan.
<b>SFDH 8</b>	Archaeological assessment and preservation	Policy unchanged apart from the addition of the second sentence in the second paragraph which requires Dorset Council’s archaeologist and Shaftesbury Abbey Museum to be notified if items of interest are discovered during development. Overall, we consider this change to be a material modification but does not change the nature of the plan.
<b>SFDH 9</b>	Locally important historic buildings	Policy unchanged. Addition of Barton Hill House to the list of Locally Important Buildings. Overall, we consider this change to be a material modification but does not change the nature of the plan.

<b>SFCL 1</b>	The range and availability of community facilities	Policy unchanged.
<b>SFCL 2</b>	Tourist facilities and attractions	Policy unchanged.
<b>SFCL 3</b>	Provision of walking and cycling routes	Policy unchanged apart from the final sentence in the first paragraph. Whereas previously this only applied to the loss or downgrading of existing foot and cycle paths, it has been expanded and now requires development 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...” The wording of the policy has also been amended from “will be resisted” to “should be resisted”. Overall, we consider these changes to be material modifications but they do not change the nature of the plan.

In summary, we have found that many of the policies have been unchanged, or only changed in a minor or superficial way. Other policies have been amended, and while we believe this changes them materially, we do not believe that the changes are so significant as to change the nature of the plan.

The modified plan adds a number of site allocation policies which are not present in the current neighbourhood plan. We have given these careful consideration as to whether they change the nature of the plan. We have concluded that because the sites are all within the settlement boundary, and are either already allocated, have planning permission, or are brownfield sites, that the principle of the proposed development is already largely established. We therefore agree with the findings of the Modification Statement submitted by the qualifying body that these additional policies are also material changes but do not change the nature of the plan.

As also noted by the qualifying body, the plan period has not changed, and the amendment to the Vision is minor and is in keeping with existing policies in the plan.

In conclusion, therefore, Dorset Council’s view is that the proposed modifications are **not** so significant or substantial as to change the nature of the Plan.

Appendix 1: Extract from the Dorset Council Local  
Plan Options Consultation (August 2025) –  
Section 11 ‘Neighbourhood Plans’

## 11. Neighbourhood Plans

- 11.1.1. Communities can have a greater role in shaping the areas in which they live and work by establishing statutory policies through neighbourhood plans. There is no legal requirement for a community to prepare a neighbourhood plan, but it is a right which communities in England can choose to use.
- 11.1.2. Neighbourhood planning has the potential to bring together a local community, landowners and developers, service providers and Dorset Council to build a consensus about the future of an area. Where a town or parish council exists, they should lead on neighbourhood planning. Elsewhere a 'neighbourhood planning forum' must be designated to lead the process.
- 11.1.3. A neighbourhood plan forms part of the development plan for an area and sits alongside the Local Plans and other development plan documents we might prepare. Planning applications will be determined using both the Local Plan (once adopted) and any neighbourhood plans that have been 'made' part of the development plan; and by having regard to any other material considerations.

## 11.2. Strategic priorities and strategic policies

- 11.2.1. National policy indicates that neighbourhood plans should be aligned with the strategic needs and priorities of the wider area. Section 2 of this consultation document establishes a Vision for the Dorset Council Local Plan area and identifies a set of Strategic Priorities. Neighbourhood plans should be prepared to positively contribute to the Local Plan's Vision and Strategic Priorities. The final version of the Dorset Council Local Plan will contain a series of strategic policies which will aim to deliver against the strategic priorities.
- 11.2.2. National policy also indicates that neighbourhood plans must be prepared in general conformity with the strategic policies of a local plan. As a result, a neighbourhood plan should not promote less development in the neighbourhood area than is set out in the local plan or undermine the local plan strategic policies.
- 11.2.3. The strategic policies in the Local Plan will be those that contribute towards the delivery of the Strategic Priorities set out in Section 2. All of the proposed housing allocations in the final version of the Local Plan will be strategic in that they will all play a role in contributing towards meeting the housing needs of the plan area. The strategic employment allocations will be those identified as 'key

employment sites'. A few policies may have both strategic and non-strategic aspects.

## 11.3. Housing requirement figures for neighbourhood plans

- 11.3.1. We are required to set out housing requirement figures for designated neighbourhood plan areas. National policy does not prescribe a methodology for doing this at the neighbourhood level, but explains that strategic policies, such as those that will be included in the Dorset Council Local Plan, should set out *'a housing requirement for neighbourhood areas which reflects the overall strategy for the pattern and scale of development, and any relevant allocations'*<sup>26</sup> set out in the local plan.
- 11.3.2. The 'housing need' for a local plan area should be determined using the Standard Method. For the Dorset Council area this figure, as set out in Section 4 of this consultation document, is currently 3,246 net additional homes per annum. Over recent years, around 1,660 new homes have been built in Dorset, so this is a significant increase.
- 11.3.3. We outlined the overarching strategy for meeting housing need in this document but the amount of housing that will be required in each neighbourhood plan area is yet to be finalised. As the Local Plan progresses towards adoption, this detail will be fixed.
- 11.3.4. We are likely to present details of housing requirements for neighbourhood plan areas at the point of pre-submission consultation (regulation 19) on the new Local Plan that is scheduled for August 2026. Prior to August 2026, we will take a bespoke approach to providing neighbourhood planning bodies with an indicative housing requirement figure when requested to do so.
- 11.3.5. It is likely that the methodology that will be used to produce housing requirement figures for neighbourhood areas will be similar to the method which we presented as part of the January 2021 Local Plan Consultation. The 2021 consultation document detailed that the proposed housing requirement figures for neighbourhood areas should be the sum of:
- completions since the beginning of the plan period;
  - extant planning permissions;
  - housing allocations – both existing and proposed;

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<sup>26</sup> National Planning Policy Framework, December 2024, paragraph 69

- capacity on major sites (10 or more dwellings) within development / settlement boundaries as evidenced through the SHLAA; and
- a windfall allowance on minor sites (less than 10 dwellings) based on recent completion levels

11.3.6. For the purposes of this public consultation, the local plan period is anticipated to begin on 1 April 2026 and, therefore, no completions have yet been recorded. If we use the method which has been outlined, the housing requirement figures will include known allocations in submitted or made neighbourhood plans as well as adopted and emerging local plan allocations. A windfall allowance on minor sites will also be estimated and projected forward to 2043, the end of the local plan period as currently proposed. All data sources will need to be updated as the plan progresses through the plan making process.

Question 33: We have suggested that housing requirements for neighbourhood plan areas should be finalised at the next stage of preparing the Local Plan. This is likely to involve consideration of sites with planning permission, local plan allocations and unplanned development. To what extent do you agree or disagree with the proposed approach?

