



## Shaftesbury Neighbourhood Plan Review - Consultation Statement

### Introduction

The Regulation 14 consultation for the Shaftesbury Neighbourhood Plan Review ran from 2nd December 2024 to 31st January 2025, providing an opportunity for residents, stakeholders, and statutory consultees to contribute feedback on proposed updates.

This review considered various planning permissions granted since the original Plan was prepared, updates in national planning guidance, anticipated local policy changes reflected in the draft Local Plan (published in early 2021), and evolving community priorities—particularly ongoing initiatives within the Sustainable Shaftesbury Action Plan.

### Community Engagement & Feedback Events

To ensure wide engagement, the Neighbourhood Plan Advisory Committee played an integral role in the consultation, facilitating discussions and reinforcing sustainability considerations in plan revisions.

The following organisations were advised of the Regulation 14 consultation via email on 13<sup>th</sup> December.

- Dorset Council
- Wiltshire Council
- Donhead St Mary Parish Council
- Melbury and Cann Parish Council
- Motcombe Parish Council
- Homes England
- Natural England
- Cranborne Chase AONB
- Environment Agency
- Historic England
- Highways England
- SSE
- Planning @ Mobile UK
- Open Reach
- Cornerstone Telecommunications Infrastructure Ltd
- GSSB
- Three.co.uk
- SGN (Southern Gas Network)
- Public Health Dorset
- NHS
- Wessex Water
- The Garden Trust
- Sport England
- National Trust
- Woodland Trust
- Forestry Commission

In addition to formal consultation submissions, two pop-up events were held to gather local feedback:

- **12th December 2024** – A community drop-in session allowing residents to review proposed modifications and express views.
- **8th January 2025** – A second interactive session providing further opportunity for residents to engage with updates and ensure alignment with local needs.

To support the awareness of these pop-up events a series of posts were shared on the Shaftesbury Town Council social media channels, Facebook <https://www.facebook.com/ShaftesburyTownCouncil/> and Instagram. A selection of the posts is shared below.



## Shaftesbury Town Council

Published by Shaftesbury Town Council



· November 29, 2024 ·

### ☀️ Help shape Shaftesbury's future ☀️

We're updating Shaftesbury's Neighbourhood Plan, and we need your input!

The Neighbourhood Plan shapes how our town evolves - protecting what we love and planning for a sustainable future. It sets out a vision and key policies for the development and use of land. While it can't prevent all planning developments, it gives our community a stronger voice in how Shaftesbury evolves.

The Neighbourhood Plan focuses on five key areas:

- Community and Leisure
- Town Centre
- Housing and Employment
- History, Heritage and Design
- Green Infrastructure

The council team have been working hard to review and update the Neighbourhood Plan to make sure it stays relevant. Now it's time for your feedback.

#### 🗨️ Join the conversation:

We're holding public consultation events where you can:

- ✅ See the updated Plan and maps
- ✅ Speak with council officers
- ✅ Share your thoughts to help shape the future of our town

#### 📅 Pop-up event dates at the Town Hall:

- 📍 12th December, 4–7 pm
- 📍 8th January, 1–5 pm

The Neighbourhood Plan is also available to view on our website.

<https://www.shaftesbury-tc.gov.uk/np-home/>



## Shaftesbury Town Council

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· December 6, 2024 ·

Hard copies of the Neighbourhood Plan are now available to view at the following locations throughout the consultation period:

Town Hall – SP7 8LY

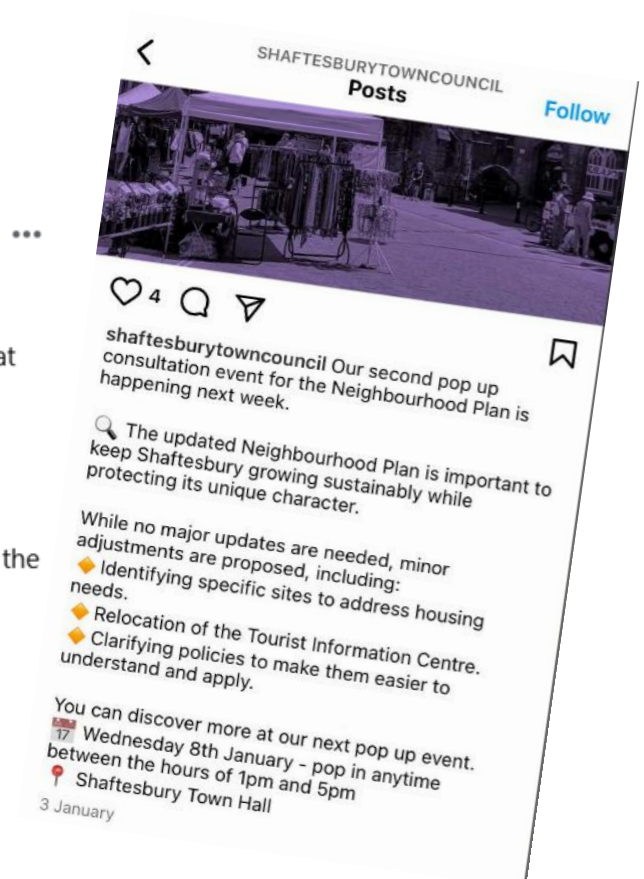
[Shaftesbury Arts Centre](#) – SP7 8AR

Shaftesbury Library – SP7 8AE

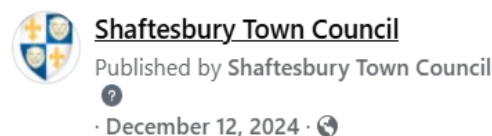
A short survey is available for your feedback after you have viewed the Neighbourhood Plan update.

You can also view the plan and survey online -

<https://www.shaftesbury-tc.gov.uk/np-home/>







📍 Happening Today! Join us for the Neighbourhood Plan Consultation  
We're ready to hear from you. Stop by the Town Hall to see the updated Neighbourhood Plan, talk to council officers, and share your feedback.

