

Statement of Common Ground

The following provides an agreed statement between Dorset Council and Shaftesbury Town Council in respect of questions raised by the Examiner to the Shaftesbury Neighbourhood Plan First Review (letter dated 25 February 2026)

- Responses from Dorset Council are indicated in *blue text*
- Responses from Shaftesbury Town Council are indicated in *purple text*
- Both parties are in agreement with the statements as a whole.

Policy SFTC4

1. **Q to STC.** I note the comments of DC in the Regulation 16 representation and agree that Policy SFTC4 in the First Review Plan is the same as that in the made Plan. Therefore, is the final sentence in the STC Modification Statement Chapter 2 The Town Centre incorrect?

STC: The final sentence and reference in the table is incorrect – the importance of connections and public car parking for the vitality of the town centre was instead considered to be sufficiently added in the update to Policy SFCL3 (which is also noted in the Modification Statement) – the Modifications statement should therefore have stated “...and the **associated policy SFCL3** has been amended to ensure that in the future, enhancing such links is an important consideration”

Settlement boundary

2. **Q to STC and DC.** Following the comments of DC, it might be appropriate to update the settlement boundary where development has occurred and where planning permissions have been granted. However, I recognise that the settlement boundary could then extend beyond the boundary of the Plan area. It may be preferable for any updating of the boundary to take place in the Dorset Local Plan. Nevertheless, I would be pleased to have the comments of both Councils, and should they agree on updating the boundary, I would be grateful if a revised boundary could be agreed and an appropriate illustrative plan submitted that I could refer to in an Examiner Modification.

DC: Updating the settlement boundary is not required to meet basic conditions. We are happy to take the lead from the town council on this.

STC: The Neighbourhood Plan can only update the boundary within the Neighbourhood Plan area. The majority of the updates can be done within this constraint, the exception being the site east of Higher Blandford Road which if taken along the Neighbourhood Plan boundary would cut through the now developed site. STC would be content for the settlement boundary to be updated but assume that in this location the boundary would need to follow the parish boundary.

Dorset Council have provided an overview and detailed map of the potential changes, which are appended and agreeable to the Town Council.

- 3. Q to STC.** Please could the references to the Land at Higher Blandford Road and the ATS Euromaster Site be updated in the light of the comments from DC (See page 12 of the Plan)?

STC: DC's comment regarding the Land at Higher Blandford Road 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. STC agree that the housing on the site now appears complete (although there were outstanding issues raised in relation to the completion of landscaping etc). The final sentence of the first paragraph on page 32 (rather than page 12) could be updated as follows and merged with the second paragraph as follows:

"...The 55 homes on the site adjoining Higher Blandford Road have now 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..."

STC: DC's comment regarding 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. STC have also noted the response from Philip Proctor (the landowner) that on his death the land is intended to pass to the Shaftesbury Charitable Trust to be held "forever" as a car park and its income used for charitable purposes. The changes made to the plan post Regulation 14 sought to reflect this situation without looking to unnecessarily prevent housing or commit the landowner to any specific action. Having considered further the Regulation 16 response from the landowner that the land will, in due course, pass to the Shaftesbury Charitable Trust to be held "forever" as a car park and its income used for charitable purposes, and taking into account the observed car park usage by shoppers / visitors to the town, are now of the view that this site would be more appropriately included within the town centre car parks notated on Map SFTC. The suggested change to section 3 would then be as follows:

Remove ATS site from bullet point list on page 31 and Policy SFHE1

Add new paragraph after Boynes Hollow paragraph on page 31 as follows:

"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."

Remove section on ATS site from page 32.

Add New Road car park to Map SFTC and update green box and supporting text on page 26 to reference its addition.

Policy SFHE1

4. **Q to STC and DC.** Taking into account the representations by DC, my suggestions for rephrasing Policy SFHE1 are given below and on which I would be grateful for the comments of both Councils.

Amend the first paragraph to: *“Sufficient land has been identified within the Neighbourhood Plan which, if delivered, together with the extant”*

Amend the third paragraph to: *“Given the identified supply exceeds the current housing need requirement, ~~the release of unallocated greenfield sites for housing outside of the settlement boundary should be resisted~~ applications for residential development outside the settlement boundary will only be supported where they are consistent with policies in the Local Plan.”*

DC: We are happy to accept these changes.

