

5. Design and Heritage



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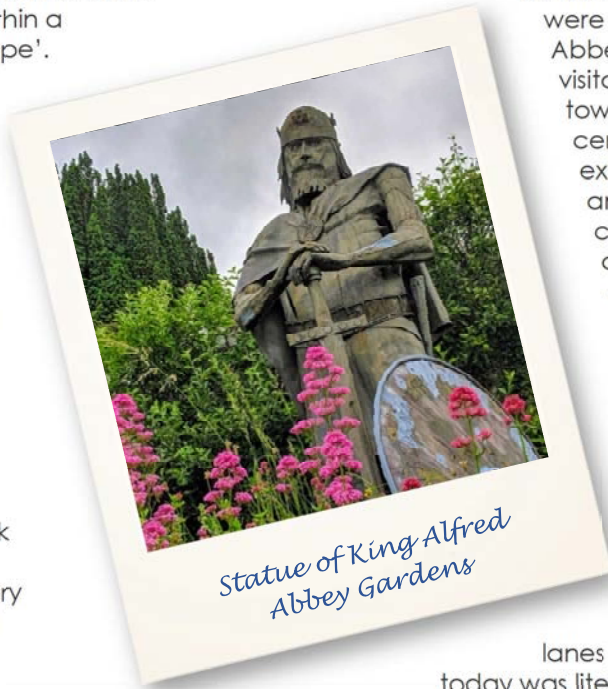
5.1 Design and Heritage: Key messages and aims

Context - A brief history of the town

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

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

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



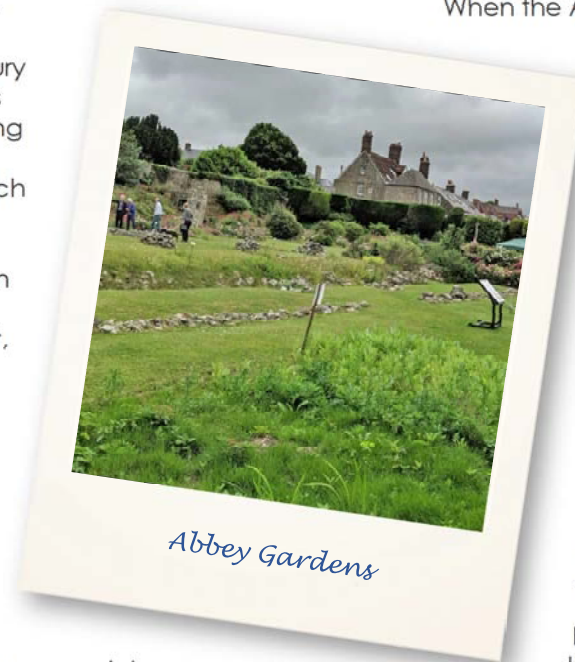
*Statue of King Alfred
Abbey Gardens*

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

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

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

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



Abbey Gardens

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

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

It is notable for both the terrace and mature sycamore tree

line, with exceptional views over the Blackmore Vale countryside and St James Park, with the winding path linking upper and lower town. The Jubilee steps were restored in 1937 to celebrate the 1935 Silver Jubilee.

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

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

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

Today, the fame of Gold Hill and Shaftesbury's outstanding views continue to attract a considerable number of visitors. Together with a vibrant, independent High Street and many successful local businesses, Shaftesbury continues to thrive.

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



Gold Hill



'Hovis' Bike on Gold Hill

Quick Read

Why is design and heritage important?

History has shaped the appearance of our town.

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

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

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Key feedback from consultation

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

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

Key messages

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

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

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

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

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

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

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

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

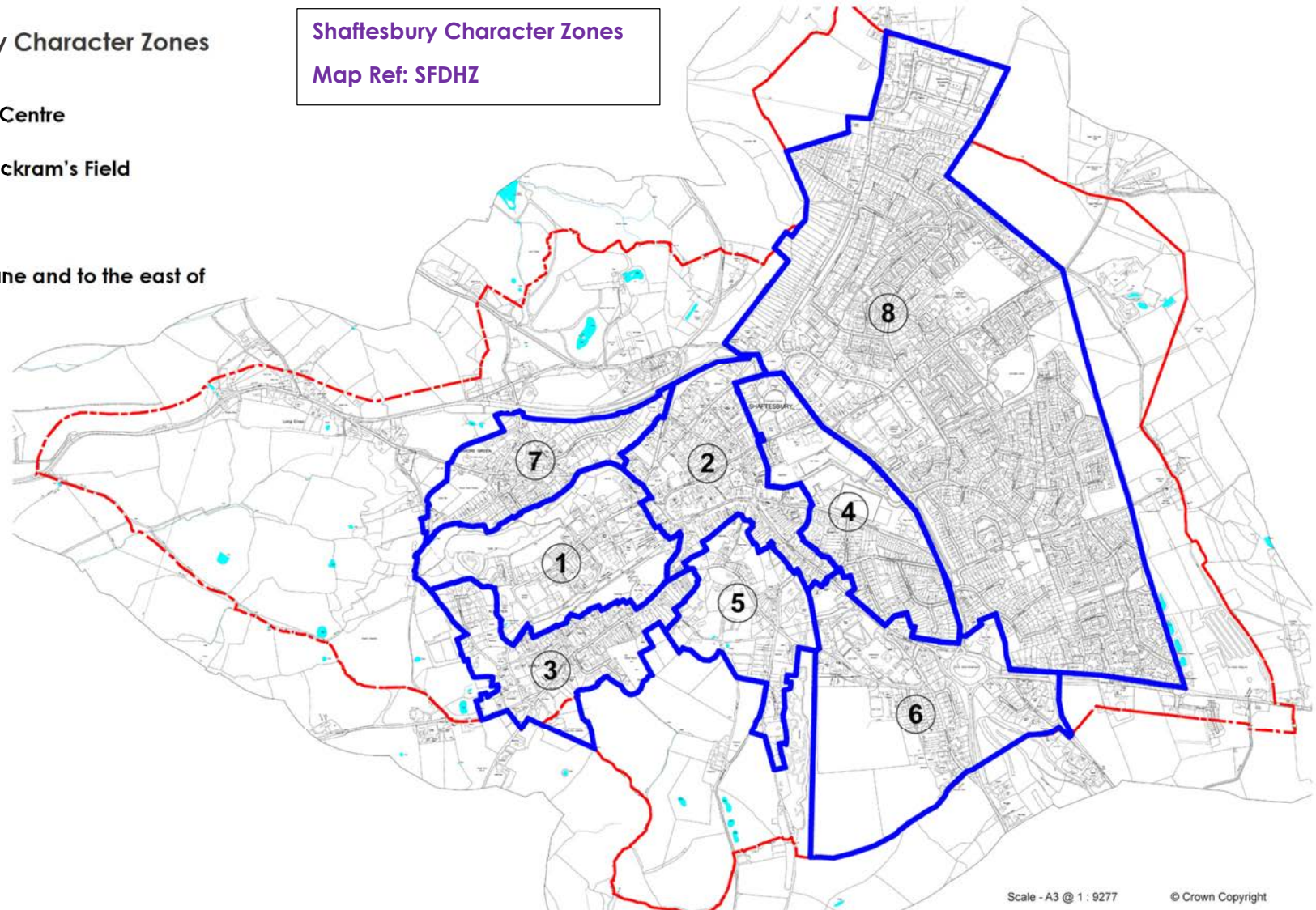


5.2 Shaftesbury Character Zones

Map of Shaftesbury Character Zones

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

Based on the Dorset
Historic Towns Survey
2011



Scale - A3 @ 1 : 9277

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5.2 Shaftesbury Character Zones (continued)

1. Bimport

Description

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

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

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

Key characteristics

- Distinctive hilltop location on green sandstone spur. The location of properties and public space located on high points in the landscape afford panoramic views of the extensive low-lying countryside of the Blackmore Vale.
- A historic area representing the initial settlement of the town. Includes former Saxon burgh and late Saxon and Medieval abbey and precinct. The

architectural detailing on the surviving historic buildings is of high quality. The irregular street pattern and historic buildings provide intrigue and diversity.

- Relatively open settlement pattern including large building plots.
- Holy Trinity Church tower - a town landmark.
- Park Walk and The Park with wooded slopes provide a sense of openness and draw the rural landscape into the townscape.
- 12th century 'castle' earthworks at Castle Hill surrounded by public open space.
- Large gardens and mature trees strongly contribute to the leafy character of this area - the ancient yew tree is of pre-Christian time.
- St John's churchyard.
- Stone boundary walls.

Issues to be addressed

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



5.2 Shaftesbury Character Zones (continued)

2. Shaftesbury Town Centre

Description

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

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

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

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

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

Key characteristics

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



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Key characteristics (continued)

- Range of houses and cottages in the local style with varied building lines along some streets and lanes.
- Cottages and houses of 17th to 19th century in the local style are located along Gold Hill and Bell Street and contribute to the historic character of the townscape.
- Georgian and Victorian buildings are widespread, but particularly evident along the High Street.
- Quality signage and detailing on shop fronts contribute to the character of the area.

Issues to be addressed

- Twentieth century houses and commercial properties that lack local distinctiveness are scattered throughout the area.
- Traffic and on-street parking reduce the quality of the area.
- The car park behind Bell Street is a large area of open tarmac which contradicts the tight spacing of buildings and quality of the rest of the area. There is an opportunity to introduce trees within the car park to soften the landscape in this area and create other environmental benefits.
- Shop frontages with modern additions and materials such as plastic signage reduce the quality of the area.