📅 Today 4 to 7pm in the Guildhall

You can also view and submit your feedback online:  
<https://www.shaftesbury-tc.gov.uk/np-home/>

## Further changes proposed

Feedback from the consultation is summarised in the following table, informing further changes to the draft plan. Of particular note are the following points:

- Updates to the housing target in light of revisions to the higher Dorset-wide figure (as published following the update to national planning policy). The housing land supply remains robust, exceeding this target.
- References to the potential for town centre parking on the ATS Euromaster site - clarification that housing or parking (or both) would be acceptable.
- Reference to need to balance housing and employment provision going forward, based a recent employment land study by Dorset Council which recommends seeking 15sqm of employment space per dwelling.
- Clarification of potential improvements to pedestrian / cycle route links to include a connection from Angel Lane to Tesco entrance (through the Post Office / Police Station sites), the desire for a new route connecting through Lidl / Tesco to the town centre, the the route from Littledown along Grosvenor Road (which ideally should be widened and include a pelican crossing) and links as identified in the 2003 masterplan.
- Additional projects including research on wildlife corridors and biodiversity net gain site options.

**Table summarising consultation feedback and proposed changes**

Pg	Policy / para	Who	Summary of feedback	Proposed response / changes
	General	National Highways	The plan's proposed policies are unlikely to result in a scale of development which will adversely impact the strategic road network. No concerns raised.	Noted.
	General	Sport England	General guidance on Neighbourhood Planning provided, not specific to the proposed modifications.	Noted.
	General	Dorset Council	Welcome improved formatting.	Noted.
	General	Dorset Council	Consider including these titles at the beginning of the respective policies.	Agreed - if feasible, add title to policy within policy boxes.
	General	Sustainable Shaftesbury	The maps lack clarity - in particular the lack of clear points of orientation (e.g. major roads).	A high resolution version of the plan is made available and in due course the plans are made available on Dorset Explorer which provides the ability to zoom in to see each area more clearly. It is not possible to produce a layer with roads labelled which can be read at A4 scale. However these can be added to Appx K which is at a finer grain of detail. If residents require specific maps these can be requested from the Town Council.
	General	Sustainable Shaftesbury	No mention of SuSAC's ambition to declare Shaftesbury England's first Nature Friendly Town (NFT).	The declaration of being a Nature Friendly Town was made in April 2025 - this can be referenced, and many ideas related to planning such as wildlife friendly features are now incorporated.
	General	Sustainable Shaftesbury	Include a map showing the Motcombe solar farm to the west of the town and within the Wiltshire boundary to the north and east.	The solar farms are outside of the Neighbourhood Plan area and are therefore not something that this NP can influence.
	General	Sustainable Shaftesbury	Include a 'summary' plan or diagram of all the SNP components together as one whole	Agree to consider and if feasible include a summary plan, based on the existing mapping layers.
	General	Sustainable Shaftesbury	A fuller revision is needed in light of the nature and climate change emergency.	A further review / update to the NP is likely to follow on from the review of the Local Plan, which is now anticipated to be adopted late 2027.
	General	R D (via survey monkey)	Agree with the changes to the Plan as proposed.	Noted.

Pg	Policy / para	Who	Summary of feedback	Proposed response / changes
11	1.6	Sustainable Shaftesbury	Reference to 'the constraints' needs further explanation, e.g. '...such as the significant slopes on the south, west and north side of the town with their views of national and international importance.'	Agreed that this could be expanded - the draft (2021) LP in 30.1 states "The hilltop location of the town creates a unique set of constraints. There are steep 'slopes' to the south, west and north of the town centre, and further development in these directions would either be impracticable, harmful to valuable landscape views or harmful to the heritage of the town. There are also areas protected for their biodiversity value (SSSI and SNCI) on these 'slopes'"
12	1.7	Dorset Council	Consider updating re Melbury Abbas & Cann NP progress.	This can be updated - the regulation 16 consultation is scheduled to take place between 11 April and 30 May 2025.
13	1.8 Vision	Dorset Council	Support the addition of "and nationally renowned views".	Noted.
13	1.8	Sustainable Shaftesbury	The SNP lacks a summary 'vision plan' or diagram that draws together the disparate parts of the plan into one single coherent simple easy-to-follow guide - see	Consider whether an overview map of the main changes / safeguards impacting on the town could be produced as an 'easy guide' to the main planning proposals for the area in a manner that is easy to understand by the wider public.
15	1.10	Sustainable Shaftesbury	Request addition of statement in the introduction: "We must always remember in defining any human activity that we are a part of nature and not apart from it - Sir David Attenborough".	Agree - include quote within foreward and also introduction (section 1.8).
15	1.10	Sustainable Shaftesbury	No mention of or policy on agricultural land outside the settlement boundary but within the parish boundary, especially to the west of the town in the Enmore Green area.	Page 15 notes that the surrounding countryside is known for beef and dairy farming. However greater reference to benefits of farmland could be made, noting that the higher grade farmland is primarily east of the town (which includes areas of Grade 2 and therefore considered amongst the best and most versatile agricultural land) but there is a wider role and benefits of farmland i.e. for wildlife, sustainable food production etc.
18	2.1	Dorset Council	Year the Lidl store opened is incomplete, currently says "late 202"	Amend to read 2021.
19	Map Ref: STFC	K Jones	Car park text unclear placement, wrong reference	Agreed amendment.

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19	Map Ref: STFC	P Proctor	The map does not show the long stay parking to the rear of the football club or the different long / short stay areas.	How the car parks are managed (permits, length of stay etc) is not a matter is generally controlled through planning conditions. Agree to include football site area as car park as this is used by people visiting / working in the town centre.
19	Map Ref: STFC	Dorset Council	Map ref should be "SFTC1" or Policy wording "SFTC"	Amend policy to read SFTC.
19	Map Ref: STFC	Dorset Council	Suggest red line is labelled "main shopping frontages" as per Policy SFTC2	Agreed amendment.
19	Map Ref: STFC	Dorset Council	Note minor changes to blue line - are these intentional?	This was updated in line with the latest OS map base, and a further check has been undertaken at this stage to ensure that the various areas reflect what is mapped on the ground.
20	Policy SFTC1	Dorset Council	Note minor changes to text - no concerns raised.	Noted.
22	Policy SFTC2	Dorset Council	Note that policy is unchanged.	Noted.
23	Policy SFTC3	Dorset Council	Minor changes suggest for clarity of text.	Agree changes apart from with reference to internal displays - which is a factor relevant to the town centre's vitality (and that of the individual shop) - this could be clarified by rephrasing as improving visibility into retail units, with further explanation added in supporting text (i.e. where this would improved glazing would overcome issues relating to condensation or poor visibility within the shop premises).
24	2.6	Dorset Council	Consider updating the text to better reflect NPPF updates - particularly in respect of vision-led approach to transport planning and moving away from 'predict and provide' approach, and the fact that more parking could attract more vehicles, which in turn may increase congestion. Policy SFCL3, which supports safe walking and cycling routes, could also be given greater prominence in the Town Centre chapter, as well as acknowledging the difficulties (topography, rural hinterland. tourist economy) that means that car use will continue to a degree.	Whilst the plan lacks a specific transport section, it does cover both access to / around the town centre and in relation to wider walking / cycling routes. Update reference to national planning policy in 2.6 in relation to town centre parking, and add further explanation on why parking is important to the town's vitality (with reference to study). Clarify that these measures sit alongside the Plan's proposals to improve the walking / cycling network and cross reference Policy SFCL3 as well as the Sustainable Shaftesbury Action Plan proposals for Travel and Transport.