- a. Agree
- b. Partially agree
- c. Neutral
- d. Partially disagree
- e. Disagree

Please provide any further comments or reasoning...

## 11.4. Flexible Settlements Policy

11.4.1. As set out in Section 5 of this consultation document, we propose to introduce a flexible settlements policy that would allow for development of sites up to 30 dwellings adjacent to the built-up edge of settlements that are in Tier 1, Tier 2 or Tier 3 of the settlement hierarchy, subject to certain criteria being met. It is proposed that this policy would apply across the whole of the Dorset Council plan area except for settlements in the Green Belt.

11.4.2. We also propose that the policy would not apply in instances where a neighbourhood plan has been made (adopted) within 5 years of a planning

application being determined and which contains policies and allocations to meet their identified housing requirement.

- 11.4.3. The neighbourhood plan housing requirement figures that we prepare as part of the new Local Plan should be taken as a minimum for a neighbourhood plan area and can therefore be exceeded. However, the scope of a neighbourhood plan is up to a neighbourhood planning body. There is no requirement for neighbourhood plans to allocate sites or identify any additional land to meet housing needs. Nevertheless, there may well be a strong basis for neighbourhood plans allocating sites particularly if there is evidence of local housing need in the neighbourhood plan area. Allocations proposed in neighbourhood plans should be in accordance with the thrust of the spatial strategy set out in the Local Plan and not be strategic in nature.

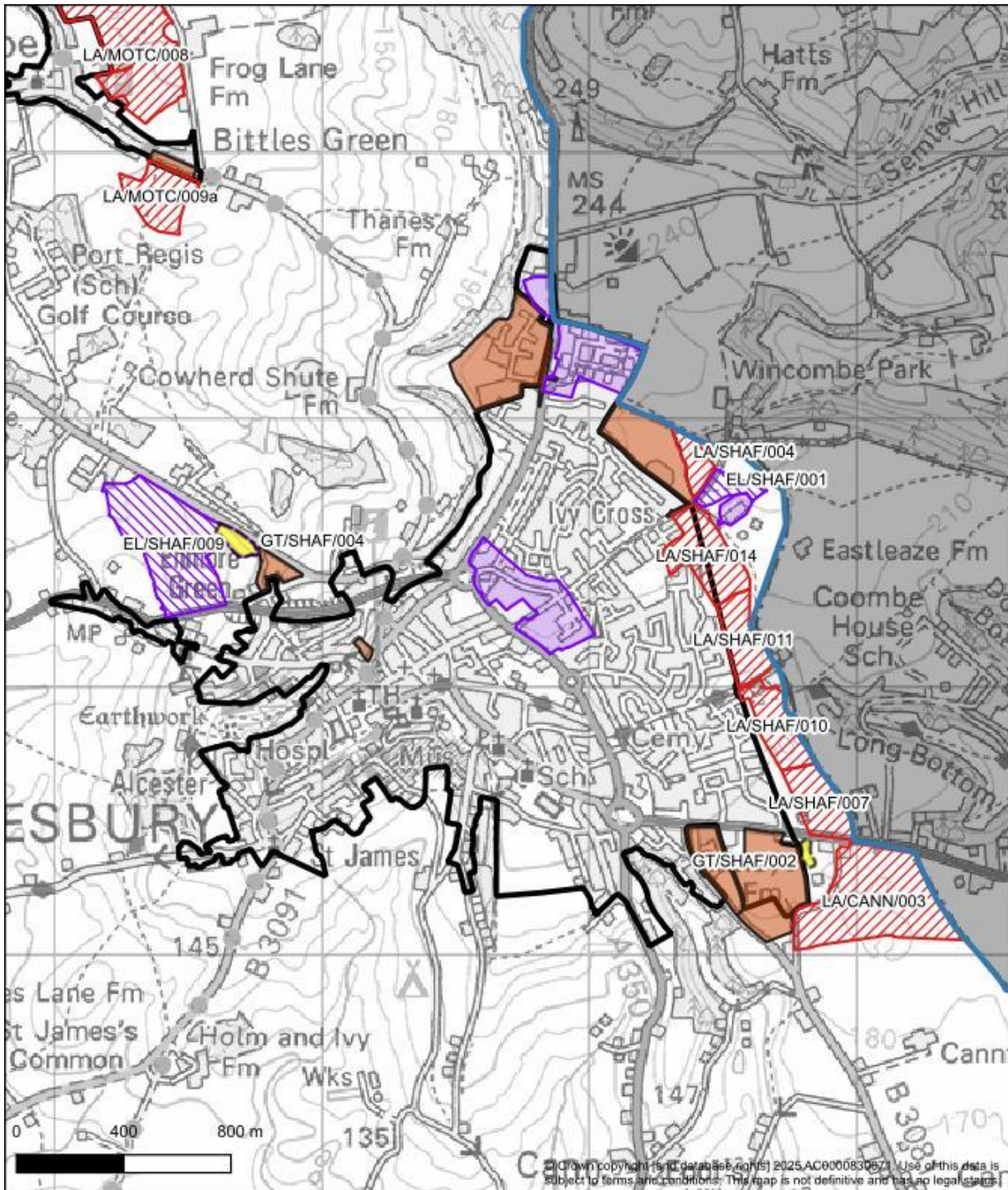
Question 34: Should the housing requirement figures for neighbourhood plan areas outside the Green Belt, include an allowance for sites that could come forward through the flexible settlements policy?

- a. Yes
- b. No




Please provide any further comments or reasoning.

## Appendix 2: Extract from Dorset Council Local Plan Appendix A: Opportunity sites for housing – Shaftesbury section





# Shaftesbury



### Consultation sites

-  Residential option - proposed
-  Employment option - proposed
-  Gypsy & traveller site - proposed

### Existing allocations & consents

-  Settlement boundary - existing
-  Employment allocation - existing
-  Residential permission - extant
-  County boundary / outside plan area

## LA/CANN/003 - Land at Cannfield Farm

Site name	Land at Cannfield Farm
Site reference	LA/CANN/003
Site area (ha)	15.12ha
Parish/Settlement	Shaftesbury
Proposed uses (estimated number of homes/capacity)	Around 300 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 300 homes	
Specific design requirements	Edge of town location. Adjacent to existing residential development.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Hedgerows/treelines on site and on boundaries. Adjacent to existing ecological network, good habitat connectivity.  Adjacent to Great Crested Newt amber risk zone. Suitable bat foraging/commuting habitat.  Within the River Avon catchment area.	Retain suitable habitats on site and buffer boundaries. Maintain habitat connectivity.  Require development to demonstrate appropriate nutrient neutrality.
Landscape and visual	Bounded to the north by A30 Shaftesbury Road, the west by New Lane, and the east and south by farmland.  Site is relatively flat and fields bounded by well-trimmed hedgerows with some hedgerow trees.  Cranborne Chase National Landscape boundary runs along western boundary of the site and any development is likely to be visible from Melbury Downs.  Potential landscape character impacts on the National Landscape.	Retain/improve trees and landscape screening along the boundary.  Sensitive design to respect the character/setting of the National Landscape.