- Mixture of stone, concrete block and tarmac. Therefore, an uncoordinated mixture of surfacing.
- Poor quality of hard surfaces and utility apparatus covers e.g. Swan's Yard.
- Modern streetlights are not in keeping with historical aspect of this area.
- Problem of two-way flow of larger vehicles along the narrower sections of the High Street causing congestion and fumes.



5.2 Shaffesbury Character Zones (continued)

3. St James

Description

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

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

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

Key characteristics

- Distinctive position along the base of the southern side of the green sandstone spur.
- The linear route of the Medieval (or late Saxon) St James street sinuously follows the grain of the topography of the spur towards a triangular green and the church at its western end. The street is

largely built up with small attached 18th and 19th century houses set directly on the street frontage. Occasionally the street frontage opens out into small courtyards or several houses set back from the street.

- High proportion of historic buildings, mainly 18th and 19th houses and cottages, built in the local style featuring cast iron casements. A small number of earlier houses dating from the 16th and 17th centuries are also present and there are relatively few modern houses.
- The consistency and quality in the scale of buildings and the use of local building materials provide a high-quality urban environment.
- The widespread use of local materials and a range of different building heights and slight variations in architectural details give coherence.
- The grassed and wooded slopes of the spur, together with the mature trees and gardens at the west end of the area, and the St James allotments, provide a significant green element to the character of the area. There are also small but significant green spaces in front of the church and at the Rolt Millennium Green.
- The underlying geology of the southern slopes below St James are formed of running green sandstone, which has always constrained development.

- A number of surviving stone boundary walls of 18th or 19th century date and cast-iron railings make a positive contribution to this area.

Issues to be addressed

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



5. Design and Heritage

5.2 Shaftesbury Character Zones (continued)

4. Barton Hill and Cockram's Field

Description

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

Situated due east of the town centre extending to Christy's Lane, this area nonetheless provides many key facilities for the town, having a small open air swimming pool for summer use, the boarding house for Shaftesbury School and a large recreational space with skate boarding and exercise areas, as well as the town's bowling club and only large supermarket.

Key characteristics

- The large recreational areas provide significant green open spaces within this area.
- The mature trees in the grounds of Barton Hill House and Christy's Lane contribute to the leafy character of the area.
- Inter-war and early post-war houses that predominate this area are mainly a mixture of semi-detached and short terrace suburban house types, typical of their time.
- The houses and layout have a welcome coherence. Houses are built in Gillingham bricks, produced in Dorset.

- The avenue of beech trees along Christy's Lane were planted for the Queen Mothers 80th birthday.

Issues to be addressed

- Commercial buildings with a lack of local identity on large plots are surrounded by large open car parks with extensively tarmac surfaces.
- The supermarket is set on a large footprint, made with brick and artificial stone and surrounded by large areas of tarmac car parking.
- The loss of the beech trees along Christy's Lane would impact on the streetscape. There is an opportunity to extend the tree line further.
- The Cattle Market site requires careful consideration and respects the setting of Barton Hill House.
- Trees in car parks as part of the Tesco development have not been maintained or replaced.



5.2 Shaftesbury Character Zones (continued)

5. Layton Lane

Description

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

The layout is more open with a variety of architecture that spans Georgian, Victorian, 1920s and modern. A defining feature of the Layton Lane area is its proximity to the lower Shaftesbury slopes, with open fields and farmland.

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

Key characteristics

- Trees and hedges form a significant component in the semi-rural, leafy character of this area.
- Well preserved ancient lanes and boundaries - the street frontage is defined by a mixture of stone walls and hedges.
- Housing density is low with dispersed historic cottages and bungalows and large houses set on generally large plots along the road. The majority of buildings are set well back from the frontage.

- Distinctive position below the historic town.
- There are a number of open spaces within the area and good views of countryside to south.

Issues to be addressed

- Large scale properties out of proportion with historic properties in the area. Further intensification should not be encouraged.



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5.2 Shaftesbury Character Zones (continued)

6. Cann

Description

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

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

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

Key characteristics

- Formerly part of the medieval parish of Cann.
- Along the Salisbury Road are several large villas and country houses, including the former parish church of St Rumbold's.
- Strong 'building line' and good example of early ribbon development along streets such as Lower Blandford Road.
- The Shaftesbury School and playing fields form an extensive part of the western side of this area.

Issues to be addressed

- Small Incremental changes to the post-war houses over time has reduced the overall character of those of the original design.
- The area is dominated by modern road developments, including the Royal Chase roundabout.
- Many of the larger historic houses have been significantly altered or have been obscured by 20th century suburban housing.



5.2 Shaftesbury Character Zones (continued)

7. Enmore Green

Description

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

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

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

Key characteristics

- Post-Medieval rural settlement site enclosed from former common. The settlement pattern is largely informal with low density, detached, rural cottages and short terraces mainly set back from the street, and a small triangular green in the centre of the village.
- Historically the site of Shaftesbury's town water supply.
- The 17th to 19th century historic cottages and houses in the village centre make a

major contribution to the local character.

- The consistency and quality in the scale of buildings and the use of local building material provides a high-quality urban environment.
- Slight variations in architectural details provide diversity and interest to the streetscape.
- The area has a semi-rural character as a result of its location as a backdrop to the wooded green slopes of the green sandstone plateau to the south, mature trees and hedges and network of ancient lanes.
- Views over the surrounding countryside.

Issues to be addressed

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



5. Design and Heritage

5.2 Shaftesbury Character Zones (continued)

8. East of Christy's Lane and along the east of Grosvenor Road

Description

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

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

Key characteristics

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

Issues to be addressed

- Many of the 21st century housing estates are comparatively high-density and developed to a standard design,

providing little or no reference to the local character or vernacular.

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



5.3 Shaftesbury Conservation Area

Map of the Conservation Area

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

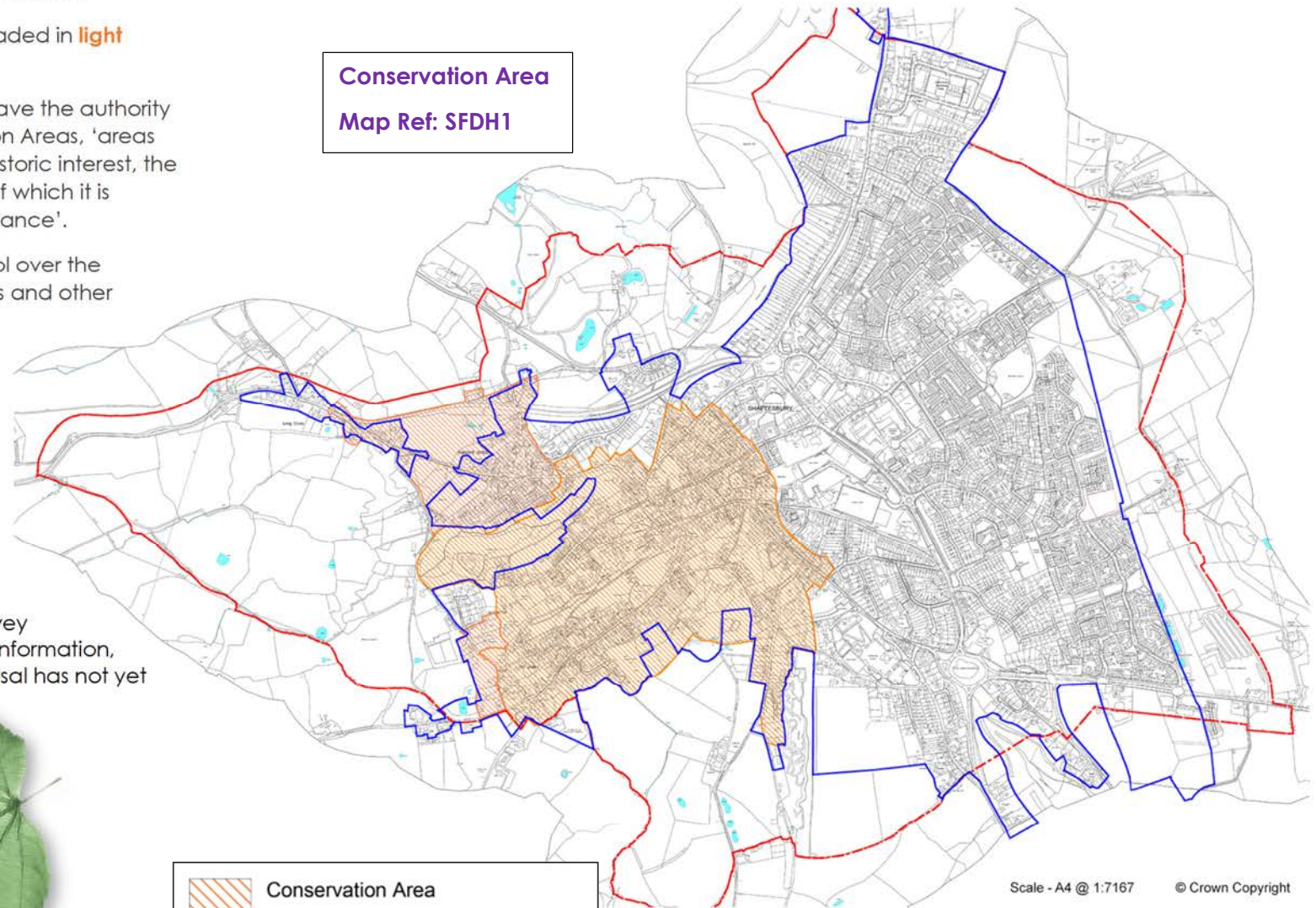
Local Planning Authorities have the authority to designate as Conservation Areas, 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.