STC: This is broadly agreed but would like the policy to reference both the Local Plan and Neighbourhood Plan (so perhaps use the phrase ‘development plan’?)

Policies SFHE 1c, SFG13 and SFG14

5. **Q to STC.** DC has suggested two amendments to Policy SFHE 1c and an amendment each to Policy SFG13 and Policy SFGT14 about which I would be pleased to have the comments of STC.

STC: The suggested amendments to Policy SFHE1c (which seeks to clarify the stance on protection of the heritage assets and consideration of bat roosts) are supported by STC, as are the amendments to SFGI3 and SFGI4 which clarify the consideration of biodiversity matters.

Policy SFDH1

6. **Q to STC.** DC comments that some built up parts of the Plan area are not included in a character zone and queries whether Policy SFDH1 would apply to them and how it would apply. I would be pleased to have comments from STC.

STC: whilst there would be benefit in including these areas within the most relevant character zones, and ensuring that the description used is updated as necessary to reflect these areas, this would require considerable work (as there is no existing evidence base covering Long Cross) and the Town Council would need to work closely with Dorset Council to achieve this, which would be dependent on staff resources. Having discussed this matter with Dorset Council, both parties agree that this would be something to be considered through a future review, and that this could be highlighted in the supporting text, and for clarity Policy SFDH1 should be amended to read: “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...”

Policy SFDH4

- 7. Q to STC.** I note the comments of DC about the substitution of a sentence in Policy SFDH4 and would be pleased to have the comments from STC on whether the inclusion would be acceptable.

STC: the amendment to the policy proposed was inadvertently omitted from the revised Plan. The Town Council would therefore wish for the agreed amendment to be made, i.e. replacing the second sentence of the policy with:

"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."

Policy SFDH5

- 8. Q to STC and DC.** DC has suggested moving the reference to LTN 1/20 from Policy SFDH1 to the supporting text or to make it a requirement for larger schemes because of the length of the document. I consider that LTN 1/20 is extremely useful guidance for cycle infrastructure design; parking is dealt with only at pages 132-139, which is far less than the DC residential parking standards documentation. Therefore, given that the theme of the section and Policy SFDC5 is parking provision, I suggest that LTN 1/20 is not discarded from the policy, but that the "cycle parking provision" is qualified by "where appropriate", thereby resulting in the phrase: "... *and taking account of LTN 1/20 guidance on cycle parking provision, where appropriate.*" I would be pleased to have comments from both STC and DC on this suggestion.

DC: this relates to SFDH5, and for further clarity, can we suggest: "... *and taking account of Chapter 11 of LTN 1/20 guidance on cycle parking provision, where appropriate.*"

STC: Either option is agreeable to STC.

Policy SFDH7

- 9. Q to STC.** I would be pleased to have clarification of what constitute "high sustainability credentials" and whether Policy SFDC7 should be expanded slightly to include this clarification?

STC: This is predominantly linked to the expectation encapsulated in the draft NPPF (DP3(c)) that consideration should be given to whether building materials conserve energy and other resources, and minimise risks from the impacts of climate change including overheating. The point of including this in the policy was because this may justify a developer using different materials from the local vernacular, which would be

supported for this explicit reason. The supporting text references the BRE Green Guide Specification as a potential source of information to guide such choices.

Suggested wording discussed and agreed with Dorset Council is:

“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.”

Land at Wincombe Land

10. Q to STC and DC. A representation by Nightingale Land seeks the allocation of land at Wincombe Lane for residential development. I would be pleased to receive comments from both Councils on the merits of the proposal.

DC: Having reviewed the representation from Nightingale Land (NL), while they are clearly critical of the neighbourhood plan review, and they are promoting land to the east of Shaftesbury (off Wincombe Lane), they are not explicitly asking for their land to be allocated in the neighbourhood plan. The letter instead requests that the Town Council contact NL to discuss the development opportunity of their site. While the letter makes a few generic statements that the site “provides a natural extension” and “can be sensitively designed” these points are not substantiated by evidence. Examples of evidence that Dorset Council is requesting from land promoters include an indicative layout, an ecology assessment, an appraisal of landscape, heritage and views, a flood risk assessment, and a transport assessment. None of these are present in the NL submission. Without this information, we do not think it is possible to determine whether it is appropriate to allocate the site.