Heritage	<p>Site is within proximity of Grade II New Lane Farmhouse to the northeast. Grade II Cann Farmhouse assemblage to the south.southwest and GII Cannfield Farmhouse to the south.</p> <p>Size of site suggests potential for archaeological remains.</p>	<p>To include high quality designed development referencing vernacular materials, presented in an appropriate layout, scale and density which serves to positively enhance and not challenge identified assets and their setting.</p> <p>Pre-determination archaeological evaluation</p>
Flood risk	<p>Surface water flood risk affecting part of north of site. Surface water flood risk is also modelled on the A30 adjacent to the site.</p> <p>There does not appear to be a watercourse or surface water sewer to discharge surface water to in close proximity. Infiltration into soil will need to be investigated (including winter groundwater monitoring).</p>	<p>A suitable location for flood free access would need to be identified.</p> <p>A surface water discharge location will need to be identified and substantiated.</p>
Amenity, health, education	<p>Most development will require additional capacity - (provided by the school site South of A30) but contributions required.</p>	
Transport (access and movement)	<p>Can only be accessed from the A30 to the north. New Lane unsuitable for traffic. Pedestrian links required.</p>	<p>Ensure safe pedestrian links are provided to join site to the rest of Shaftesbury.</p>
Other issues	<p>Mains water transfer pipeline runs through centre of site (2/2012/1535/PLNG).</p>	<p>Development may be best limited to the west of this pipeline. The pipeline and land to the east can be reserved for public open space / landscaping.</p>

## LA/SHAF/004 - Land between Higher Wincombe Farm and Wildflower Lane

Site name	Land between Higher Wincombe Farm and Wildflower Lane
Site reference	LA/SHAF/004
Site area (ha)	1.84ha
Parish/Settlement	Shaftesbury
Proposed uses (estimated number of homes/capacity)	Around 43 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 43 homes	
Specific design requirements	Edge of town location. Adjacent to existing residential development.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Hedgerows on boundaries. adjacent to Great Crested Newt amber risk zone. Records of priority species in the area.  Within the River Avon catchment area.	Retain suitable habitats on site and buffer boundaries. Bat surveys may be required. Protected species mitigation strategy. Lighting strategy.  Require development to demonstrate appropriate nutrient neutrality.
Landscape and visual	Boundary of the Cranborne Chase National Landscape lies just to the north of the site.	Retain/enhance existing trees and hedgerows. Include street trees and tree planting in public areas. Use soft boundary treatments on northern and eastern boundaries.
Heritage	Limited heritage concern.  No obvious archaeological issues based on what is recorded this side of the county boundary	Refer to landscape comments. To include high quality designed development referencing vernacular materials, presented in an appropriate layout, scale and density which serves to positively enhance and not challenge identified assets and their setting.
Flood risk	There is a surface water flow path crossing the northern section of the development site. Developable area may be reduced as a result.  There does not appear to be a	Buildings and access roads would need to be located outside of the areas of predicted flood risk.  A surface water discharge

	watercourse or surface water sewer to discharge surface water to in close proximity. Infiltration into soil will need to be investigated (including winter groundwater monitoring).	location will need to be identified and substantiated.
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Within the Shaftesbury bypass land reservation	M4-Dorset Coast Study exec summary has been published. It recommends A338/A36/A350 via Warminster route to M4. No known funding available for Shaftesbury bypass.
Other issues	Mains water transfer pipeline runs through NE edge of site (2/2012/1535/PLNG).	Development may be best limited to the west and south of this pipeline. The pipeline area can be reserved for public open space / landscaping.

## LA/SHAF/007 - Wessex Saleground, north of Salisbury Road

Site name	Wessex Saleground, north of Salisbury Road
Site reference	LA/SHAF/007
Site area (ha)	4.32ha
Parish/Settlement	Shaftesbury
Proposed uses (estimated number of homes/capacity)	Around 90 homes
Greenfield/Brownfield	Brownfield

Considerations	Summary	Proposed approach
Proposal	Around 90 homes	
Specific design requirements	Edge of town location. Adjacent to existing residential development.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Hedgerows/treelines on boundaries. Within Great Crested Newt amber risk zone. Bat record in area.  Within the River Avon catchment area.	Retain suitable habitats and buffer boundaries. Lighting strategy.  Require development to demonstrate appropriate nutrient neutrality.
Landscape and visual	Impact on landscape character reduced due to brownfield nature of site. Cranborne Chase National Landscape Boundary immediately to the east of the site. Development may have adverse impact on views and setting. Access and impact on Sustainable Urban Drainage system adjacent to western boundary.	Retain/enhance existing boundary planting especially on eastern and southern boundaries.
Heritage	Site extent within proximity of Grade II New Lane Farmhouse to the south/southeast.  No obvious archaeological issues based on what is recorded this side of the county boundary	To include high quality designed development referencing vernacular materials, presented in an appropriate layout, scale and density which serves to positively enhance and not challenge identified assets and their setting.
Flood risk	Only minor surface water flood risk predicted at the very south part of site. However significant surface water flooding is modelled to impact the A30 adjacent to the site.	A suitable location for flood compatible access would need to be evidenced.  A surface water discharge

	There does not appear to be a watercourse or surface water sewer to discharge surface water to in close proximity. Infiltration into soil will need to be investigated (including winter groundwater monitoring).	location will need to be identified and substantiated.
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Pedestrian connectivity issues.	Provide pedestrian and cycle links into settlement to the west.
Other issues	Adjacent to LA/SHAF/010	Use mechanisms to support comprehensive development of the site, such as master planning.