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24	2.6	Dorset Council	There are few opportunities for more parking in and around the town centre, so inevitably providing EV charging points is going to have an impact on the number of spaces available for other vehicles. Consider whether the plan should be more supportive of EV charging infrastructure, and allow the market to determine the correct number of EV charging bays to provide. NB this is not reflected in the policy.	The wording was not intended to discourage EV charging points, but more to flag that these should not simply be placed in public car parks if there are solutions which may not involve the loss of spaces (e.g. using lamp posts etc as charging points). Amend final sentence of the second paragraph to read "It is also important to ensure provision is made for electric/ultra-low emission vehicle charging points. Where and how these are installed to serve the town centre should be carefully considered, to best meet parking demands."
24	Policy SFTC4	Sustainable Shaftesbury	The modifications statement refers to the importance of 'connections' without any detail - consider enforcing the links into the town centre from Lidl via Tesco and also showing the principal cross-town connectivity routes specified in the 2003 masterplan for Persimmon's East Shaftesbury development that identified Barton Hill/Bell St and Mampitts Lane/Coppice Street as the key east-west connectivity routes.	Agree that relevant map (Map Ref: SFCL3) should be simplified (either as one or split into two maps) to more clearly show the key walking and cycling routes that should be safeguarded and, where possible, improved. This should include the desire for a new route connecting through Lidl / Tesco to the town centre, and also the route from Littledown along Grosvenor Road (which ideally should be widened and include a pelican crossing) and links as identified in the 2003 masterplan.
24	Policy SFTC4	Sustainable Shaftesbury	[see above comment]	[see above comment]
26	3.1	Dorset Council	The housing need figure for Dorset has changes and therefore this section will need to be revised as the need to allocate housing across Dorset will be reconsidered through the Local Plan and the position in the earlier January 2021 draft may need to change. However no decisions have yet been made.	Agreed - housing figure to be reconsidered in light of latest national figures, and text revised accordingly.
26	3.1	Sustainable Shaftesbury	No mention of the Wiltshire Local Plan and potential development to the north and east of Shaftesbury along the town's boundary.	The Wiltshire Local Plan (Review) was submitted for examination in November 2024 <a href="https://www.localplanservices.co.uk/wiltshirelpexamination">https://www.localplanservices.co.uk/wiltshirelpexamination</a> . The Regulation 19 submission version does not contain any proposals for growth adjoining Shaftesbury and Dorset Council have not requested that such provision should be made. This

Pg	Policy / para	Who	Summary of feedback	Proposed response / changes
				can be referenced in the introduction in relation to the Neighbourhood Plan area and adjoining parishes (1.7).
26	3.1	Sustainable Shaftesbury	No mention of SuSAC's ambition to establish a developer-free 'Green Ring' around the town.	These are emerging ideas / concepts which will require extensive consultation / collaborative working with local landowners, and are not yet sufficiently developed to include as a policy concept (and could not in any case act as Green Belt given national policy). These can be acknowledged (in Section 4 under Green Infrastructure) noting that any relevant policy implications arising from these can be considered in the next review.
26	3.1	Sustainable Shaftesbury	Include more detail on the previous 2003 masterplan and consented plans for the land south of the A30 and at Littledown.	The plan focuses on future development - the 2004 masterplan has largely been implemented (and lessons learnt from where it hasn't), and the remaining parcel of land is considered under Policy SFHE1a. The development south of the A30 is largely outside the NP area, but the element within is considered under Policy SFHE3. The Littledown development is nearing completion. On this basis there is no obvious need to include the agreed plans.
27	Map Ref: NPSB	Dorset Council	Consider amending the settlement boundary to include: Persimmon development at Higher Blandford Road (the portion within Shaftesbury parish boundary); DW/Barratts development at Wincombe Lane; Redrow development at Littledown, as this would make the plan more robust.	Whilst the potential to review the settlement boundary has been considered, it is not currently possible to undertake a full review due to the town area expanding beyond the NP designated area - and as such any review could only be partial at this time. There will be an opportunity for the Neighbourhood Plan area to be amended to allow a full review of the boundary in the future, particularly if the Town Council boundary is changed in a future community governance review. An explanation on this point can be included in section 3.1
28	3.1	Dorset Council	Consider including the Housing Target Paper as an Appendix to the Plan. Suggested updates to the Housing Target Paper based on latest available data. Question method of calculating the LHN figure going forward.	Agree updates - liaise with Dorset Council to finalise in respect of the new NPPF and in particular the impact of the higher LHN figure, and include paper within Appendix N.



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29	Policy SFHE1	Sustainable Shaftesbury	How were the sites selected for inclusion?	The sites were identified through a review of the SHLAA, annual monitoring reports and local knowledge. This can be clarified in the supporting text.
30	Policy SFHE1	P Proctor	New landowner is proposing use of land as town centre car park.	Whilst the current landowner's intent is noted, it remains possible that this site could still come forward for housing within the plan period, and a town centre park would support the vitality of the town centre. Update the supporting to clarify the extant consent, and that the new landowner has indicated that they are considering an alternative (providing town centre car parking under Policy SFTC4) and that either would be supported as being beneficial to the town.
30	Policy SFHE1	Dorset Council	Consider allocating the ATS Euromaster site to provide greater certainty regarding its future regarding town centre car park vs housing scenarios.	[see above comment]
30	Policy SFHE1	Sustainable Shaftesbury	The former ATS Euromaster site is believed to be owned by a local developer who wishes to use it for a privately-run public car park. It is valued by the public as an open space, with the potential for commanding views to the north/north west and as a draw to that end of the town centre to promote further economic development. There is also evidence of possible historic remains on the site.	See response to landowner / Dorset Council. The previous application was accompanied by an archaeological evaluation of the site, and a condition imposed requiring a written scheme that details a programme of investigative archaeological work to be submitted to, and agreed in writing by, the Local Planning Authority, with the development then carried out in accordance with the approved scheme.
30	Policy SFHE1c/d	Sustainable Shaftesbury	What evidence is there for either Barton Hill House in Barton Hill and the post office/police station site in Angel Lane bring identified as 'a redevelopment opportunity'?	The reasons why these sites were selected is explained in the supporting text on page 30.
30	Policy SFHE1	Sustainable Shaftesbury	[see above comment]	[see above comment]
31	Policy SFHE1	Dorset Council	Suggest amendments to policy wording to remove reference to exceeding the housing need	The housing target paper has been updated, and now includes an adjustment for a higher proportion of homes for 2024 onwards to reflect the uplift in housing numbers going forward.