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

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

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

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



	Conservation Area
	Shaftesbury Parish Boundary
	Shaftesbury Settlement Boundary

Scale - A4 @ 1:7167 © Crown Copyright

5.4 Policies SFDH1 to SFDH7

What do Policies SFDH1 to SFDH7 set out to do?

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

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

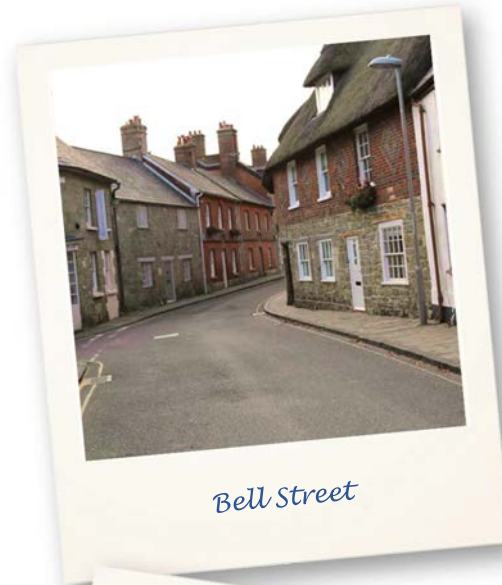
To make sure the natural environment is properly considered in the design process.

Respecting Local Character

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

Details:

POLICY SFDH1 - Development will respect and respond to the positive aspects of character associated with the specific area of Shaftesbury where the development is planned, and not repeat (and where possible reduce) the negative issues, as set out in section 5.2.



Bell Street



Rooflines

High quality designs

In October 2019 the Government consulted on further changes to Building Regulations. Their proposed changes would mean all homes completed after 2025 would be future-proofed with low carbon heating and world-leading levels of energy efficiency. An interim standard is also proposed as soon as 2020, that would require a 20 - 31% reduction on emissions in the short term. So, whilst it is not appropriate for this Neighbourhood Plan to set different standards, we clearly want to encourage developers to challenge themselves to deliver zero carbon designs sooner if at all possible.

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



5.4 Policies SFDH1 to SFDH7 (continued)

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

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

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

POLICY SFDH2 - Development should be sustainable, safe, inclusive and accessible in design. New dwellings are encouraged to exceed the target emission rates of the current Building Regulations in place at that time, and to achieve Building for Life accreditation and a Home Quality Mark rating to demonstrate their sustainability credentials. BREEAM assessments are

encouraged for non-residential development.



High Street Shop



A Gold Hill Cottage

The scale, positioning and orientation of buildings

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

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

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

5.4 Policies SFDH1 to SFDH7 (continued)

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

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

There are also likely to be more opportunities to include taller buildings in these areas, to make more efficient use of land, and this is particularly important in places where there is good access to local facilities and jobs.



However, bulky and unimaginative designs will not be supported.

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

POLICY SFDH3 - The scale, positioning and orientation of buildings will:

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

taller buildings in locations where there is very good access to local facilities, provided that this would reinforce and add interest to the area's character and legibility.

Creating an attractive public realm

Although the way we design buildings impacts on how public spaces feel, there are many other factors that also need to be considered, which we touch on here.

An important consideration is the need to avoid unintended clutter, whilst incorporating those features that make public areas safe, accessible and practical. For example, street lighting should be fixed to buildings to reduce the clutter of lamp posts. Litter bins should be provided adjacent to recreation spaces and at intervals so as to be convenient for use and waste collection. New developments should include Royal Post boxes and community noticeboards unless these exist nearby.

Surfacing materials are also important. Whilst in historic quarters traditional materials should be considered, the surfacing needs to be suitable for wheelchairs and pushchairs (and where allowed, bicycles and scooters). Consideration should also be given to the practicality of further works (for example accessing underground utilities or installing new street furniture).

5.4 Policies SFDH1 to SFDH7 (continued)

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

The inclusion of planting areas within the design should also be considered at an early stage, as some elements (such as street trees) will require space, and there may be opportunities to link a series of green corridors together for wildlife and sustainable drainage benefits. Car parking areas should be landscaped with planting.

Standards of workmanship can have the greatest impact on the quality of public spaces. Therefore, it is vital that surface

treatments and street furniture are installed with care and attention to detail.

Before a planning application will be considered, Dorset Council will insist on a Biodiversity Appraisal and a Biodiversity Mitigation and Enhancement Plan, if the site is 0.1ha or greater in size, where there are known protected species or important habitats/habitat features, or where the proposal involves changes to a rural barn.

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

POLICY SFDH4 - A range of open areas and enclosed spaces, including areas designed to encourage play and social interaction, should be incorporated into the design of new places. Pedestrian routes

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

Attention should be paid to the inclusion of sufficient planting to enhance biodiversity, provide opportunities for shade and promote clean air (particularly near trafficked areas). Outside of the town centre, soft landscaping should be of equal importance in the overall design.



Attractive Landscaping



Traditional Stone Wall

5.4 Policies SFDH1 to SFDH7 (continued)

Accommodating vehicles

While this plan places a lot of emphasis in improving opportunities to walk, cycling and for public transport to work, many residents and visitors will continue to rely on their cars for a lot of the trips they make. Electric cars and other low-energy fuels are likely to become more widespread, and with this the need for charging points. And even if the car is less used – many households will still have a car that needs to be parked somewhere.

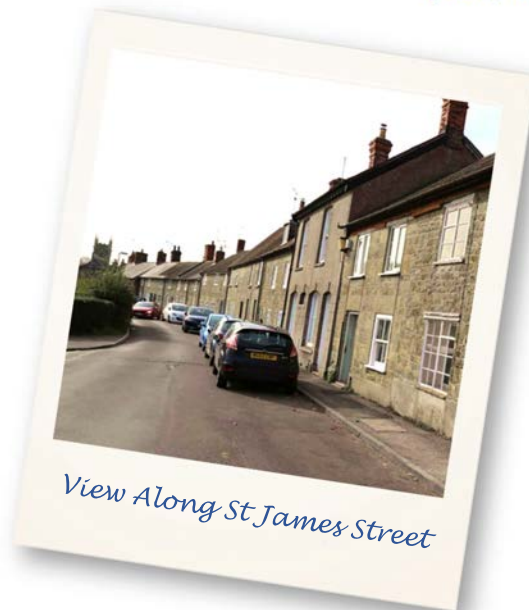
Communal parking areas can make more efficient use of land, but large expanses of parking are not attractive. More thought will also need to be given as to how users might access vehicle charging points in such areas.

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

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

POLICY SFDH5 - Provision must be made for cars, motorcycles and bicycles in line with the adopted parking standards (and Manual for Streets). Communal car parking areas, if proposed, should not result in extensive areas of uninterrupted parking, and will need to be landscaped with planting including provision for mature trees. Similarly, continuous areas of uninterrupted car parking in front of buildings should be avoided.

Parking spaces must be of adequate size for the range of vehicle types and users (including disabled drivers). Car charging points should also be clearly shown on the plans, to



demonstrate sufficient provision will be available for both occupants and visitors.

Building styles and detailing

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

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

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

5.4 Policies SFDH1 to SFDH7 (continued)

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

Consideration should also be given to supporting local wildlife and other opportunities to increase the environmental credentials of the buildings. For example, roof overhangs with exposed rafters offer the possibility of roosts for birds. Openings to roof spaces where bats can roost can be designed into the plans. Rainwater harvesting can reduce water consumption. It is important that these are shown in the plans rather than assuming that they can be added at a later stage.

All of these considerations need to work alongside improvements in energy efficiency and our ambition for a zero-carbon future.

i Traditional elements used in new and existing buildings include:

On formal buildings:

- Detailing around windows including lintels and sills
- Quoins and masonry detailing
- Door surrounds and porches
- Timber sash windows with small panes
- Symmetrical facades

- Windows and doors set back from brick face
- Stonework at entrances including classical pillars, pediments and porches
- Decorative iron railings
- Shallow pitched roofs and defined eaves
- Decorative mouldings

On informal buildings:

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

POLICY SFDH6 - Development should be designed with attention to architectural quality and detailing, reflecting the level of detail typically found in traditional buildings of similar form and function.

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

the function - commercial properties will be grander in design than individual residential properties.

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



5.4 Policies SFDH1 to SFDH7 (continued)

Building materials

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

i A typical materials palette in the Shaftesbury area includes:

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

It goes without saying that alterations to a listed building must respect its character and preserve its features of special architectural or historic interest. Extensions may match or contrast, depending on the character of the building being extended, its relationship (in form and function) to the extension, and how important it is to be able to distinguish the original building from more recent changes.

Even where developments may not be listed, the historic character of Victorian, Edwardian, or 1930s buildings have merits which should be respected. Care needs to be taken to ensure that the character of the original building is not needlessly harmed. For example, replacing slate roofs with modern concrete tiles tends to destroy the character and should be avoided. Low quality UPVC front doors with poor proportion and detailing should be avoided.