## LA/SHAF/010 - Land south of Mampitts Lane

Site name	Land south of Mampitts Lane
Site reference	LA/SHAF/010
Site area (ha)	4.39ha
Parish/Settlement	Shaftesbury
Proposed uses (estimated number of homes/capacity)	Around 90 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 90 homes	
Specific design requirements	Edge of town location. Adjacent to existing residential development.	Appropriate density of development for the edge of town location
Natural environment and ecology	Hedgerows/treelines on boundaries. Suitable bat foraging/commuting habitat. Records of priority species in the area. Good habitat connectivity.  Within the River Avon catchment area.	Retain suitable habitats and buffer boundaries. Lighting strategy. Further ecological surveys required, EPS licence may be required. Buffer habitats. Lighting strategy.  Require development to demonstrate appropriate nutrient neutrality.
Landscape and visual	Cranborne Chase National Landscape Boundary in close proximity to the east of the site. Development may have adverse impact on views and setting. Potential impact on users of and views from public rights of way on northern boundary of site. Access and impact on Sustainable Urban Drainage system adjacent to western boundary.	Retain/enhance existing boundary planting especially on eastern boundary. Retain/enhance the route of the public rights of way crossing the site.
Heritage	Limited heritage concern.  No obvious archaeological issues based on what is recorded this side of the county boundary.	Refer to landscape comments. To include high quality designed development referencing vernacular materials, presented in an appropriate layout, scale and density which serves to positively enhance and not challenge the local setting.
Flood risk	Only minor surface water flood risk predicted at the very south part of site.	A surface water discharge location will need to be identified and substantiated.

	There does not appear to be a watercourse or surface water sewer to discharge surface water to in close proximity. Infiltration into soil will need to be investigated (including winter groundwater monitoring).	
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Mampitts Lane is unadopted and has no footways	Upgrade Mampitts Lane and provide footway.
Other issues	Adjacent to LA/SHAF/007	Two sites could form a single site allocation.

## LA/SHAF/011 - Land north of Mampitts Lane

Site name	Land north of Mampitts Lane
Site reference	LA/SHAF/011
Site area (ha)	3.94ha
Parish/Settlement	Shaftesbury
Proposed uses (estimated number of homes/capacity)	Around 82 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 82 homes	
Specific design requirements	Edge of town location. Adjacent to existing residential development.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Hedgerows/treelines on boundaries. Records of priority species on the site. Suitable bat foraging/commuting habitat. Partially within Great Crested Newt amber risk zone. Protected species mitigation may impact biodiversity net gain delivery. Good habitat connectivity.  Within the River Avon catchment area.	Retain suitable habitats on site and buffer boundaries. Further ecological surveys required and licensing may be required. Buffers to habitats. Lighting strategy.  Require development to demonstrate appropriate nutrient neutrality.
Landscape and visual	Cranborne Chase National Landscape Boundary in close proximity to the east of the site. Development may have adverse impact on views and setting. Potential impact on users of and views from public rights of way on southern and eastern boundaries of site. Site covered by area Tree Preservation Order.	Retain protected trees. Retain/enhance existing field boundary planting.
Heritage	Limited heritage concern.  No obvious archaeological issues based on what is recorded this side of the county boundary.	Refer to landscape comments. To include high quality designed development referencing vernacular materials, presented in an appropriate layout, scale and density which serves to positively enhance and not challenge the local setting.

Flood risk	<p>Only very minor surface water flood risk predicted on north part of site.</p> <p>There does not appear to be a watercourse or surface water sewer to discharge surface water to in close proximity. Infiltration into soil will need to be investigated (including winter groundwater monitoring).</p>	A surface water discharge location will need to be identified and substantiated.
Amenity, health, education	No specific issues identified	
Transport (access and movement)	<p>Mampitts Lane is unadopted and has no footways.</p> <p>Within the Shaftesbury bypass land reservation.</p>	<p>Upgrade Mampitts Lane and provide footway.</p> <p>M4-Dorset Coast Study exec summary has been published. It recommends A338/A36/A350 via Warminster route to M4. Shaftesbury bypass unlikely to come forward as a result of this work.</p>
Other issues	Adjacent to LA/SHAF/014	Use mechanisms to support comprehensive development of the site, such as master planning.

## LA/SHAF/014 - Land south of Wincombe Lane (part existing local plan allocation)

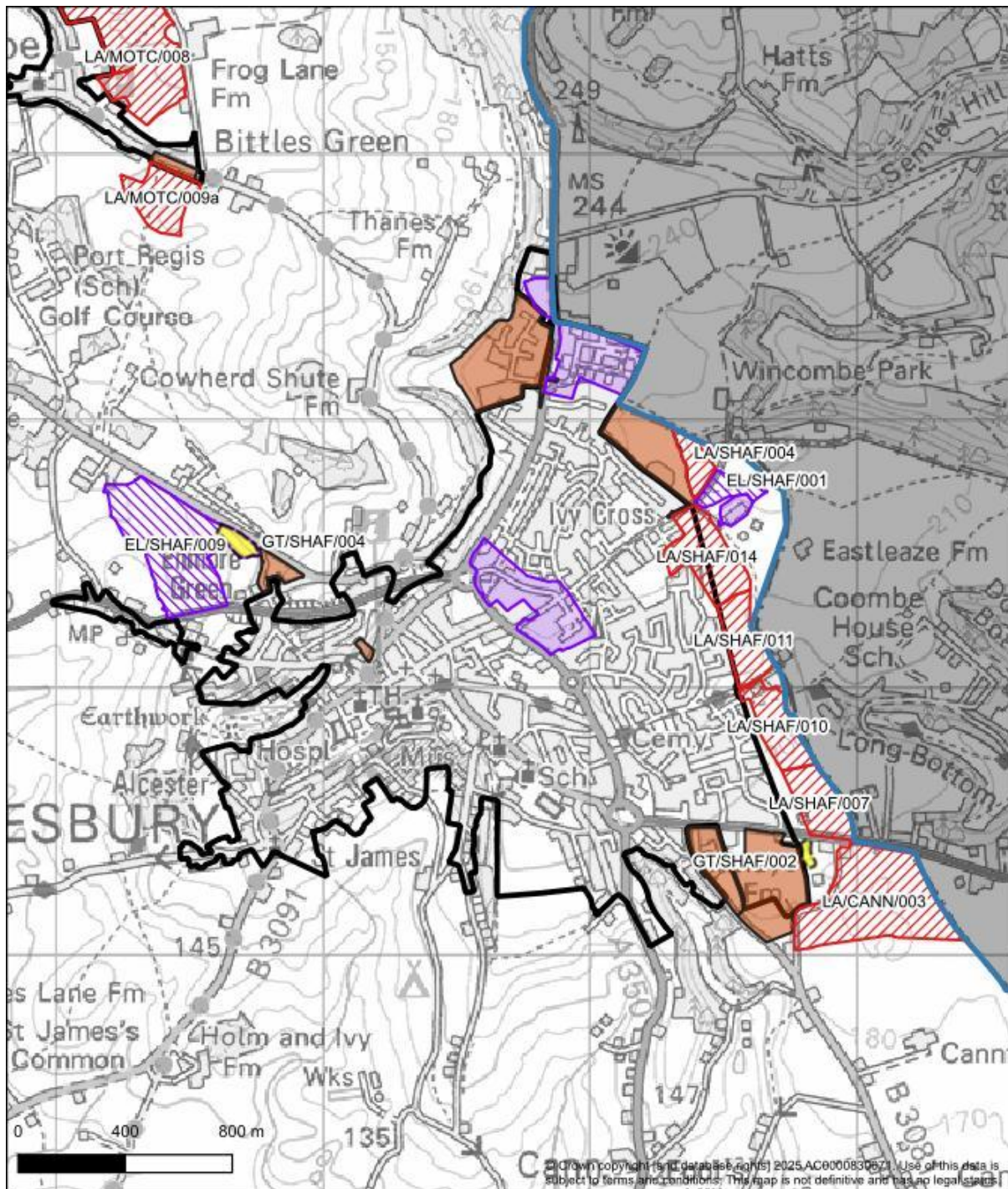
Site name	Land south of Wincombe Lane (part existing local plan allocation)
Site reference	LA/SHAF/014
Site area (ha)	6.2ha
Parish/Settlement	Shaftesbury
Proposed uses (estimated number of homes/capacity)	Around 130 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 130 homes	
Specific design requirements	Edge of town location. Adjacent to existing residential development.	Appropriate density of development for the edge of town location.
Natural environment and ecology	<p>Hedgerows/treelines on site and on boundaries. Partially within Great Crested Newt amber risk zone. Records of priority species in the area. Pond adjacent to the east.</p> <p>Suitable bat foraging/commuting habitat. Good habitat connectivity.</p> <p>Cumulative impacts should be considered in an Ecological Impact Assessment.</p> <p>Protected species mitigation may impact biodiversity net gain delivery.</p> <p>Within the River Avon catchment area.</p>	<p>Retain habitats on site and buffer boundaries. Further ecological surveys required, and licensing may be required, Mitigation strategy for protected species. Lighting strategy.</p> <p>Require development to demonstrate appropriate nutrient neutrality.</p>
Landscape and visual	Cranborne Chase National Landscape Boundary in close proximity to the east of the site. Development may have adverse impact on views and setting. Potential impact on users of and views from public rights of way on eastern and northern boundaries of site. Tree Preservation Orders on	Retain protected trees. Retain/enhance existing field boundary planting.