Pg	Policy / para	Who	Summary of feedback	Proposed response / changes
			requirement in light of the revised Dorset housing figure.	Further adjustments have also been made and the methodology shared with Dorset Council. On this basis the Town Council consider that it remains appropriate to state that the supply exceeds the housing need requirement.
31	Policy SFHE1 (and sub-policies)	Dorset Council	Consider including estimate (range) of housing numbers that each site may be able to deliver, for clarity.	Whilst understanding that including an indicative figure may be helpful, this is not considered appropriate without further testing that is most appropriately carried out through the detail planning application stage. There are too many variables (type of housing / including of employment / site specific constraints) that could otherwise make an indicative figure / range unrealistic.
31	Policy SFHE1 (and sub-policies)	Dorset Council	Consider adding an enlarged map of each site to illustrate its extent and context.	Agree that a larger map of each site could be included subject to space constraints.
31	Policy SFHE1	Sustainable Shaftesbury	The policy wording should be amended to must / will be resisted, and emphasise the requirement that any release must also consider 'the character, biodiversity and ecological value' of the town	Agree that the final sentence of the policy could usefully be expanded to read: "including the likely impact on the capacity of the town's infrastructure and highway network, wildlife corridors and opportunities to expand and enhance these, historic character and important views."
32	Policy SFHE1a	P Proctor	Wincombe Lane is up to capacity and there is a ransom strip to the south, which suggests this site may not come forward until the bypass is constructed.	Noted - however the policy remains relevant as these circumstances and requirements of the landowner to bring forward this site could change.
32	Policy SFHE1a	Dorset Council	Support policy. Consider additional wording to highlight that providing direct, safe and attractive walking and cycling routes to Shaftesbury Primary School should also be considered.	Agreed suggestion addition to policy.
32	Policy SFHE1a	Sustainable Shaftesbury	SuSAC would like to see a rule 15 sqm of such land per dwelling applied to any development of the so-called Hopkins land south of Wincombe Lane.	Whether the individual sites are suitable for mixed use / employment has been considered and is reflected in Policies SFHE1a-d where appropriate. A requirement for 15sqm of employment space per home on this one site would appear overly prescriptive. The overall approach (ie balance of housing

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				and workplaces) is however a useful consideration and would be better linked to the main policy SFHE1 as part of the assessment of the social, economic and environmental impacts, with reference to the study findings (the March 2024 employment land study) in the supporting text.
32	Policy SFHE1a	Sustainable Shaftesbury	Include the original 2003 masterplan for the eastern development showing all the various components that were meant to be included such as the spine road linking the A30 with Wincombe Lane, open spaces, wildlife corridors, Mampitts green etc	Whilst the masterplan is a useful reminder to the proposed plans for the eastern development, how it has been brought into effect (and what can be enforced) is now based on the planning permissions, legal agreement and conditions. As such the inclusion of the masterplan is less relevant. However, with regard to the Boulevard planting - this links to a wider aspiration of greening the main route corridors into the town, which could usefully be in policy SFGI3.
32	Policy SFHE1a-d	Sustainable Shaftesbury	Vague terms such as 'a design approach is suggested' should be avoided	Whilst this phrase is used in the modifications statement (to explain the main changes to the policy) the policies included in the Plan do not use this term.
33	Policy SFHE1b	Dorset Council	Supported.	Noted.
33	Policy SFHE1c	Dorset Council	The policy text for this allocation should also include reference to Policy SFDH9 (since Barton Hill House is now proposed as a Locally Important Building in Appendix K).	Agree insertion of reference to SFDH9 in the policy.
33	Policy SFHE1c	Dorset Council	Dorset Council's Assets & Property team have advised that no decision has been made so far as to the future of the site.	Noted.
33	Policy SFHE1c	Dorset Council	Given the site's central location it would be appropriate to consider pedestrian / cycle connections into the town centre.	The most direct route into the centre is along Barton Hill and Angel Lane or Bell Street, which are part of the Shaftesbury Loop.
34	Policy SFHE1d	Dorset Council	Support more efficient use of site.	Noted.

Pg	Policy / para	Who	Summary of feedback	Proposed response / changes
34	Policy SFHE1d	Dorset Council	Given the site's central location it would be appropriate to consider pedestrian / cycle connections into the town centre.	Agree inclusion of desire for a pedestrian / cycle connection in this location (from Angel Lane to Tesco entrance) to be referenced in SFHEd and also shown on Map Ref: SFCL3.
34	Policy SFHE1d	Sustainable Shaftesbury	Include a route through the police station site should that site ever become available for development	[see above comment]
35	Map Ref: SFHE1	Dorset Council	The text needs updating to reflect the changes to the map / key	Agreed - update text to reflect colours used in the map.
35	Map Ref: SFHE1	Sustainable Shaftesbury	Delete 'under construction' text on the Barratts site as redundant and unnecessary	Data supplied to Dorset Council suggests that this site may not be fully completed until 2028, and therefore 'under construction' would appear reasonable at this time but can be updated if necessary prior to the plan being finalised.
35	Map Ref: SFHE1	Sustainable Shaftesbury	Include the Redrow site as 'visually sensitive' (so show in yellow)	This site was not previously identified as visually sensitive in the made NP recognising that it was allocated for housing at that time. The sensitive slopes in this location lie outside of the NP (Town Council) area. However it is agreed that the land adjoining these slopes has similar characteristics to land south of the A30 and for consistency should be highlighted in the same tone.
35	Map Ref: SFHE1	Sustainable Shaftesbury	Add the Persimmon site south of the A30 as 'under construction' (the site is outside the parish boundary but within the settlement boundary)	The site lies outside the Neighbourhood Plan area and therefore is not directly relevant to the Shaftesbury NP. Amend key to read 'Land under construction within the Town Council area' and update supporting text accordingly.
35	Map Ref: SFHE1	Sustainable Shaftesbury	SFHE1 - amend the key to read: 'Bypass reserve corridor' 'Housing under construction'	Agreed.
36	Policy SFHE2	Sustainable Shaftesbury	Land should be set aside for self build schemes in any new development sites going forward, as part of the tenure mix	This issue has not previously been raised, and would need to be evidenced. At this stage, it is more a matter for a future review / Local Plan.
37	Policy SFHE2	Dorset Council	Define key workers as currently this is not included in the Council's allocation policy	The NPPG states that the definition of a key worker should be determined locally and could be any person who works in any profession that is considered essential for the functioning of a