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

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

POLICY SFDH7 - Development should use materials that celebrate the area's heritage, are high quality, are appropriate to the

building and its setting, and are durable and, where possible, local or recycled.

Quick Read

What do these policies mean and why are they important?

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

New buildings should be green, environmentally sustainable, use the latest technology and meet the expected environmental building standards.

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

Any item that does not have to be on the front of a building, such as a smart meter, should be hidden away from main view.


5.5 Policy SFDH8

What does Policy SFDH8 set out to do?

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

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

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

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

Details:

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

Scheduled Monuments are protected in law. They are:

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

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

The Historic Towns Survey concludes that there is much still to learn about the origins of Shaftesbury and how it developed. We still don't know how the town was planned and we don't understand the full impact of the Abbey and its later dissolution.

The Abbey's SAVED project has been trying to get answers to some of the questions that remain. They have been using equipment that sends radar pulses down into the ground to see whether they can identify buildings, structures or street patterns below the surface. This project continues.

Historians believe that there is further research to undertake into the influence of the market (and cattle market) and local industries in the medieval period and in the centuries that followed.

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

There are some well-established procedures that developers must follow when their works uncover items of potential historic interest. Not all planners and project managers may be aware of Shaftesbury's significant Saxon and Medieval heritage, including what is believed to be a network of underground tunnels.

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

POLICY SFDH8 - Archaeological assessment shall be required for sites where historic remains may be present, prior to the determination of a planning application, if the development would disturb or prevent future access to such remains.

Appropriate procedures will be required to ensure preservation of the remains in place or the recording of the find prior to development. Proposals to sensitively manage archaeological finds for education (including as a visitor/ tourist attraction) will be supported.

5.6 Policy SFDH9

What does Policy SFDH9 set out to do?

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

Details:

There are 275 listed buildings within the Neighbourhood Plan area.

A locally listed heritage asset is a building, structure or designed space that is deemed to be of local architectural or historic interest and is included on the local heritage list drawn up by Dorset Council.

There is no such list as yet for Shaftesbury. It is a local designation and completely separate from national listing (which is undertaken by Historic England on the government's behalf).

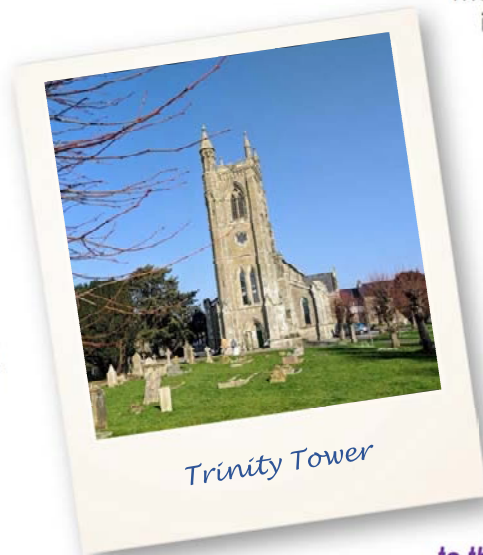
Local listing does not affect the requirements for planning permission. However, by identifying locally important historic buildings, it is more likely that any impacts on that building or its setting will be more carefully

considered because of their local importance.

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

Having reviewed the Historic Towns Survey, which identifies many 'key buildings', and working with Shaftesbury Civic Society, we identified 116 buildings that would merit local listing. The list can be found in Appendix K.

POLICY SFDH9 - Support will be given wherever practicable to the protection and enhancement of the locally important historic buildings identified in this plan.



Trinity Tower

Quick Read

What does this policy mean and why is it important?

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

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

It is also possible to register buildings of local importance as 'locally listed'. This doesn't offer the powerful protection of grade 1 or grade 2 listing and Dorset Council looks after this local list.

We have identified 116 buildings that would merit local listing.

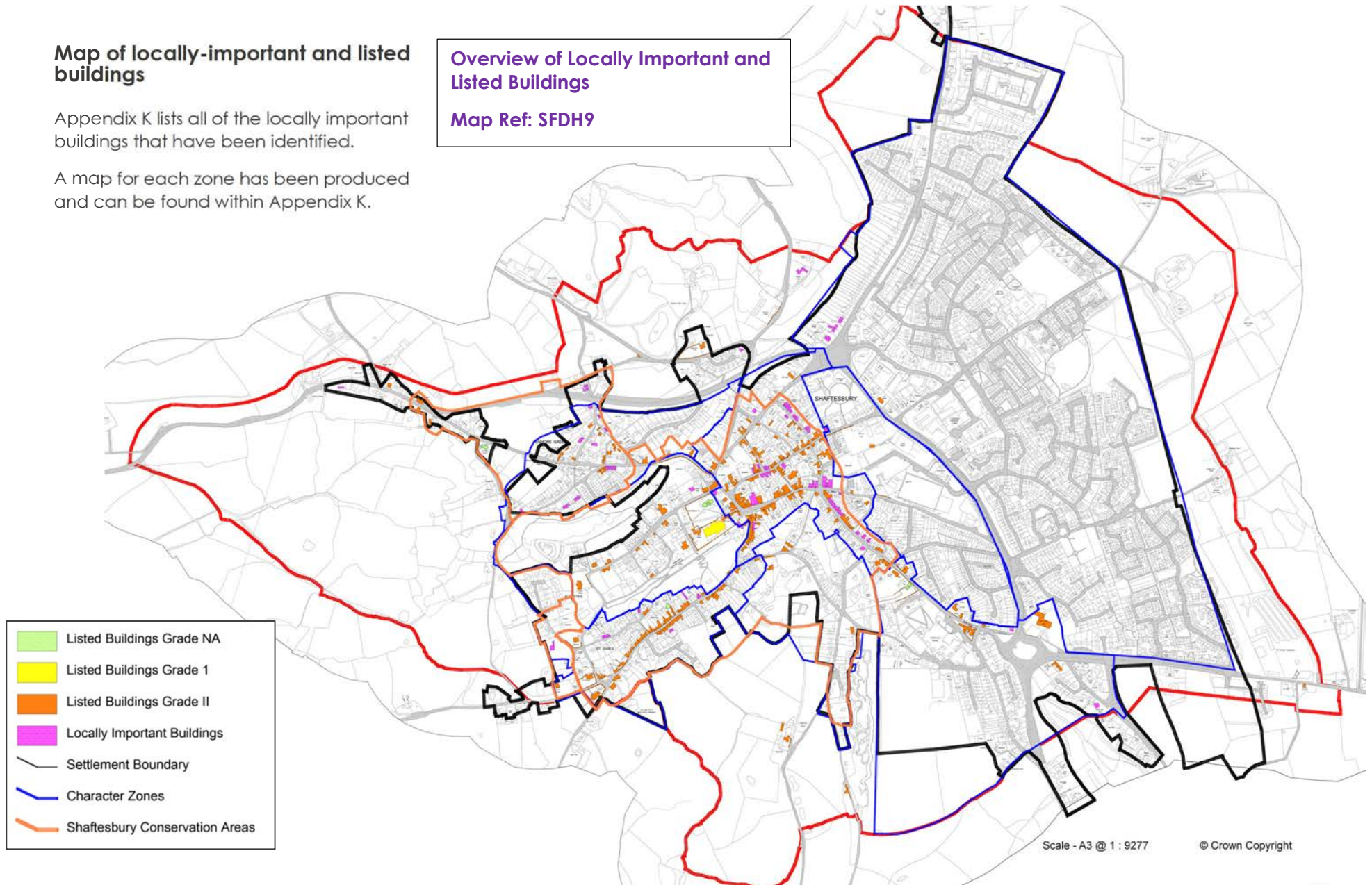
Map of locally-important and listed buildings

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

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

Overview of Locally Important and Listed Buildings

Map Ref: SFDH9



6. Community and Leisure



6.1 Community and Leisure: Key messages and aims

Context

Previous community surveys have highlighted the desire to improve community and leisure facilities, including a leisure centre, swimming pool and more outdoor recreation space.

Our latest survey in June 2018 revealed that local people were concerned about healthcare and education provision.

We have spoken with the organisations that run the medical centre and schools. We are told that there is no immediate need to plan for a new school or surgery based on projected population growth. However, this is not to say that the service providers would turn down an opportunity for improved provision if this were to be offered in the future.

The existing community halls have plenty of availability for their current of levels of usage. 118 groups operate from 18 different venues and cover a multitude of social and leisure activities. Venues include Shaftesbury Arts Centre, which is used by 21 separate groups, The Royal British Legion Hall,

which is used by 10 groups and Shaftesbury Youth Centre has 9 user groups.

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

However, there is a clear demand for a community facility in the east of Shaftesbury and there is interest in an indoor fitness centre. If opportunities arise then these developments should be investigated, and further research undertaken to understand the feasibility and sustainability of each option.

We have compared the amount of outdoor recreation spaces to the suggested national standards, and we fall short. So it is important that we retain and add to these areas

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

It is important that our policies help support the tourism economy. We also want to make sure that we have safe and attractive walking

and cycling routes around the town for both our residents and our visitors. This crosses over with our Town Centre and Green Infrastructure themes.