	eastern, southern, western boundaries and within site.	
Heritage	Limited heritage concern.  No obvious archaeological issues based on what is recorded this side of the county boundary.	Refer to landscape comments. To include high quality designed development referencing vernacular materials, presented in an appropriate layout, scale and density which serves to positively enhance and not challenge the local setting.
Flood risk	There is no significant modelled flood risk to this site.  There does not appear to be a watercourse to discharge surface water to in close proximity. There is a nearby surface water sewer but further information would be required as to whether a gravity connection to this would be viable. Infiltration into soil will need to be investigated (including winter groundwater monitoring).	A surface water discharge location will need to be identified and substantiated.
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Within the Shaftesbury bypass land reservation.	M4-Dorset Coast Study exec summary has been published. It recommends A338/A36/A350 via Warminster route to M4. Shaftesbury bypass unlikely to come forward as a result of this work.
Other issues	Adjacent to LA/SHAF/011	Use mechanisms to support comprehensive development of the site, such as master planning.

## Appendix 3: Extract from Dorset Council Local Plan Appendix B: Opportunity sites for employment – Shaftesbury section





# Shaftesbury



## Consultation sites

-  Residential option - proposed
-  Employment option - proposed
-  Gypsy & traveller site - proposed

## Existing allocations & consents

-  Settlement boundary - existing
-  Employment allocation - existing
-  Residential permission - extant
-  County boundary / outside plan area

## EL/SHAF/001 - Land North of Blackmore Vale Dairy

Site name	Land North of Blackmore Vale Dairy
Site reference	EL/SHAF/001
Total site area (ha)	1.72
Parish/Settlement	Shaftesbury
Proposed uses	Employment
Greenfield/Brownfield	Greenfield

Consideration	Summary	Proposed approach
Proposal	Employment uses: primarily within the Eg, B2 and B8 use classes (office, research, industrial, storage, distribution) as well as other compatible employment types.	
Specific design requirements	Detached from the eastern edge of Shaftesbury, separated from the current settlement boundary. Adjacent to BV Dairy to the south.	Appropriate scale, layout and density of development for the rural location.
Natural environment and ecology	Potential priority habitat hedgerows.  The site is within the River Avon Catchment.	Retain boundary hedgerows, further ecological survey to identify priority habitats.  Conduct appropriate assessment to determine whether development will need to ensure phosphate neutrality.
Landscape and visual	Re-development of the site could have impacts on local landscape character.  Cranborne Chase National Landscape located approximately 200 metres to the north of the site.	Sensitive design to respect the landscape character. Retain and enhance boundary screening.  Sensitive design to respect the character/setting of the National Landscape.
Heritage	Do not appear to be any designated heritage assets within or proximity to the site. Limited potential for non-designated assets.	
Flood risk	The site does not appear to be affected by flood risk.	Surface water discharge location to be identified

		Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	No specific issues identified	
Transport (access and movement)	<p>Need for suitable vehicular access and pedestrian/cycle connections.</p> <p>Public rights of way running next to the site northern edge and through the site.</p>	<p>Provision of vehicular, cycle, and pedestrian access onto Wincombe Lane, linking in with existing cycle routes.</p> <p>Retain and improve connectivity along existing public rights of way.</p>
Other issues	<p>Groundwater protection zone.</p> <p>Minerals and Waste Safeguarding Area.</p> <p>Land around this employment site option also being considered as options for new homes (LA/SHAF/004 &amp; LA/SHAF/014).</p>	<p>Investigation and assessment to determine the potential impact of development on the water source and to identify appropriate mitigation.</p> <p>Discussion with Mineral Planning Authority will be required.</p> <p>Layout, and type of employment use, to take account of adjacent site options for residential development.</p>