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				local area. Within this area, the essential professions where low wages can be an issue relate to frontline workers in health / social care, education and training, emergency services and wider public service jobs. Include definition in the text as follows: "a person employed in Shaftesbury (ie the Neighbourhood Plan area and adjoining built-up areas) or with a confirmed job offer related to employment here, as a frontline worker in: health / social care; education and training; emergency services; or in other frontline public service employment."
37	Policy SFHE2	Dorset Council	Pedestrian routes should be included within the listed infrastructure to strengthen the policy.	Agreed - add pedestrian routes to list of infrastructure within the policy.
38	Policy SFHE3	Dorset Council	Supported.	Noted.
38	3.3	Dorset Council	Consider changing sqft to sqm or hectares (as metric measurements)	Agreed - amend to metric. Update text to refer to premises.
38	3.3	Dorset Council	Amend reference of B1 (which no longer exists) to something like "office and light industrial uses".	Agree amendment - and include further data on typical employment densities based on the Employment Density Guide 3rd edition, November 2015, HCA.
38	3.3	Dorset Council	Final sentence - suggest use 'Motcombe parish' to avoid confusion with the settlement of Motcombe.	Agreed - amend to read Motcombe parish.
38	Policy SFHE3	Sustainable Shaftesbury	What safeguards are there, and should there be, to ensure that Persimmon fulfills its promise of mixed-use development on the A30 site?	This is the intent of Policy SFHE3. Suggest including reference to "(as shown on Map SFHE3)" within second paragraph for clarity.
38	Policy SFHE3	Sustainable Shaftesbury	The employment element of the outline permission for the site south of the A30 including the proposed retail, starter units, school and hotel/care home ambitions should be included as part of the evidence to obviate against any deviation from the plan.	This is referenced on page 38 and included in the policy insofar as it is relevant to the area within the Town Council's boundary (the proposed school lies outside of the area covered by the NP).
38	Policy SFHE3	Sustainable Shaftesbury	The 2003 masterplan required a tree-lined avenue or boulevard along both sides of the A30 entrance into Shaftesbury from the east.	The policy relates to the land to the south and includes the requirement for space for large tree planting. The planting of trees to the north side is not related to the land to the south.

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				The policy wording could be amended to clarify the expectation that the trees are planted as part of the development.
39	Policy SFHE3	Sustainable Shaftesbury	Are there any areas proposed outside the immediate town boundary and in Wiltshire?	The Wiltshire Local Plan (Review) was submitted for examination in November 2024 <a href="https://www.localplanservices.co.uk/wiltshirelpexamination">https://www.localplanservices.co.uk/wiltshirelpexamination</a> . The Regulation 19 submission version does not contain any proposals for growth adjoining Shaftesbury and Dorset Council have not requested that such provision should be made.
40	Policy SFHE4	Dorset Council	Support holding position pending publication of M4-Connectivity study	Noted.
40	3.4	Sustainable Shaftesbury	Include a map showing the B3081 link road to the A30.	This is detailed on the North Dorset Local Plan map under saved policy SB17 and is referenced in the 2016 NDLP (Policy 18). The majority of the link lies outside of the NP area within Motcombe parish. Agree that it would be appropriate to make reference to this (alongside the eastern bypass corridor) with an update on its progress, and include this on vision map if possible. Dorset Council were contacted –there is no funding available for the Enmore Green Link Road currently, and will only be progressed if substantial developer contributions or other funds become available.
44	4.1	Sustainable Shaftesbury	Lack of reference to Dorset Council's Natural Environment Climate & Ecology Strategy 2023-25 refresh, and its Local Nature Recovery Strategy or proposals to Dorset England's first county to become a unified land and sea national park as the Dorset National & Marine Park.	The climate emergency declarations are referenced in 1.10, in addition to the Shaftesbury-specific action plans, which are considered to be of greater relevance. The Local Nature Recovery Strategy is still in development with consultation likely to take place Spring 2025 <a href="https://www.dorsetcouncil.gov.uk/w/dorset-local-nature-recovery-strategy-timeline">https://www.dorsetcouncil.gov.uk/w/dorset-local-nature-recovery-strategy-timeline</a> . There are no definite plans agreed by Government to progress a National & Marine Park in Dorset as yet. On this basis further changes to the text are not considered necessary at this time.
44	4.1	Sustainable Shaftesbury	There is no mention of the numerous environmental designations within a 10km radius of the town.	The CCNL is mentioned several times. The environmental designations relating to important wildlife habitats (including Breach Fields SSSI which lies in the parish) could be usefully



Pg	Policy / para	Who	Summary of feedback	Proposed response / changes
				referenced in 4.1, but do not require a specific policy as these are already adequately protected through existing policies and legislation.
44	4.1	Sustainable Shaftesbury	Suggest strengthening the wording of fourth paragraph to read: 'New projects should ensure that opportunities for walking cycling and exercising in the fresh air are facilitated, leading to an enhanced sense of wellbeing.'	Agreed change.
44	4.1	Sustainable Shaftesbury	Include a map showing all the NL/AONB, SSSI, SAC and SPA conservation areas in and around the town	Consider if this can be included within the vision map, or alternatively within the introduction showing also the settlement boundary and designations to approx 1.5mile radius (if Dorset Council can help produced this).
47	Map Ref: SFGI 1	K Jones	The map reads as if ITA 22 and 24 are connected.	This can be resolved by adding in the numbers.
47	Map Ref: SFGI 1	K Jones	Land WEST of Blandford road should read as EAST of Blandford road	Agreed change.
47	Policy SFGI1	Sustainable Shaftesbury	Is Green Belt legislation in fact relevant to Shaftesbury's situation at all?	This is mentioned in the modifications statement as it is a requirement set in the NPPF on how local green space policies are worded. Green Belts do not feature in the Neighbourhood Plan.
47	Policy SFGI1	Sustainable Shaftesbury	Any development is inappropriate in these spaces and therefore the wording should be simplified.	The NPPF requires that "Policies and decisions for managing development within a Local Green Space should be consistent with national policy for Green Belts" - which acknowledges that some forms of development (such as buildings, for outdoor sport and recreation, or the replacement of a building) are not always inappropriate.
47	Policy SFGI1	Sustainable Shaftesbury	The new open space at the Redrow Littledown/Blackmore Down development is already valued and should be included for protection under this policy.	Given that these spaces were not fully accessible during the review (for example, the Littledown site was still being used in part as a building compound as at Sep 24) it was not possible to gather evidence that they area valued - but this will be kept under review with the aim of their inclusion in the next update.