It is also problematic that the majority of the land that NL is promoting is outside of the neighbourhood area and is in Wiltshire. It appears that NL’s aspirations are likely to be a lot more than 43 homes which they claim. However, the access to the land in Wiltshire would be from Wincombe Lane in Shaftesbury. It seems unreasonable to expect the NP Review to address the strategic cross-boundary issues of a site in which few details are currently known. (For reference, the parish/county boundary is shown as a thin magenta line on the map in Appendix 1 of NL’s regulation 16 representation.)

In terms of NL’s criticisms of the SNP, while it is correct that the Local Plan is required to find land to meet the current local housing needs (LHN) figure for Dorset, this is not true for the neighbourhood plan. No decision has been made regarding how the current LHN

should be distributed between settlements. It is therefore difficult for us to provide an indicative figure at this stage.

We note the request for the plan period to be adjusted to 2026–2043. There is no requirement for the qualifying body to do this. In any case, it is likely that such a change would change the nature of the plan, resulting in a very different neighbourhood plan review.

Ultimately, we do not believe this is a basic conditions matter and so are happy for the town council to take the lead on this one. They are aware of the site options for Shaftesbury included in the 2025 Local Plan Options Consultation, and the wider need to find additional land for housing across Dorset.

STC: we agree with the points included in DC’s consideration of this representation. Whilst it may be possible to allocate the area of land between the reserve bypass corridor and Higher Wincombe Farm that lies within the NP area, which we calculate as just under 0.7ha, it is clear that the NL wishes to include the reserve bypass corridor within the allocation, which for the reasons set out in section 3.5 would not be supported by STC. Furthermore, the allocation of the site at this late stage would deny Shaftesbury residents with an opportunity to comment, other than through a yes / no vote at referendum. The eastward expansion of the town, together with the future of the Shaftesbury Eastern Bypass corridor, is a strategic matter appropriately considered through the Local Plan.

Appendices L and N

11. Q to STC and DC. DC has suggested that Appendices L and N could be updated, which seems sensible. I would be grateful if STC and DC could agree updating information in Appendices L and N and any others which would be appropriate.

STC: Appendix L is the List of Local Green Space (LGS) and Important Treed Areas (ITA) and Dorset Council’s comments on this are specific to LGS54. It is agreed that the reference to its planning status of this LGS can be updated and simplified, as follows:

“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.”

Appendix N deals with the calculations underpinning the Housing Target and Population Statistics. Dorset Council have provided the latest monitoring data required to update the appendix (as these were not published as part of the October 2025 update).

The relevant changes to the completions / supply data would be as follows:

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
Adj Wincombe Business Park	P/FUL/2021/01429	28/02/2022	88
Land east of Lidl, Christy's Lane	P/FUL/2023/05051	22/01/2024	41
Land south of A30	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

The above no longer includes A T S Euromaster site – whilst it was technically extant at the time the monitoring report was prepared the permission lapsed shortly and the site is no longer being proposed for housing. Similarly Land north of Enmore Court no longer shows as the reserved matters application was refused in late 2024. The homes on the site known as Land at Higher Blandford Road were also complete and counted in the 2024/25 figures. The windfall allowance has also been reduced at Dorset Council’s suggestion.

Similarly we would also look to use the revised Dorset Council housing need figure (3,246 compared to 3,221) which would then lead to an annual target of +77.0 (compared to +76.4) which would equate to a revised target of 1366 dwellings for the period 2011 – 2031, as follows

Year	Basis	North Dorset LP target	Proportional uplift	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	335.5	17.7%	67.1	566.3
2020/21	2017 NDLP I&O	244	-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%	77.0	981.3
2026/27	Standard method	n/a	35.1%	77.0	1058.3
2027/28	Standard method	n/a	35.1%	77.0	1135.3
2028/29	Standard method	n/a	35.1%	77.0	1212.3
2029/30	Standard method	n/a	35.1%	77.0	1289.3
2030/31	Standard method	n/a	35.1%	77.0	1366.3

The conclusions would be updated to read:

- *Adjusted target for Shaftesbury for the period 2011-2031: at least 1,366 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***

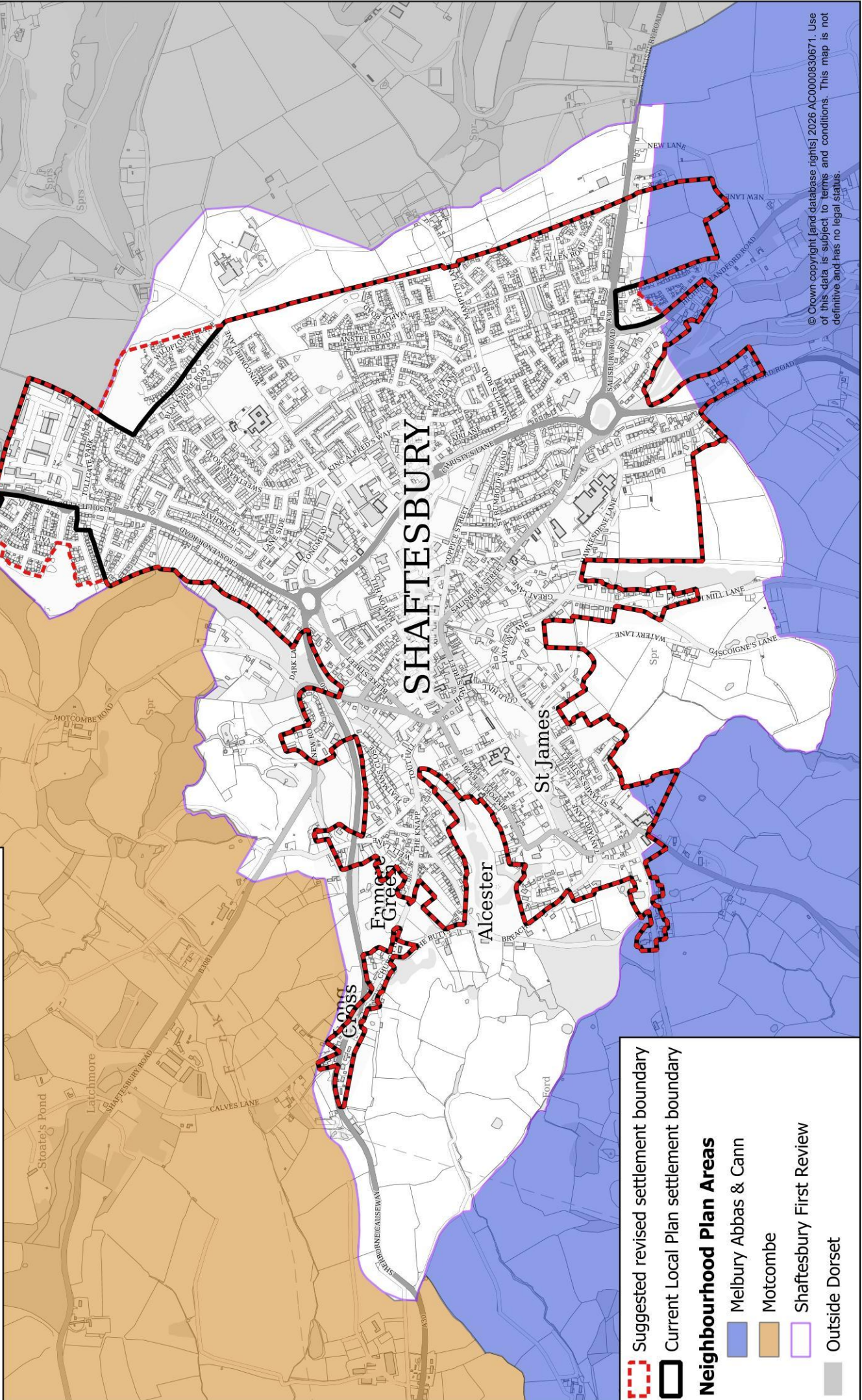
The above calculation does not include the site allocation comprising Barton Hill House and Grounds that features in the Neighbourhood Plan and may well deliver a significant number of homes, and there is also the possibility that the land south of the A350 (for which outline planning permission has 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.