## EL/SHAF/009 - Land at Enmore Green

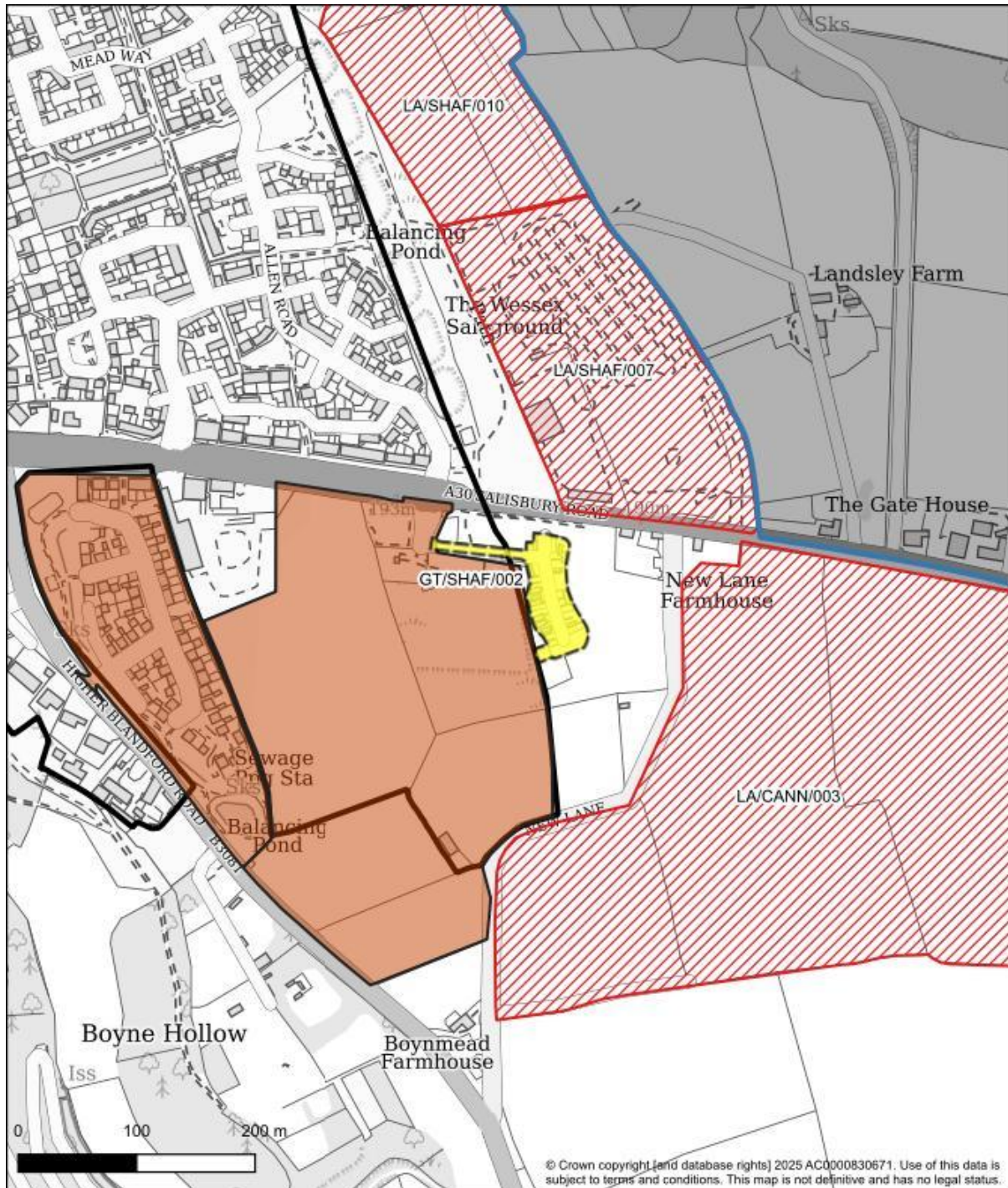
Site name	Land at Enmore Green
Site reference	EL/SHAF/009
Total site area (ha)	14.29
Parish/Settlement	Shaftesbury
Proposed uses	Employment
Greenfield/Brownfield	Greenfield

Consideration	Summary	Proposed approach
Proposal	<p>Employment uses: primarily within the Eg, B2 and B8 use classes (office, research, industrial, storage, distribution) as well as other compatible employment types.</p> <p>(Plus, potential new Gypsy and Traveller site)</p>	
Specific design requirements	<p>Detached from the north western edge of Shaftesbury, separated from the current settlement boundary.</p> <p>Dispersed residential development to the south west and edge of the settlement to the south east.</p>	<p>Appropriate scale, layout and density of development for the rural location.</p>
Natural environment and ecology	<p>Potential priority habitat hedgerows (including trees growing within hedgerows). Water course running across the site's northwestern corner. Also appear to be areas of scrub vegetation.</p>	<p>Retain, and buffer areas around, boundary hedgerows and trees, further ecological survey to identify priority habitats.</p> <p>Buffer area around watercourse running across the site's north western corner.</p>
Landscape and visual	<p>Re-development of the site could have impacts on local landscape character, and scenic views from Castle Hill Mound and Castle Hill Green.</p>	<p>Further landscape and visual impact assessment likely to be required. Sensitive design to respect the landscape character. Retain and enhance boundary screening.</p>
Heritage	<p>The site lies close to the Shaftesbury Conservation Area. (The conservation area is</p>	<p>Sensitive design to preserve or enhance the conservation area's character or appearance.</p>



	<p>positioned adjacent to the south of the site).</p> <p>Potential for non- designated assets with archaeological interest.</p>	<p>Pre-determination archaeological assessment, then potential for archaeological evaluation.</p>
Flood risk	<p>Tracts of low, moderate and high surface water flood risk running across the site from its south eastern and western sides to its north western corner.</p>	<p>Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.</p> <p>Surface water discharge location to be identified</p> <p>Infiltration into soil may need to be investigated (including winter groundwater monitoring).</p>
Amenity, health, education	<p>No specific issues identified</p>	
Transport (access and movement)	<p>Need for suitable vehicular access and pedestrian/cycle connections.</p> <p>Part of site previously safeguarded through North Dorset Local Plan (2003) to form a link road between B3081 and the A30 (Policy SB17).</p>	<p>Provision of vehicular, cycle, and pedestrian access onto A30/B3081, linking in with existing cycle routes.</p> <p>Further investigation around the delivery and route of the link road. Layout and types of development to take of route for link road.</p>
Other issues	<p>Land within the employment option also being considered for use by Travellers (GT/SHAF/004).</p>	<p>Layout of any development to consider potential Traveller development in the eastern part of the site. Layout of both potential developments would also need to consider the route of the linking road.</p>

Appendix 4: Extract from Dorset Council Local  
Plan Appendix C: Opportunity sites for Gypsies,  
Travellers and Travelling Showpeople –  
Shaftesbury section