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48	Map Ref: SFHE3	Dorset Council	Text would benefit from reference to Local Green Spaces and including reference numbers in bullet points, and including LGS55 in the bullet points (and change of colours in final bullet).	Agreed.
48	Policy SFGI1	Sustainable Shaftesbury	Amend to acknowledge that the new spaces have been planned since 2003 and may have been omitted from the earlier version of the SNP in error.	The LGS(new) on land off Higher Blandford Road (immediately east of the junction with the A30) is a recent edition as whilst it was included as an important view, its status as public open space through the planning application approved in December 2019 ensures that this space will remain in perpetuity. The site at Littledown is incorrectly states as 'added' as it remains to be added through a future review - delete reference in second bullet.
48	Map Ref: SFGI1	Sustainable Shaftesbury	The map needs to be clearer and should be amended as follows: - add Grosvenor Road as a tree corridor - add Blackmore Down/Littledown as open space (this is actual not 'potential') - add Mampitts green as open space (this, too, is actual not 'potential') - amend wording in ITA3 and ITA (new) to replace 'either' with 'each'. 'Either' is inaccurate and imprecise. - ITA(new) correct 'Great Land' to 'Great Lane'	Grosvenor Road highway is not currently well treed, but planting along the main entrance routes into the town should be encouraged (see earlier comment). Littledown and Mampitts inclusion as LGS will be reviewed in the next update (as whilst the Littledown site may be nearing full public access there is also a requirement to consult the landowner on the proposed LGS designation). Typographical errors in wording of Appendix L (and modifications statement) to be corrected.
49	General	R B (via survey monkey)	Agree with the changes to the Plan as proposed. Minor typos highlighted = the detailed slope analysis map in not 'on next page'	Noted - update to remove inconsistencies, including deletion of Barton Hill House as a key facility (following the closure of the boarding house).
50	Policy SFGI2	Dorset Council	For clarity, it might be helpful if the numbering of the maps in this section could be looked at, with the policy being clear which map(s) it is referring to.	Agreed - review map numbering / references / cross-references.
50	Policy SFGI2	Sustainable Shaftesbury	Protected views should be not only to Shaftesbury but from it as well, especially from the south, west and north-facing sides of the escarpment	This is the intent of Policy SFGI2 and the related maps and Appendix F. No additional views have been suggested as part of the consultation.

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51	Map Ref: SFGI2a	Dorset Council	Suggest improvements to the map and key for clarity.	Maps to be reviewed for clarity as suggested.
51	Map Ref: SFGI2, SFGI2a and SFGI2b	Sustainable Shaftesbury	Include a map of the town's topography showing the key hilltop contours, and a map showing the key views to and from Shaftesbury to the north, west and south of the town with illustrations	These already exist as Map Ref: SFGI2, SFGI2a and SFGI2b
52	Map Ref: SFGI2b	Dorset Council	Suggest giving it a clearer, more descriptive title such as "Views of Shaftesbury from surrounding landscape"	Agreed - amend titles of both maps (a and b) for clarity
53	4.3	Sustainable Shaftesbury	Insufficient reference and mapping of the town's topography and contours	The plan has retained an extract of the slopes analysis diagram from the first version (pg 53) which was used to inform Map SFGI2. The contours were removed from Map Ref: SFGI2 to simplify the map, but can be reinserted with differential shading used for layers.
53	4.3	Sustainable Shaftesbury	Insufficient reference and mapping of the town's ecological links to the surrounding countryside, with the establishment of wildlife and nature 'corridors' throughout the town and into the surrounding area	The ecological networks identified through the Dorset LNP work could be directly referenced <a href="https://gi.dorsetcouncil.gov.uk/dorsetexplorer/u/o-rkhMedDKDYQ">https://gi.dorsetcouncil.gov.uk/dorsetexplorer/u/o-rkhMedDKDYQ</a> but does not contain any corridors in many parts of the town, which is why the tree canopy map (pg 56) was favoured as a better indicator for the built-up area. Further text could usefully be inserted explaining the current data on wildlife corridors within and around the town and the Dorset LNP map. Project to undertake more rigorous survey to identify wildlife corridors within the NP area.
54	Map Ref: SFGI2	Dorset Council	Suggest improvements to the map and explanation of relation to Appx P for clarity.	The basis for these maps is included on page 50, but can be further expanded on (and linked to Appendix P) and improved as far as possible for clarity.
54	Map Ref: SFGI2	Sustainable Shaftesbury	The colour coding is very difficult to read or differentiate. The Blackmore Down/Littledown 'plateau edge' area at the top of the map needs adding to the map and the whole escarpment edge running from the dark-coloured hilltop area to	The Littledown site was not previously identified as visually sensitive in the made NP recognising that it was allocated for housing at that time. The sensitive slopes in this location lie outside of the NP (Town Council) area. However as with Map SFHE1 it is agreed that the land adjoining these slopes has