Key feedback from initial consultation in February 2019

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

Please refer to Appendix I, where there is more information on venues, including the utilisation and names of groups who operate from each one.



The Byzant



Shaftesbury Fringe Festival

6. Community and Leisure

Key messages

Based on what local people have told us, we have the following aims for the town's community and leisure infrastructure:

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

i Summary findings of the Shaftesbury Sports and Leisure Facilities Needs Assessment show that, overall, Shaftesbury is a vital and viable centre.

Some of the Shaftesbury key strengths and weaknesses that have been identified include the following:

- Shaftesbury's leisure offer is below the national average.
- Environmental quality within the town is considered to be good. There may, however, be an opportunity to increase provision of recreational open spaces, and items such as benches and litter bins.
- The town centre's accessibility is poor - in particular an infrequent bus service, a lack of cycleways and narrow pavements that make it more difficult to move around the centre.
- Land to the east of the town centre is the focus for regeneration and has the potential to provide community facilities.

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



Oasis Pool



Shaftesbury Arts Centre



Royal British Legion Hall

6.2 Policy SFCL1

What does Policy SFCL1 set out to do?

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

Everyone should have easy access to such facilities – and although the number of places which are available is generally good, some facilities are lacking (the most notable being an indoor fitness centre), some could be better advertised and facilities in easy walking distance of the area to the east of Christy's Lane are extremely limited.

Details:

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

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

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

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

A sum of £335,024 from developer contributions (section 106) has been allocated to a Neighbourhood Hall facility and/or towards a central Community Hall which would serve the town as a whole. These funds are being held by Dorset Council for the benefit of Shaftesbury East residents. Consultation is planned as per project CL1.

There are also outdoor recreation areas yet to be provided, although some (such as the allotments) are anticipated for 2020

The Masterplan dates back to 2004. Further consultation will establish the current needs of the community and research will be undertaken to provide a realistic and sustainable solution to any proposed community facility.

Quick Read

What does this policy mean and why is it important?

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

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

The first part of our community consultation highlighted that there are more community facilities on the west of Christy's Lane than the eastern side. This needs looking at.

We suggest that a detailed assessment into the potential for a community facility in the east of the town is undertaken.

The outdoor sports and play spaces, social areas, natural green spaces and allotments space has been calculated. We have less space than we should expect when we compare what is here against government standards (known as the FiT standard).

6. Community and Leisure

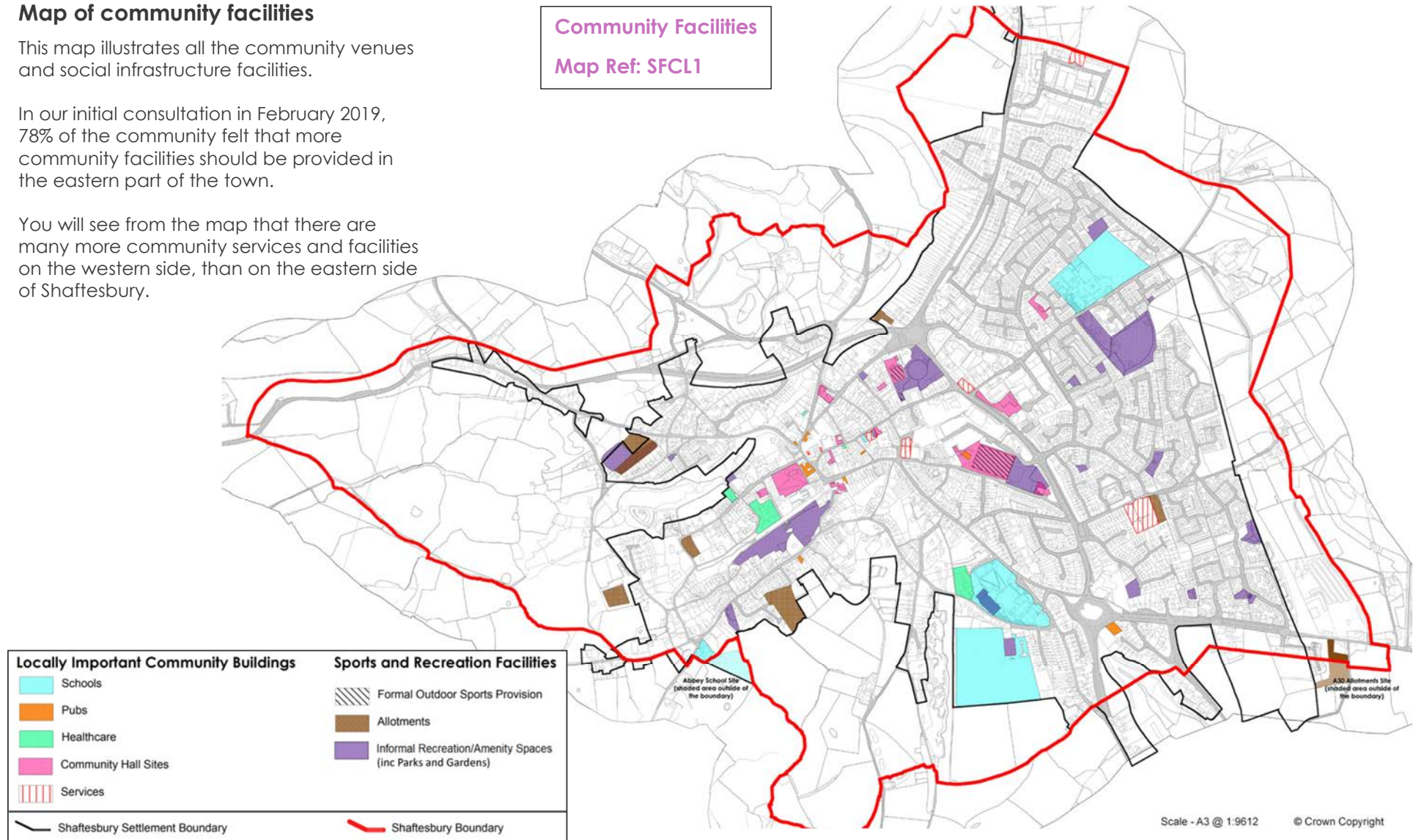
Map of community facilities

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

In our initial consultation in February 2019, 78% of the community felt that more community facilities should be provided in the eastern part of the town.

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

Community Facilities Map Ref: SFCL1



6.2 Policy SFCL1 (continued)

Shaftesbury Open Space Provision

	Recommended Standard (area and/or accessibility)	Shaftesbury Provision Based on 2018 population: 8,849, Projection for 2031: 10,091
Formal outdoor sports provision (playing pitches etc.)	1.60ha per 1,000 people, within 1,200m of people's homes	Current target: 14.2ha 2031 target: 16.1ha Current provision: 8.9ha The current provision covers only facilities within the town and includes the pool (0.02ha) and Shaftesbury School (5.49ha, currently restricted access). The shortage of flat land has led the Cricket Club to be based southwest of the town, more than 2,500m away.
Equipped play areas	For very young children: Small play area within 100m For children who can go out to play independently: Locally equipped area for play (LEAP) within 400m Other provision for young people (e.g. skateboard park, MUGA): within 700m	Current provision: 2.39ha Provision for very young children is patchy but most areas have adequate access to a LEAP. Other provision for young people is concentrated at Barton Hill and Wincombe Rec, which are more than 700m from housing south of Meles Mead or southwest of Stoney Path. The measured size of play areas that are within a larger amenity space has been subtracted from the amenity area given below.
Informal recreation/amenity spaces	1.4ha per 1,000 people of parks, gardens and amenity green space, within 700m of people's homes	Current target: 12.4ha 2031 target: 14.1ha Current provision: 7.39ha Accessibility is adequate
Allotments	At least 16 allotments (about 0.4ha) per 1,000 people	Current target: 3.5ha 2031 target: 4.0ha Current provision: 2.73ha Includes all current allotments plus the additional capacity for local food growing at the Community Farm (0.4ha). Excludes the proposed allotment site south of A30 (0.4ha).
Accessible natural green space	1.8ha per 1,000 people, within 700m of people's homes	Current target: 15.9ha 2031 target: 18.0ha Current provision: 14.50ha. This total provision excludes the two natural spaces in the GI audit that are not publicly accessible: The Cliff, Pensbury Plantation and Meles Mead wildlife corridor. Most of the accessible natural green space within the town is concentrated to the west. There is accessible open countryside beyond the town boundaries, particularly to the north and east, but this is more than 700m from dwellings and there are issues with some of the rights of way at certain times of year.

Quick Read

What does this mean and why is it important?

Parks and green spaces are proven to help people stay physically and mentally well - places where we can all move, breathe, run and play.

National guidance for Outdoor Sport and Play ('Beyond the Six Acre Standard') aims to help land use planners ensure a sufficient level of open space to enable residents of all ages to participate in sports and games with an emphasis on access for children to playgrounds and other play space.

The main shortfall in green infrastructure is formal outdoor sports provision and informal recreation and green spaces (such as small greens and dog-walking areas) closer to people's homes.

6.3 Policy SFCL2

What does Policy SFCL2 set out to do?

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

Details:

The Abbey Museum, Gold Hill Museum, Tourist Information Centre and Shaftesbury Arts Centre are key tourist facilities, together with the main hotels, such as the Grosvenor Arms, Royal Chase and Fleur de Lys, as well as numerous bed and breakfast providers.