# Shaftesbury

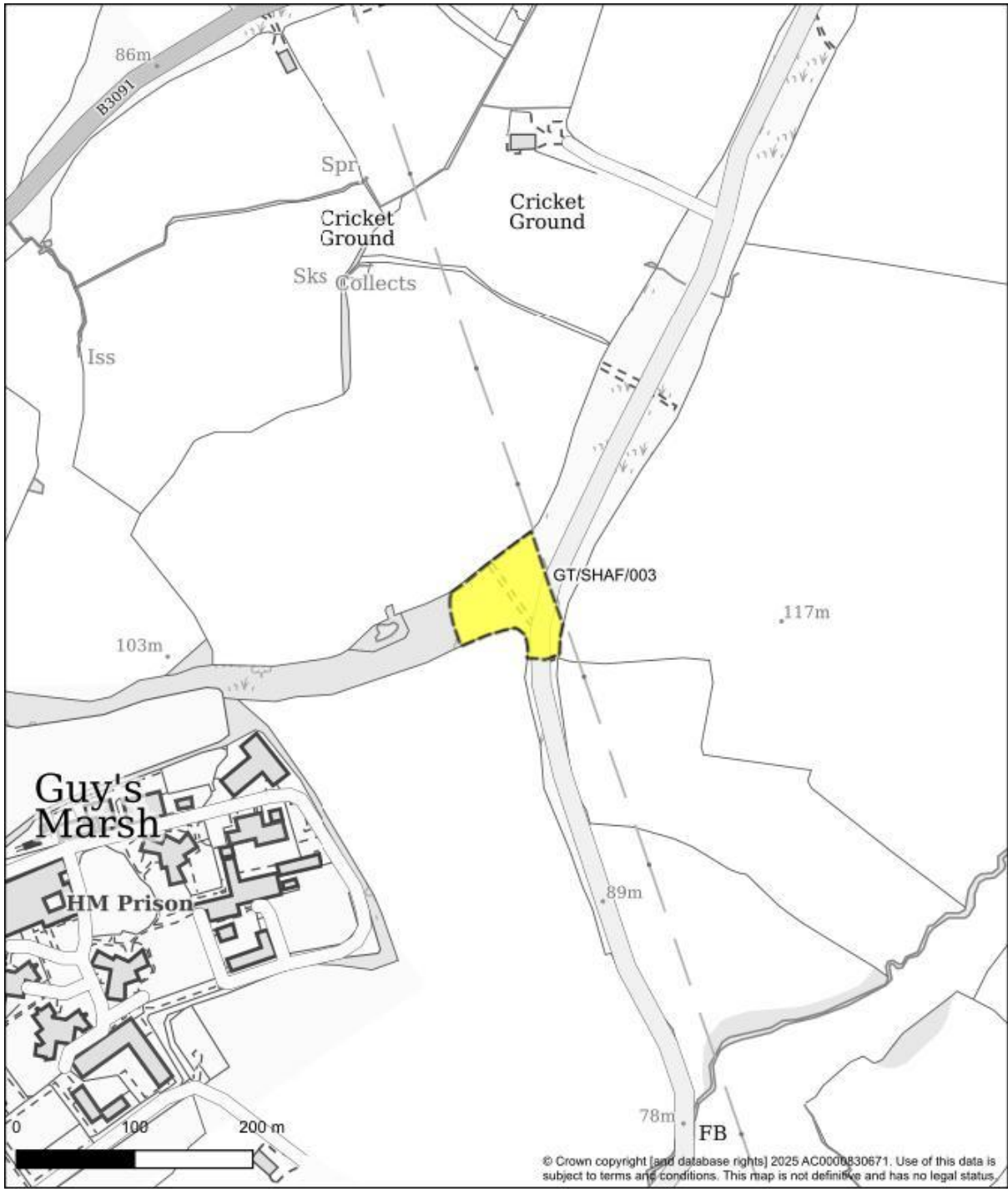


### Consultation sites

-  Residential option - proposed
-  Gypsy & traveller site - proposed

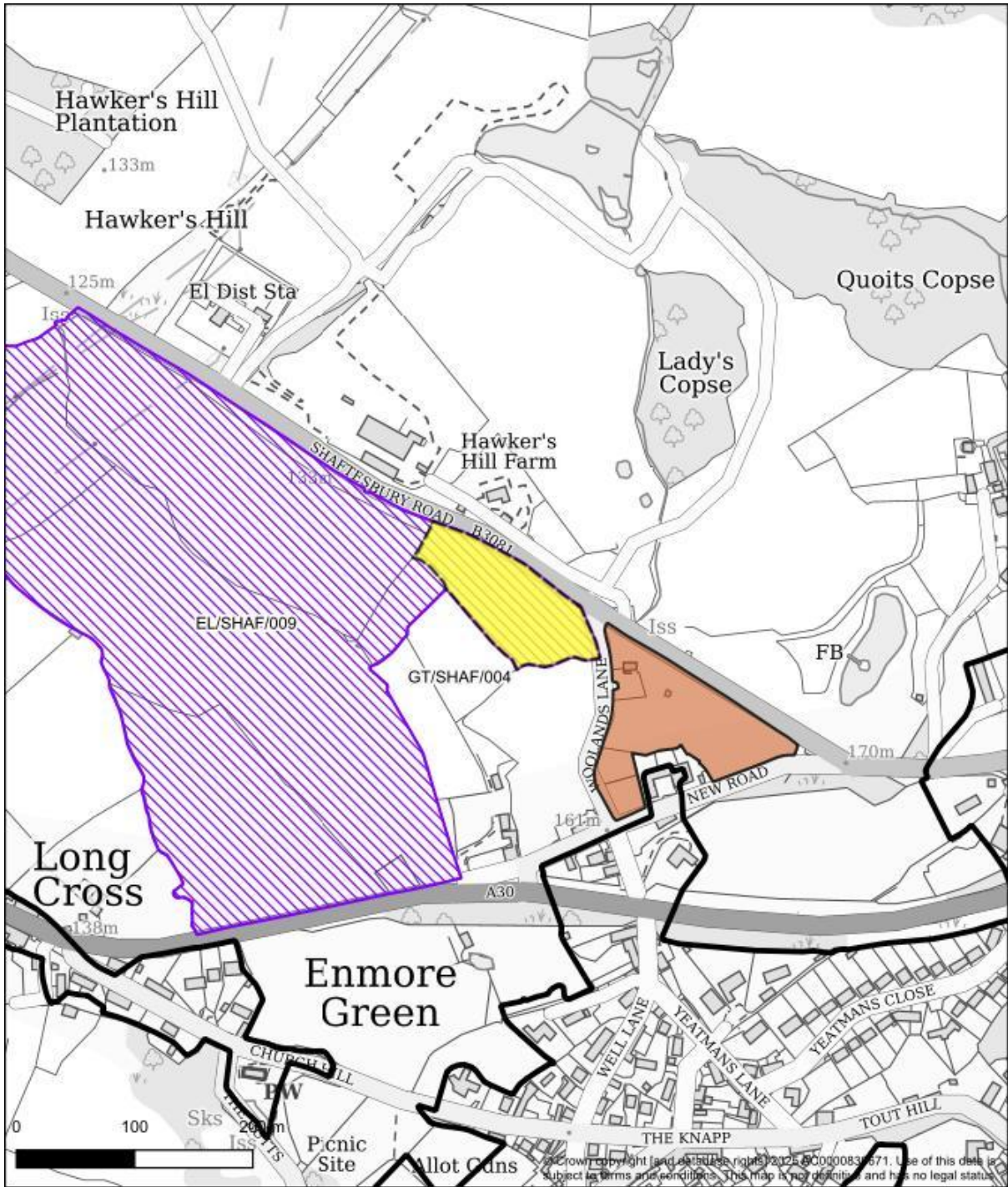
### Existing allocations & consents

-  Settlement boundary - existing
-  Residential permission - extant
-  County boundary / outside plan area