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			Blackmore Down needs colouring yellow to match the area in the south.	similar characteristics to land south of the A30 and for consistency should be highlighted in the same tone.
54	Policy SFGI2	Sustainable Shaftesbury	Questions the relevance of the Geosure maps in Appendix P.	[see response to Dorset Council above]
55	Policy SFGI3	Dorset Council	Supported.	Noted.
55	4.3	Sustainable Shaftesbury	No mention of the recently agreed 'Shaftesbury Tree Plan 2024-29 or the agreement to establish Shaftesbury as an 'Orchard Town' with the creation of a fruit and nut tree planting culture in the town.	The encouragement of the planting of fruit trees (as part of the Shaftesbury Tree Plan and Orchard Town initiative) could be mentioned in section 4.3. Cultivated fruit trees are included as an appropriate tree type in Appendix J
55	Policy SFGI3	Sustainable Shaftesbury	Greater emphasis is made of the requirement for developers to fulfil their agreed landscaping schemes and for this to be properly and adequately enforced by the LPA	Agree amendment to supporting text to emphasise the need for all conditions to be met in a timely manner by developers, especially landscaping, play/open space and wildlife corridors, and that their delivery and quality are rigorously enforced by the LPA.
55	Policy SFGI3	Sustainable Shaftesbury	Indicate the location of the wildlife corridors.	The map on page 56 is intended to form the basis for identifying the green / wildlife corridors through the town (the areas identified through the Local Nature Partnership are not considered sufficiently comprehensive). Include the production of a more comprehensive map as an additional project.
57	Policy SFGI4	Dorset Council	Supported.	Noted.
57	Policy SFGI4	Sustainable Shaftesbury	Strengthen the requirement for adherence to this policy and for historic deviations from this requirement to be put right.	The policy should be effective where it has been conditioned (and therefore not all historic deviations can be remedied). Where conditions have been imposed but not complied with, it becomes a matter to be raised through the enforcement team at Dorset Council. Amend Project GI4 to encourage other bodies to review their lighting where this is having a clearly detrimental impact on the dark skies.
63	Map Ref: SFDHZ	S Clifford	Old Cann needs to be within the correct character zone of Cann (as opposed to being in the parish of Cann)	Old Cann Rectory and other buildings associated with Cann historically were on land around what is now the Royal Chase roundabout and this area is described as Cann in the Historic Towns Survey. Minor changes to the boundary have been made

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				to encompass the older housing immediately north of the Royal Chase Hotel (Belmont House) as these were deemed to more in keeping with this area than the estates to the east. The character area cannot extend into the parish of Cann as this is outside the Neighbourhood Plan area (which follows the Town Council boundaries).
63	Map Ref: SFDHZ	Dorset Council	Changes to character zones noted. A small area of land south of the A30 (location of LGS54) - unclear which character zone it belongs to, if any.	The area is outside the settlement boundary and it not proposed for development - it may therefore be helpful to indicate the 'other' areas as countryside / outside the character zones somehow.
68	General	R B (via survey monkey)	Agree with the changes to the Plan as proposed. Minor typos highlighted - the reference to Shaftesbury School is worded as if the school, and not just Barton House, falls into Zone 4.	Noted - update to remove inconsistencies
69	5.2	Sustainable Shaftesbury	Issues to be addressed should be rephrased 'Further development must be prohibited.'	Amend to "This should not be seen as a precedent and further intensification of a similar nature would not be appropriate."
74	Policy SFDH1	Dorset Council	Supported.	Noted.
75	Policy SFDH2	Dorset Council	Recommend being less prescriptive over air and ground source heating given changing standards through regulations. The requirement for solar panels to be in keeping with the colour of the roof also seems overly restrictive especially outside of conservation areas, and their siting needs to take into account heritage settings.	Wording used in the Alderholt NP (which was accepted) could be used here, this reads: "The following measures should be incorporated into new buildings and extensions where practicable to do so and in keeping with local character:..."
75	Policy SFDH2	Sustainable Shaftesbury	Words such as 'should' must always be replaced with the word 'must'. The policy should also be broadened to include nature restoration elements ie the incorporation of swift bricks, bird, bat and bee boxes	In some cases the incorporation of one or more of these elements may not be feasible, and therefore the word 'should' is considered correct. However the word should does not imply that it is purely discretionary, and this can be explained in the introduction. Policy SFDH6 references sustainability benefits, which are explained in the supporting text as including local wildlife such as bat roosts. However Policy SFDH2 could usefully be amended

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				to ensure that these are considered in all new homes (not just relating to where design and access statements are required).
75	Policy SFDH2	Sustainable Shaftesbury	Consider expanding policy to include non-residential development and extensions / alterations.	Agree that this should be applied to all aspects of building works where this would be of environmental benefit.
75	Policy SFDH2	Sustainable Shaftesbury	Amend 'rainwater butts/storage' to read 'onsite rainwater retention storage and recycling' to include the full range of options.	Agreed - amend policy to reflect the wording in the recently examined Alderholt NP which reads: collection of surface water to reuse, either through a water butt or rainwater harvesting system.
76	Policy SFDH3	Dorset Council	Suggest requirement to consider microclimates is deleted as it seems unreasonable to make this a requirement for the scale and type of development likely to come forward at Shaftesbury.	This wording has been carried forward from the previous version of the plan. It is considered necessary given that Shaftesbury is one of the highest hill-top towns in England and as a result the impact of wind is an issue that does require consideration.
77	Policy SFDH4	Dorset Council	Suggested amended wording to clarify role of Town Council as welcoming discussions with applicants on street furniture etc.	Agree - amend policy to read "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."
77	Policy SFDH4	Sustainable Shaftesbury	All new development land in Shaftesbury should have a 20% Biodiversity Net Gain requirement.	A higher increase in BNG requires specific justification - at the present time there is no such data available that is specific to Shaftesbury to show that this is necessary or reasonable (in contrast, Guildford in Surrey was able to demonstrate that its area had suffered a severe biodiversity decline that was significantly worse than the country as a whole, that opportunities to deliver this off-site if necessary were likely to be available locally, and that the viability of development was unlikely to be unduly impacted in most cases). Include project to collate evidence for future review.
77	Policy SFDH4 Policy SFCL3	C G (via survey monkey)	Agree with the changes to the Plan as proposed. More should be done to protect existing and prioritise investment in the development of new	This is the intent of policies SFDH4 and SFCL3. NB also see earlier comment re transport vision.