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

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

- The development is in keeping with or enhances the area's character.
- Any new buildings are within the settlement boundary.
- The site is readily accessible by sustainable modes of transport (a travel plan is likely to be required in most cases).

- The proposed use would not adversely impact on the amenities of the occupants of nearby properties.

Quick Read

What does this policy mean and why is it important?

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

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

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



Grosvenor Arms Hotel



Gold Hill Museum

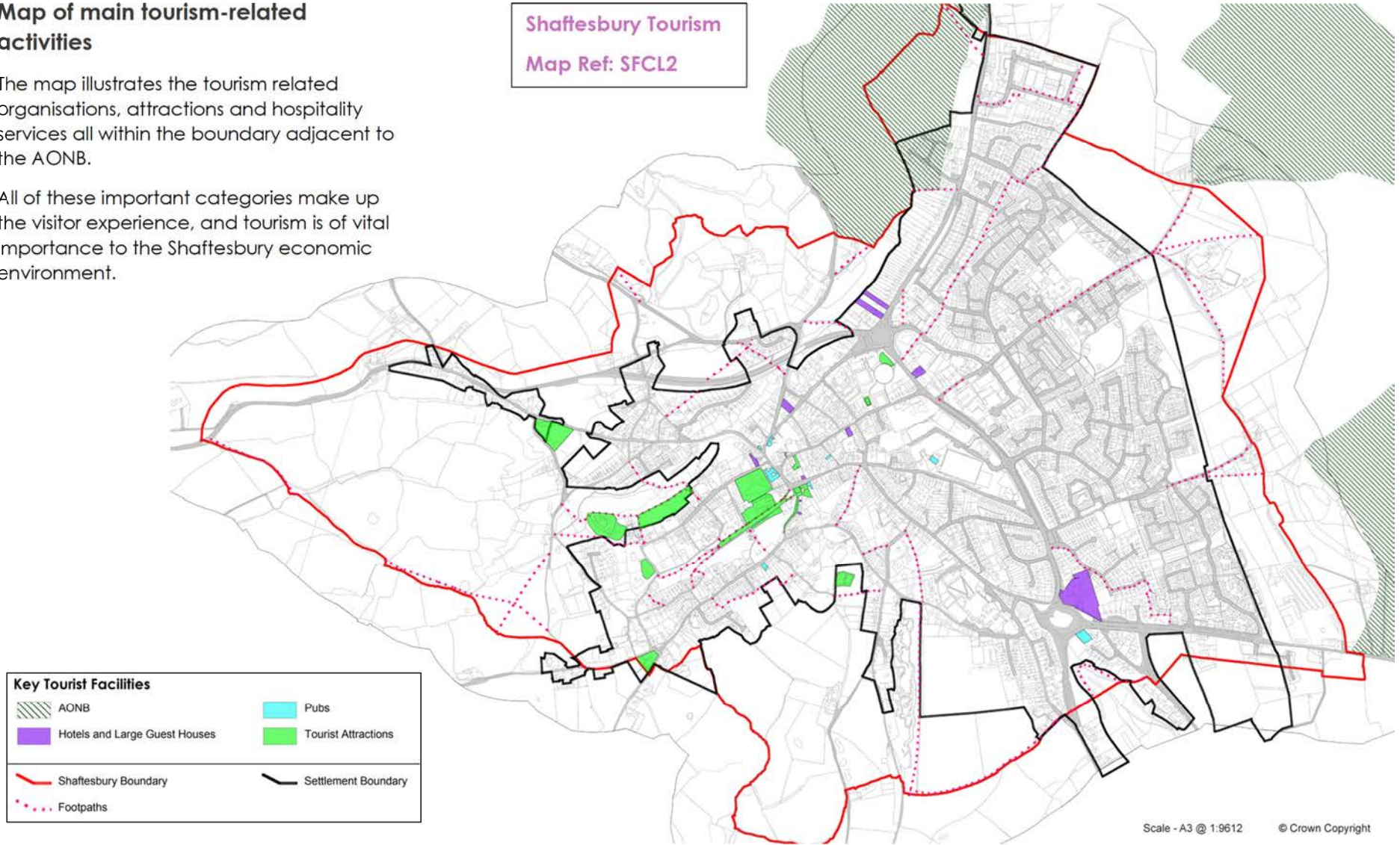
6.3 Policy SFCL2 (continued)

Map of main tourism-related activities

The map illustrates the tourism related organisations, attractions and hospitality services all within the boundary adjacent to the AONB.

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

Shaftesbury Tourism
Map Ref: SFCL2



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6.4 Policy SFCL3

What does Policy SFCL3 set out to do?

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

In the initial consultation in February 2019, 75% of respondents felt the need for safer walking and cycling routes through the town.

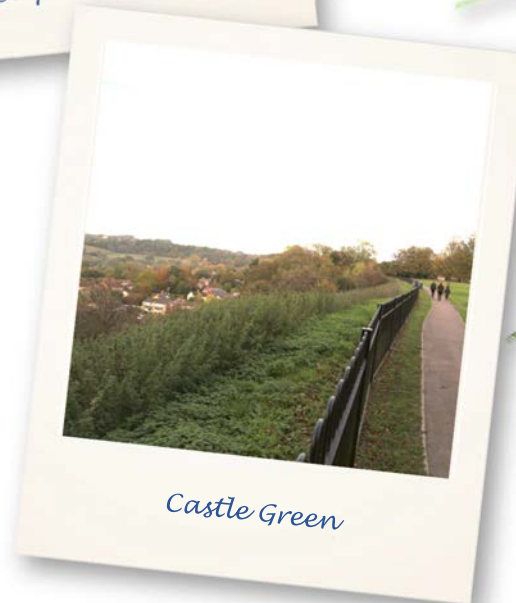
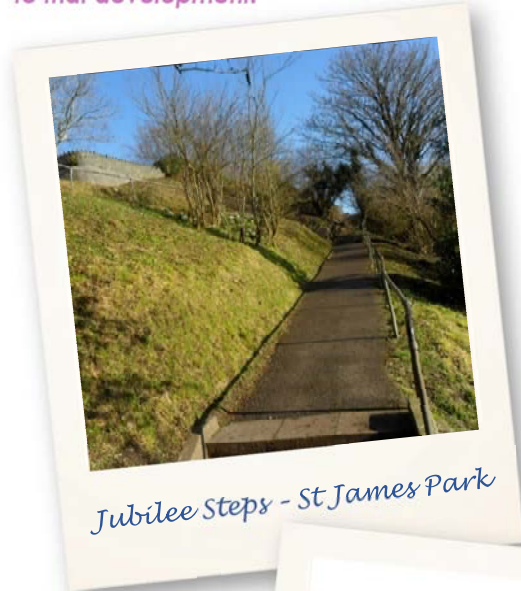
71% of residents felt that there is a need to improve cycle and footpath networks which link to other towns and villages

Details:

POLICY SFCL3 - Support will be given to proposals that improve and extend the existing footpath and cycle path network (as indicated on Map SFCL3). This will allow better access between housing areas and to the town, recreation areas and the wider countryside on paths that are safe, attractive and easy to navigate. The loss or downgrading of existing footpaths and cycle paths that fulfil (or have the potential to fulfil) these requirements will be resisted.

New developments will be expected to link into the existing footpath and cycle path network and provide connections through the site. This would help to create a wider walking and cycling network. Contributions towards the

costs of maintaining and improving the network of footpaths and cycle paths will be sought from developers where reasonable and related to that development.



Quick Read

What does this mean and why is it important?

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

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

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

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

6.4 Policy SFCL3 (continued)

Map of existing and proposed networks of footpaths and cycle routes

The **pink broken line** illustrates the existing footpath network.

The **yellow line** illustrates the on-road advisory cycle route. This route is essentially the A and B road network across the town.