There would also be consequential changes to the main body of the plan in light of the revised figures, but the overall conclusions remain valid.

Shaftesbury Neighbourhood Plan Review

Suggested settlement boundary changes

9 March 2026



Suggested revised settlement boundary

Current Local Plan settlement boundary

Neighbourhood Plan Areas

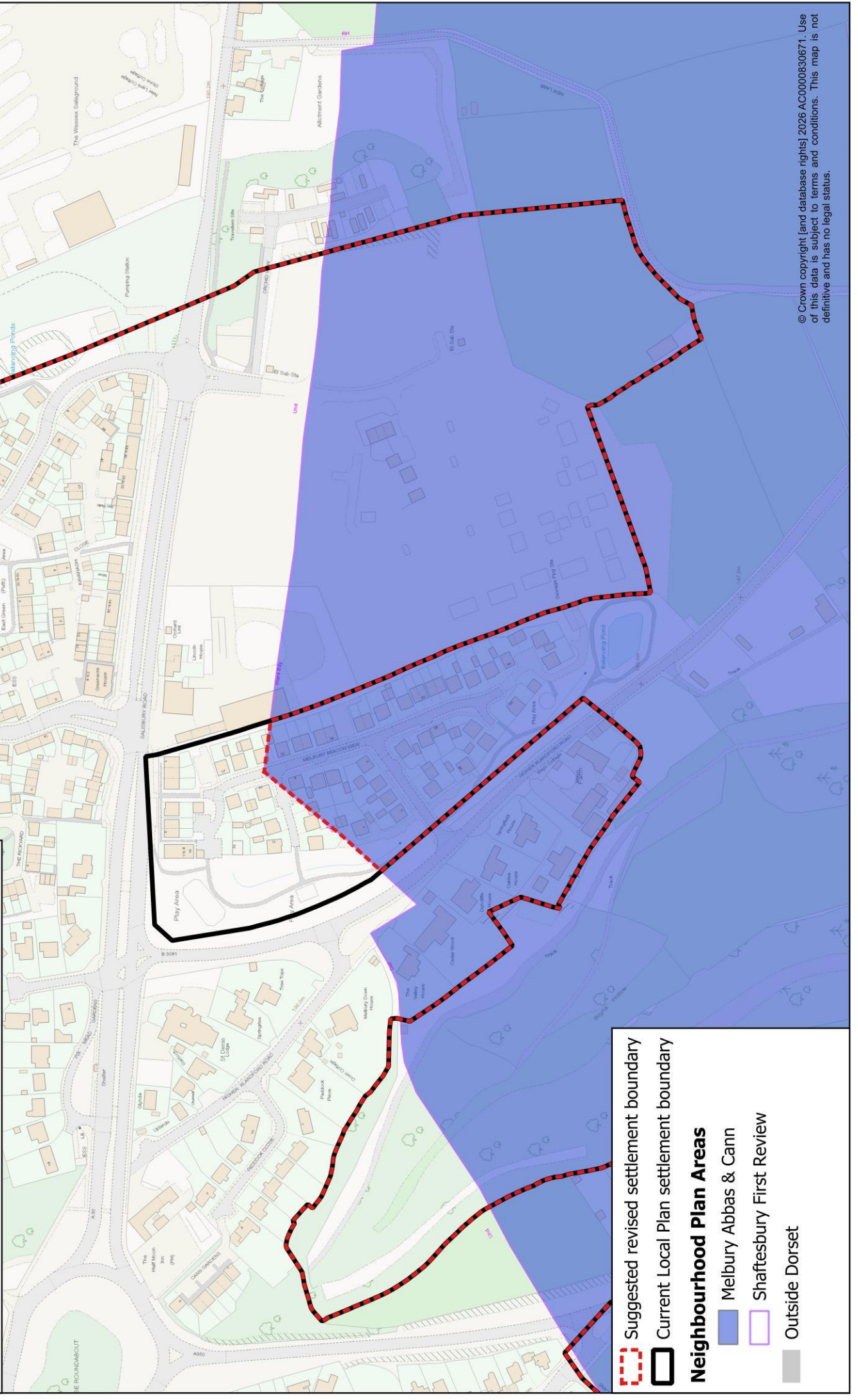
- Melbury Abbas & Cann
- Motcombe
- Shaftesbury First Review
- Outside Dorset