Pg	Policy / para	Who	Summary of feedback	Proposed response / changes
			walking and cycling routes, and traffic free corridors between different parts of Shaftesbury. Shaftesbury should lead the way in Dorset by mainstreaming physical activity and movement into the design and creation of our schools, play spaces, housing developments, high streets, neighbourhoods and community spaces by putting movement at the heart of new developments.	
78	Policy SFDH5	Dorset Council	Supported.	Noted.
78	5.4	Dorset Council	Suggest minor amendment to text for clarity re design cues from local buildings.	Agreed.
79	Policy SFDH6	Dorset Council	Supported.	Noted.
79	Policy SFDH6	Sustainable Shaftesbury	All new development has wildlife friendly features such as swift bricks, bird, bat and bee boxes	This is currently referenced in the supporting text but is not carried through to the policy. It is however covered in the revised wording to Policy SFDH2 and this can be cross-referenced.
79	Policy SFDH6	A King	[see above comment]	[see above comment]
80	5.4	Dorset Council	Suggest further text to clarify expected approach with reference to Listed Buildings	A statement covering this clarification can be included on page 73 (Map Ref: SFDH1).
80	Policy SFDH7	Dorset Council	Supported.	Noted.
80	Policy SFDH7	Sustainable Shaftesbury	The requirement for high sustainability credentials in building materials should be stronger and not optional.	Retain existing wording as an appropriate balance - should is not optional.
81	Policy SFDH8	Dorset Council	Reconsider requirements on finds to ensure it is clear what this constitutes and that there may be an archaeological team already working on the site who would be best placed to decide how to proceed.	Agree that the policy is poorly worded in relation to circumstances where there may be multiple finds on any one site. Amend wording to refer to 'where a site is identified as being of archaeological interest during the course of works'....
81	5.5	Sustainable Shaftesbury	Include information on the scheduled ancient monuments and where they all are	There are several references to monuments within the NP, including section 5.5 where these are listed. Agree it would be useful to show these on Map Ref: SFDH8 if feasible.

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83	Policy SFDH9	Dorset Council	It might be useful to mention the addition of Barton Hill House to the list here (and confirm that the other buildings are unchanged).	Agreed - include note to this effect.
88	Policy SFCL1	Dorset Council	Supported.	Noted.
88	6.2	Sustainable Shaftesbury	Include the proposed plan for the new Mampitts community hub	The plans are not yet finalised for inclusion.
91	Policy SFCL2	Dorset Council	Supported.	Noted.
93	Policy SFCL3	Dorset Council	Supported.	Noted.
94	Map Ref: SFCL 3	K Jones	Proposed footpath by Holyrood Farm House is already an existing ROW	To check with Dorset Council (Watery Lane is not showing on Dorset Explorer as a PRow / public highway or subject to a DMMO application) – to be updated if necessary.
94	Map Ref: SFCL 3	K Jones	Niveus Walk @ Littledown needs checking	To check on site as to whether this is now fully open.
94	Map Ref: SFCL3	Dorset Council	The choice of colours in the map and key could be improved for clarity.	Agreed - to be improved as far as possible for clarity.
94	Map Ref: SFCL3	Dorset Council	Suggest adding disclaimer“This map is not Definitive and has no legal status” to prevent people using the information on the map to raise legal disputes.	Agreed.
94	Map Ref: SFCL3	Sustainable Shaftesbury	Improve the clarity of the existing network and a plan to improve connectivity and, as part of this, work undertaken to show the places where this is most keenly lacking.	This is the intent of Policy SFCL3 and the related map. No additional route connections have been suggested as part of the consultation.
94	Map Ref: SFCL3	Sustainable Shaftesbury	SuSAC does not consider that the so-called cycle 'loop' meets connectivity requirements in any way.	Noted - however this is not the only route deemed important but is supported as a route promoted for health and well-being / recreation. Additional routes are to be added as identified under related comments.
94	Map Ref: SFCL3	Sustainable Shaftesbury	Include a map showing all the established and proposed footpaths, cycleways and bridleways within the town and out into the surrounding countryside including those that might have fallen	Map Ref: SFCL3 is intended to perform this function

Pg	Policy / para	Who	Summary of feedback	Proposed response / changes
			into disuse, and the key agreed pedestrian and cycleway connectivity routes to and from the town centre.	
99	Appendices A to E	Dorset Council	Supported.	Noted.
120	Appendix J	Dorset Council	There are now two sections labelled “6. Trees for gardens”.	Noted – checked with Tree Group and amended as per their suggestions.
136	Appendix J, LGS54	Dorset Council	Update as development now appears to be completed. Consider adding date of designation	The site has not yet been completed - the Town Council has raised a query on the installation of the play equipment in what is intended to be a green corridor.
136	Appendix J, LGS55	Dorset Council	Consider adding date of designation	The allotments opened in October 2021 – to include reference as an addition in the main body of the Plan./
139	Appendix M	Dorset Council	Update source references, including NPPF, BNG, Industrial Strategy (now archived)	Agreed - source materials to be checked and updated where these remain relevant, and new sources added.
143	Appendix N	Dorset Council	Suggest table is updated to include the latest monitoring data supplied, and correcting discrepancy between dwellings and households.	Agreed - see also earlier comment re merger with Housing Target Paper.
147	Appendix P	Dorset Council	It would be useful if some text could be provided that explained more about the data, where it was obtained, when it was obtained, etc., and where more information can be found, and how these maps have been used to create map SFGI2 on page 54. It may also be helpful for these maps to show information around the perimeter of the area, because a landslide outside the plan area could impact on people and properties inside the plan area.	This is largely explained within the main body of the NP preceding Policy SFGI2, as revised. To consider whether mapping area can be expanded.
	SEA	Natural England	The plan’s proposed policies are unlikely to result in significant effects on statutorily designated nature conservation sites or landscape, or to impact on internationally important habitats.	Noted.

Pg	Policy / para	Who	Summary of feedback	Proposed response / changes
	SEA	Environment Agency	No concerns raised.	Noted.
	SEA	Historic England	A rigorous assessment of relevant heritage considerations and an understanding of their significance and sensitivity is required to determine whether a full SEA will be required or not. To assist in the necessary assessment we would recommend the use of our guidance on SEAs, Site Allocations (applicable to Neighbourhood Plans as well as Local Plans), Setting, and Heritage Significance respectively.	Dorset Council's Conservation team has responded to the consultation and not raised any specific concerns in relation to the proposed allocation. The heritage the SEA screening report update.
	Modifications Statement	Dorset Council	At this time we agree that the nature of the plan has not changed. However, we reserve the right to alter this view at a later date, particularly if new evidence comes to light. The legislation requires Dorset Council to come to a final view before the examination.	Noted.
	Modifications Statement	Dorset Council	On page 6 of the Modifications Statement the text doesn't refer to new sites LGS55 or ITA23. Similarly, the map doesn't include LGS55. It would probably help if the text here used the new reference numbers for the LGS and ITA sites.	Agreed
	Modifications Statement	Sustainable Shaftesbury	Amend the spelling of 'Grosvenor Road'	This only occurs in the Modifications Statement and can be corrected.