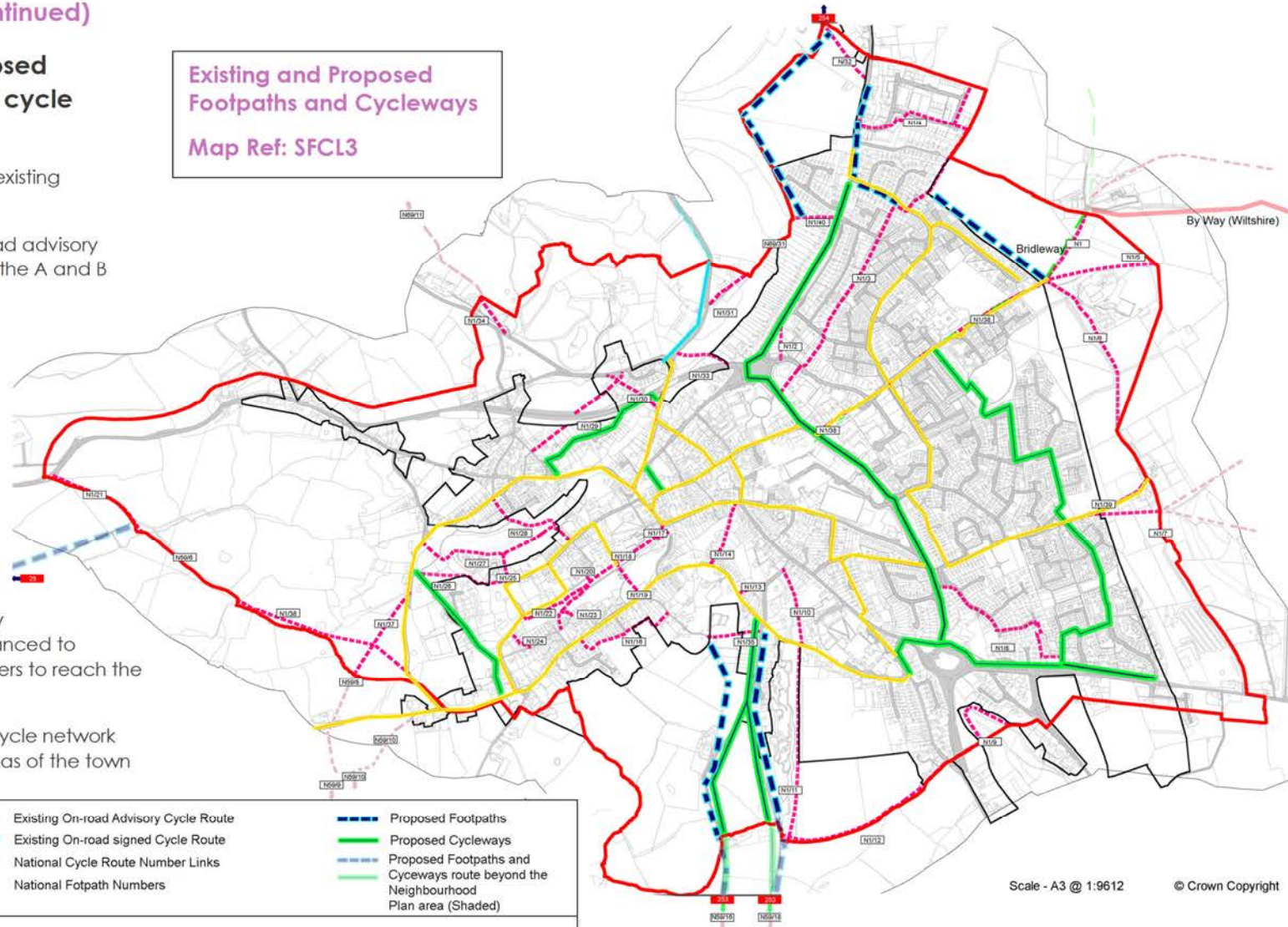
There is a small on-road agreed cycle route shown on the map as a **blue line** towards the northern end of the town.

The Neighbourhood Plan group has worked with Walking for Health, a Dorset Ranger and sustainable transport charity Sustrans to develop the proposed routes.

The **blue broken line** highlights how the footpath network can be enhanced to create more opportunities for walkers to reach the countryside.

The **green line** highlights how the cycle network can be enhanced to link up all areas of the town into a viable local route.

Existing and Proposed Footpaths and Cycleways
Map Ref: SFCL3



Scale - A3 @ 1:9612 © Crown Copyright

7. Appendices



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7.3 Appendix A – Projects: Town Centre

How could we make things better?

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

Project TC1 - Making better use of empty shops

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

Project TC2 - Market day review

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

Project TC3 - Tidying and decluttering

Formal planning policies are important in reducing and limiting unnecessary signs. However, regular tidying and de-cluttering can also enhance the appearance and attractiveness of our town centre.

Shaftesbury Civic Society undertook an audit of the High Street in July 2018 and they identified many signs, posts and other structures that were redundant, poorly placed and dirty. Some buildings and road surfaces were poorly maintained.

As part of a proposed project, groups would list areas that needed attention. This would be repeated on a regular basis and used to draw up a list of desirable improvement. The audits would be carried out by the Civic Society and used as a basis for the Town Council to select its priorities.

The Council would distinguish between situations where it has the direct authority to make improvements and where it will need to use its influence to encourage other parties.

Project TC4 - Managing congestion and parking demand

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

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

- Work with Dorset Council to review parking restrictions and enforcement in locations such as 'The Narrows' on the High Street.
- Work with Dorset Council to introduce signage that include real-time information to guide users to a car park with spaces
- Work with Dorset Council and site owners to keep under review the pricing structure and length of stay for town centre car parks and on street provision
- Investigate the potential for an electric/ultra-low emission shuttle bus to provide access into the centre from the surrounding residential areas.

Project TC5 - Create pedestrian friendly public spaces

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

7.4 Appendix B – Projects: Housing and Employment

How could we make things better?

We hope to work with Dorset and Wiltshire's local planning authorities to provide clearer local community input into strategic planning decisions.

There are concerns that the development of land across the county boundary in Wiltshire could impose additional strains on Shaftesbury's infrastructure and resources.

At present these adjacent areas of Wiltshire do not lie within any of the identified towns in Wiltshire for which housing expansion is being considered,

Background: Affordable Homes for Local People

The median price paid for a new home in North Dorset in 2017 was £250,000. That's £30,000 more than the median price of homes across England. Let's see how that relates to wages, salaries and affordability.

The average annual earnings of single women in North Dorset is £21,000. Single men earn, on average, £25,800. The average household earnings are £33,000.

If you consider that mortgage lenders often consider up to four times combined household salaries, then an average household could support a £132,000 loan. A 15% deposit would cost £28,300. The lack of affordable housing is apparent.

Published data suggests that there is a local need for 1- and 2-bedroom homes for rent or affordable means of purchase. There is an assessed need for 215 affordable dwellings in Shaftesbury. However, no new affordable dwellings were completed in the period March 2017 to March 2018.

Description	Bronze	Silver	Gold	EC	Grand Total
Single person requiring studios or 1 bedroom	27	28	14	2	71
Couple requiring studios or 1 bedroom	16	5	3		24
Family requiring 2 bedrooms	32	29	4	2	67
Family requiring 3 bedrooms	11	16	2	1	30
Family requiring 4 bedrooms	2	9	1		12
Family requiring 4-5 bedrooms		1			1
Grand Total	88	88	24	5	205

On the North Dorset Housing Register there are currently 949 households, of which 215 have indicated they have a connection to Shaftesbury, as highlighted in the table above.

They are split by household size and banding. Gold, Silver and Bronze indicate the level of housing need they are in. Those classed as ineligible are wanting shared ownership.

The delivery of affordable housing is important to our residents and 75% of respondents believe that there should be more affordable accommodation built for local people and essential key workers in Shaftesbury.

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

Project HE1 – Affordable homes

A project is proposed, led by the Town Council, to work in collaboration with the Local Planning Authority, Dorset Council, on the Affordable Homes Strategy and ensure that local needs are prioritised.

Project HE2 – Community Land Trust

A further project could involve exploring the viability and potential need for a Shaftesbury specific Community Land Trust.

What's a Community Land Trust?

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

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

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

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7.5 Appendix C – Projects: Green Infrastructure

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

Project G11 – Conserve and enhance the Green Infrastructure

Protect eligible open spaces through Fields in Trust where suitable.

Project G12 – Make best use of our green spaces

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

Project G13 – Development of suitable maintenance planting schemes

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

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

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

Project G14 – Protection of our dark skies

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

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

Project G15 – Renewable energy project

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

funds through running share offers within the locality.

7.6 Appendix D – Projects: Community and Leisure

How could we make things better?

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

Project CL1 – Research into community facility on eastern side of town

The Shaftesbury (East) Masterplan dates back to 2004. Further consultation will establish the current needs of the community and research will be undertaken to provide a realistic and sustainable solution to any proposed community facility and/ or facilities.

Project CL2 – Investigate the potential for improving existing venues

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

The Neighbourhood Plan Advisory Committee recommends that further research is undertaken to scope out the

potential opportunity for improving existing venues. Use the assessment of existing provision against standards to guide decisions on project funding to improve and make the best use of existing community facilities.

Project CL3 – Improve signposting to key tourist facilities

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

Project CL4 – Improve signposting within the town

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

Project CL5 – Improve diversity and attractiveness of existing footpaths and cycle routes

Work with Dorset Council and local landowners to make the existing footpath and cycle path network more biodiverse

and attractive and introduce bicycle wheeling ramps in stepped areas across the town.

Project CL6 – Develop and improve cycleways to extend the network to the hinterland and beyond

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

Project CL7 - improve sports and leisure facility requirements:

A total of £386,677 (as at October 2019) of section 106 funds is being held by Dorset Council for a play area and facilities for the benefit of the residents of East Shaftesbury.

Further consultation will establish the current needs of the community and research will be undertaken to provide a realistic and sustainable solution to any proposed community facility and/ or facilities.

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7.7 Appendix E – Projects: Design and Heritage

Project DH1 – Article 4 direction:

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

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

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

7.8 Appendix F – Shaffesbury Views Audit

Views from Shaffesbury

Because of their long, ranging nature, much of the actual views are outside the Neighbourhood Plan area, apart from the settlements of St James and Enmore Green on the shallower slopes. However, the views from Shaffesbury are spectacular and much valued by residents and visitors. It is therefore essential to conserve the viewpoints and the tree cover, dwellings and walls that frame the views, and that the design, scale and layout of any development within the Neighbourhood Plan area should minimise adverse impact on these views and preserve and enhance such views wherever possible.

A - Castle Hill Green

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



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



Right: Enmore Green clearly visible looking north from Castle Hill Green towards White Sheet Hill (245m).

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B - Park Walk

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

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

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



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

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

C - Gold Hill

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



Gold Hill - Left: from the Town Council Chamber. Right: Street level view.