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Shaftesbury Neighbourhood Plan Review

Suggested settlement boundary changes

9 March 2026



- Suggested revised settlement boundary
- Current Local Plan settlement boundary

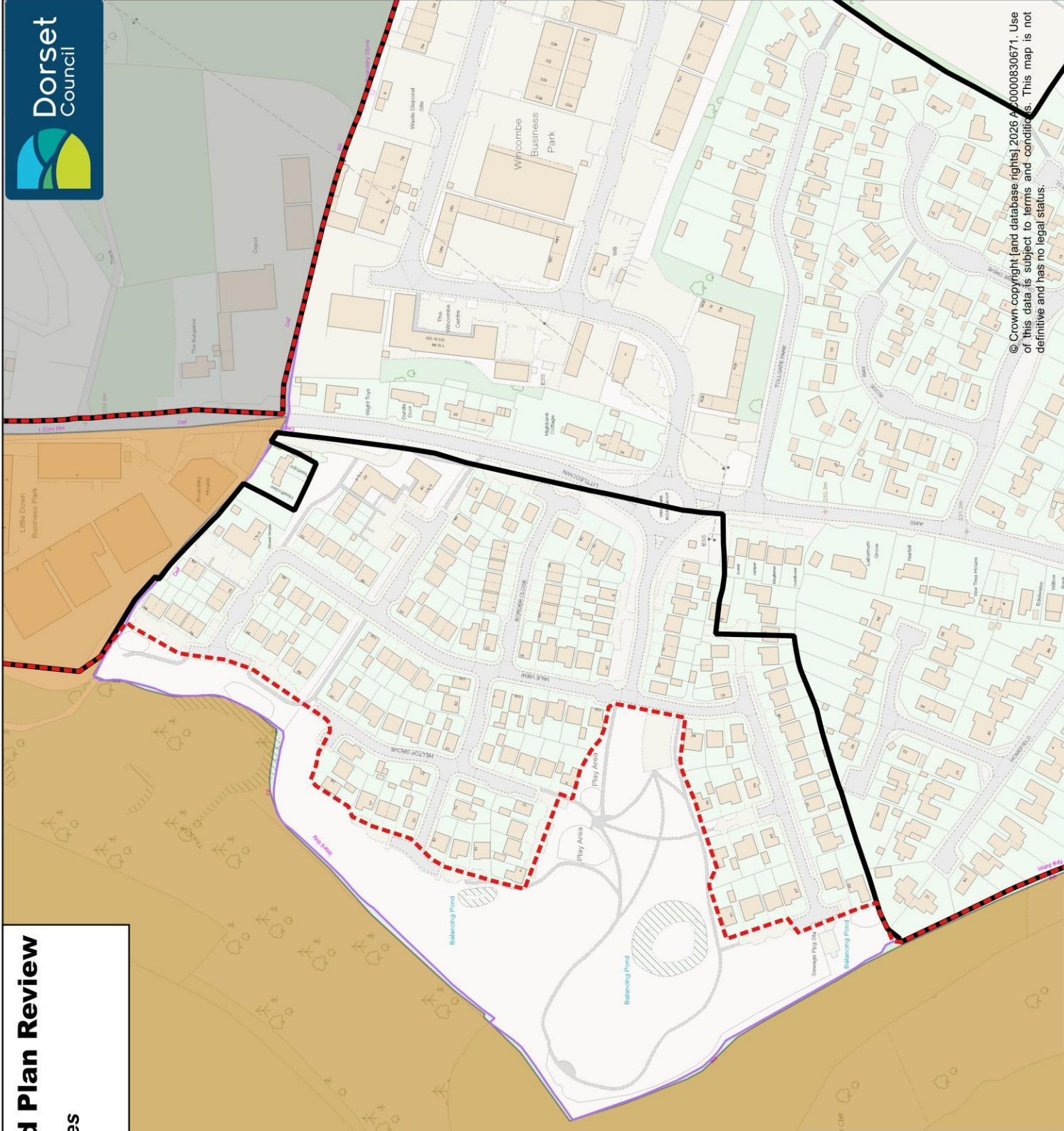
Neighbourhood Plan Areas


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Shaftesbury Neighbourhood Plan Review