**Consultation sites**



- Gypsy & traveller site - proposed



**Consultation sites**

-  Employment option - proposed
-  Gypsy & traveller site - proposed

**Existing allocations & consents**

-  Settlement boundary - existing
-  Residential permission - extant

## GT/SHAF/002 - Orchid View

Site name	Orchid View
Site reference	GT/SHAF/002
Site area (ha)	1.64
Parish/Settlement	Shaftesbury/Cann
Estimated number of pitches/plots	8 pitches
Allocation type	Authorisation

Consideration	Summary	Proposed approach
Proposal	<p>Authorisation of 8 existing Traveller pitches.</p> <p>There is a current undetermined planning application for continued use of the site for 8 Traveller pitches. (P/FUL/2022/01761).</p>	<p>This is an existing Traveller site which has previously been subject to several temporary planning permissions. The latest of which has expired.</p>
Specific design requirements	An existing site.	
Natural environment and ecology	The site is located close to the boundary for the hydrological catchment for the River Avon.	<p>The issue of wastewater discharge into the habitat site is under consideration through the current planning application.</p> <p>Development will need to ensure phosphate neutrality.</p>
Landscape and visual	An existing site – limited landscape and visual concern with continued use.	
Heritage	Limited heritage concern with continued use.	
Flood risk	There are no mapped flood extents across the site. However, the public road providing access may be subject to flooding.	A potential need for further analysis of flood risk on the public access road, and mitigation to ensure safe access and egress to the site.
Amenity, health, education	An existing site – limited amenity, health and education concern.	
Transport (access and movement)	<p>Limited transport concern with continued use.</p> <p>The site is crossed by several public rights of way footpaths.</p>	<p>A need to ensure appropriate visibility splays, surfacing and geometry of access are provided.</p> <p>The pitch layout should have regard to these existing rights of way</p>
Other issues	The site is owned and managed by Dorset Council.	Investigation and assessment to determine the potential impact of

	Groundwater protection zone.	development on the water source and to identify appropriate mitigation.
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## GT/SHAF/003 - St James Common

Site name	St James Common
Site reference	GT/SHAF/003
Site area (ha)	0.60
Parish/Settlement	Cann
Estimated number of pitches/plots	6 pitches
Allocation type	Authorisation

Consideration	Summary	Proposed approach
Proposal	Authorisation of 6 Traveller pitches on the site, which has previously been subject to unauthorised Traveller use.	
Specific design requirements	A rural location to the south of Shaftesbury.	Appropriate density of development for the rural location.
Natural environment and ecology	<p>Site is within amber risk zone for Great Crested Newt.</p> <p>The site comprises some rough grassland and boundaries of strong hedgerow and trees, with a copse immediately to the west. Records priority species nearby.</p>	<p>Provide mitigation strategy for protected species.</p> <p>Retain boundary hedgerows, further ecological survey to identify priority habitats. Include a buffer to the northwest, and avoid external lighting that affects habitats.</p> <p>Application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on any priority habitats.</p>
Landscape and visual	Potential for some localised visual impacts but development is unlikely to have wider effects on the landscape character.	
Heritage	Limited heritage concern.	
Flood risk	No major constraints regarding flooding.	Surface water discharge location to be identified. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections.	Provision of vehicular, cycle, and pedestrian access linking in with existing cycle routes. (Ensure

	The site is crossed by several public rights of way footpaths.	that existing access is suitable having regard to visibility splays, surfacing and geometry).  The pitch layout should have regard to existing rights of way
Other issues	The site comprises registered common land.	Explore the availability of the site for development.

## GT/SHAF/004 - Land at Enmore Green

Site name	Land at Enmore Green
Site reference	GT/SHAF/004
Site area (ha)	0.93
Parish/Settlement	Shaftesbury
Estimated number of pitches/plots	10 pitches
Allocation type	New Allocation

Consideration	Summary	Proposed approach
Proposal	10 new Traveller pitches.	
Specific design requirements	The site lies at the northwestern edge of Shaftesbury. Dispersed residential development to the south west and edge of the settlement to the south east.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Site is within amber risk zone for Great Crested Newt (comprising a population centre and important connecting habitat for the species).  Potentially important grassland in the northwestern area.  Potential priority habitat hedgerows.	Retain boundary hedgerows and any grassland of interest, with provision of an appropriate wildlife buffer if needed.  Undertake further ecological survey to identify priority habitats.
Landscape and visual	Re-development of the site could have impacts on local landscape character, and scenic views from Castle Hill Mound and Castle Hill Green.	Retain/improve trees and landscape screening along the site boundaries.  Sensitive design to respect the landscape character.
Heritage	Shaftesbury Conservation Area lies around 150m to the south of the site.	Sensitive design to preserve or enhance the conservation area's character or appearance.
Flood risk	No major constraints regarding flooding. The wider area is affected by tracts of low, moderate and high surface water flood risk.	Surface water discharge location to be identified. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	No specific issues identified	

<p>Transport (access and movement)</p>	<p>Potential for access to be formed from the B3081.</p> <p>Need for suitable vehicular access and pedestrian/cycle connections.</p> <p>The has site previously been safeguarded through North Dorset Local Plan (2003) to form a link road between B3081 and the A30 (Policy SB17).</p>	<p>Provide suitable pedestrian, cycle, and vehicular access, linking in with existing cycle routes.</p> <p>Provide appropriate visibility splays, surfacing and geometry of access. This may require the removal of large lengths of hedgerow.</p>
<p>Other issues</p>	<p>The site is part of a wider option for an employment allocation (EL/SHAF/009).</p> <p>The site lies on Council owned land.</p>	<p>Consider the integration of Traveller pitches within the wider site. Layout of pitches to take into account potential employment development.</p> <p>Further investigation around the delivery and route of the link road. Layout and types of development to take of route for link road.</p>