Suggested settlement boundary changes




9 March 2026



 Suggested revised settlement boundary

 Current Local Plan settlement boundary

Neighbourhood Plan Areas

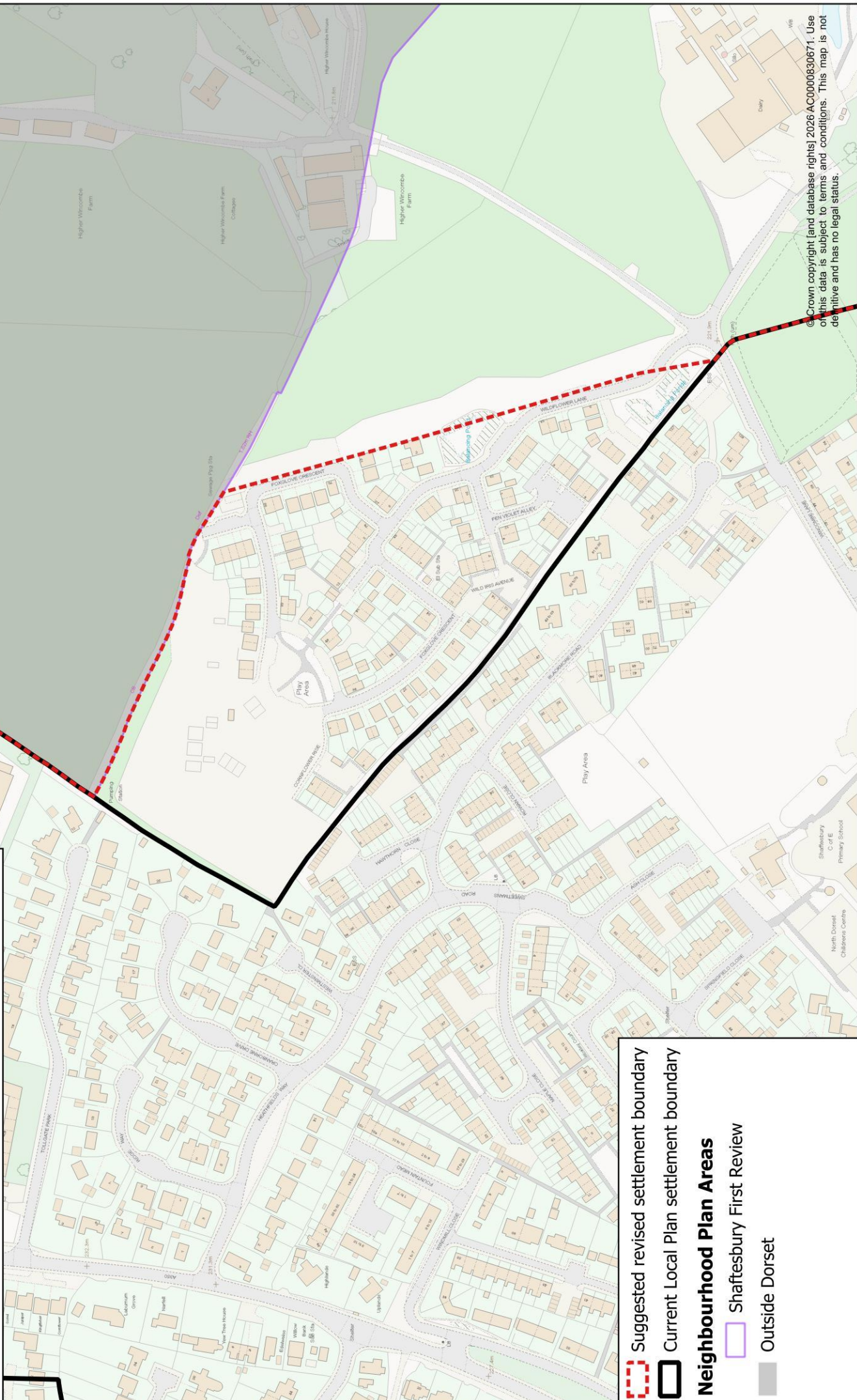
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Suggested revised settlement boundary

Current Local Plan settlement boundary

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