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D – Higher Blandford Road

These photographs, taken from the roadside on the C13 Higher Blandford Road, not generally thought of as a viewpoint, are included here as they provide the best view of the chalk downs of the Cranborne Chase, and the distinctive group of trees silhouetted against the skyline, known locally as 'The Caterpillar'. These trees are a feature of many glimpsed countryside views from the developments on the shallower slopes on the eastern edge of Shaftesbury. They can be clearly seen from some points on the Right of Way (N1/7) there.

These glimpsed views contribute to the character of this area, otherwise poor in many 'green' respects, and give some of the feel you would look for in a 'soft edge' to a development. Where development provides sightings of such features in the landscape, it helps to reinforce Shaftesbury's sense of place as a hilltop town surrounded by distinctive countryside.



Left: Cranborne Chase. Right: Breeze Hill, also known as 'Caterpillar' Hill

E - Castle Mound

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



F - Littledown

Although currently not an accessible viewpoint, these photographs looking towards Duncliffe Hill (left) and King Alfred's Tower (right, taken from above The Cliff, a wooded slope below Littledown), give an impression of what will be seen from what is likely to become a popular public open space with significant views, which the developer of this site plans to create.



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Views of Shaftesbury from the surrounding countryside

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

I - Win Green Hill

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

The patchwork of smaller fields with hedgerows and trees, and sparse rural development characteristic of the shallower slopes, can be clearly seen. These photographs also show why Breeze Hill, located between Melbury Beacon and Win Green Hill, is visible from many places within the new developments to the east of Shaftesbury.



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

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

J - Melbury Beacon (and Compton Down)

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

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

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

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



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K – Writh Farm

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



Left: Shaftesbury seen through a gateway near Writh Farm. Right: Shaftesbury viewed over a roadside hedge nearby, the western escarpment with its wooded steep slopes can be clearly seen, with St James nestling at its foot.

G - Motcombe

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



Left: The heavily wooded northern end of the promontory. Right: Shaftesbury's distinctive wooded skyline with only the Longmead Communications Tower and Trinity Church visible above the trees and culminating with its western escarpment.

Four other examples of this type of view are:

H - Hatch House

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



L – Stour Row

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



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M – Milton on Stour

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



N – Mere

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



7.9 Appendix G – Health

The Primary Care Services in Shaffesbury are currently delivered by the Blackmore Vale Partnership, which consists of main GP surgeries at Abbey View, Shaffesbury and Sturminster Newton and branch surgeries at Fontmell Magna and Marnhull.

These are currently (2018) staffed by 18 GPs, 6 nurse practitioners, practice nurses, health care assistants, pharmacy technicians, a paramedic responsible for home visits and clerical staff. Shaffesbury has a list size of 15,299 patients.

The space at Abbey View to cater for any further increase in patient numbers is stretched. There is capacity for patients to use any of the four surgeries, however GP recruitment nationally is proving problematical, although currently the practice is up to strength.

The Blackmore Vale Partnership has the capacity to offer its services to more patients within its present facilities across its four surgeries. Currently, everyone asking for an urgent appointment the same day receives either a face-to-face or telephone consultation.

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

The ability for current GP services to cope with the planned growth of Shaffesbury was the principal infrastructure concern highlighted by the 2014 and 2018 surveys. The rising population in recent years has increased pressure on GP services. Whilst we recognise that many members of the community feel that it is difficult obtaining a GP appointment or immediate access to some healthcare services, the Abbey View Surgery say that they are managing demand.

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

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

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

The Abbey View Surgery and Dorset Healthcare are aspiring to develop wider community services, which they believe are more efficient. Routine procedures like bandage and dressing changes are sometimes performed at set times in a central location, rather than individually.

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

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

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7.10 Appendix H – Education

Secondary schooling for the area is provided by Shaftesbury School, co-educational and comprehensive, and one of the few state boarding schools in the country. There are two primary schools in the town - Shaftesbury Church of England Primary and the Abbey Church of England Primary School.

The Southern Academy Trust runs Shaftesbury Secondary School and Shaftesbury C of E Primary School and there are two further schools in the trust - Motcombe C of E primary, in the adjoining parish, and St Andrew's Primary, located in Fontmell Magna, some five miles to the south of Shaftesbury.

There are other public schools close by, including St Mary's in the adjoining parish, Donhead St Mary.

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

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


Many residents are concerned regarding the rising population and the impact of provision of both primary and secondary school places. Discussions about a new primary school have taken place over many years with Dorset County Council.

All three Shaftesbury schools are managing their pupil numbers in line with the national

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

Shaftesbury Secondary School has a PAN (Pupil Admission Number) of 200 pupils per year group in order to provide for any student wishing to attend.

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

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

It is critical in terms of sustainability and affordability that the correct proportions of predicted pupil numbers (in terms of national education funding allocation per capita) versus capacity is clear. If a school is too big, without the minimum headcount of pupil numbers per year group, the viability of a new school may not be affordable and realistic.

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

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

The Abbey Church of England Primary School serves the southern part of the town and some outlying villages. The school is fortunate to have great indoor facilities and extensive grounds with hard play areas, a wildlife pond, play trails and a Forest School site. The grounds have recently been extended into a new area called the stumping ground, with a new play area and extension to the Forest School site, and a sensory garden in the pipeline.

7.11 Appendix I – Community Venue Utilisation Report

Community venue	Utilisation rate	Number of groups using the facility	Name of groups hiring the facility	Space estimate (sq. ft)	Other details
Town Hall (Guildhall)	52%	12	WI market, Antiques and Flea market, Flower arrangers, Community Choir, Planet Shaffesbury, Camelot Crafts, Country Market,	2,100 sq. ft	
Royal British Legion	45% Summer 62% Winter	10	RBL, Bridge Club, North Dorset Quilters, Art, Painting for Pleasure, Shaffesbury Camera Club, Alzheimer's Society, Paris Helen Dancing, Craft Workshop	5,000 sq. ft	
Shaffesbury Arts Centre	Gallery- 100% Rutter Room – 30% Phoenix Room- 26% Proctor Room– 8% Theatre – 2%	21	Toddler groups x 2, Junior Drama, Palida Choir, Emma & Magic Bag, Pilates 1, Pilates 2, Card Making Class, Youth Theatre, Ballet, Schools of Dance, Art Group, Photography Group, Circle Dance, Ukulele Band, Ceilidh Dance, reading group, writing group, poetry group and films	Building total – 4100 sq. ft (3 rooms plus theatre)	Rutter Room - 60 seated Phoenix Room - 60 seated Proctor Room - 14 boardroom/20 theatre style Theatre - 157 raked seating
Lindlar Hall	33%	6	Rainbows, Guides and Brownies, Job Club, Sewing Machine Club, Karate	1,000 sq. ft	50 people seated/75 people standing Kitchen and 2 x WC
Youth Club	100%	9	Happy Hearts, YC, Little Giants, Short Bowls, Karen Perry Dance School, Disco Ducks, Toddler Tennis, Zumba, Core Fitness, Kickboxing	Building total – 4,200 sq. ft	
Football Club Sports Bar – Function Room	21%	3	Skittles and Baby Group, yoga	Building total – 4,000 sq. ft	100 seated/150 standing

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Community venue	Utilisation rate	Number of groups using the facility	Name of groups hiring the facility	Space estimate (sq. ft)	Other details
Silver Band Hall	8%	3	Silver Band, Bonsai & mental health group	1,000 sq. ft	
Bowling Club	25%	1	April - Sept. Bowling Club. Oct - March Curling (on carpet), Whist, Crib League, Guides (Curling), Flower Group Christmas Meal, Lunch group each month.	800 sq. ft	Kitchen, bar and toilets. April - September NOT available for hire. October - March 75% available booking time.
Trinity Centre	24%		Cubs, Beavers and Scouts	Total building – 4,500 sq. ft	Not available for general hire Monday to Thursdays 5pm to 10pm
Shaston Social Club	40%	10	Skittles, Darts, Pool, Zumba, Cribbage, private hire.	5,000 sq. ft	2 x Bar Areas, Function Room, several smaller rooms.
Gold Hill House - St Peter's Church	43%	5	Yoga, Tai Chi, Book sale, Pilates, Scottish Dancers	Total building 3,000 sq. ft	Around 80 seated
Masonic Hall – Heritage Suite	12%	4	Housing Association, Persimmon Homes, Freemasons, Private Parties	Total building 3,400 sq. ft	Around 100 Seated, 150 standing
Quakers Meeting House	22%	8	Yoga, Pilates, discussion groups, Philosophy, U3A, tree group, Al Anon, Weight Watchers, Fairtrade group	Total building - 100 sq. ft	2 rooms: Large Room approx. 5m x 9m, Small Room 5m x 5m
Gold Hill Museum – Garden Room	<5%	1	Variable, only one weekly regular at present	200 sq. ft	Equates to 60 people standing, 48 seated in rows, 36 seated at table
Father's House	Not Available for commercial hire	5	Open House (outreach), U3A, Talking Newspapers, Little Monkeys play group, Little Acorns, Foodbank	Main Hall - 3,300 sq. ft (350 ple) Meeting Room - 740 sq. ft (50 ple) Baby Creche - 224 sq. ft -	

Community venue	Utilisation rate	Number of groups using the facility	Name of groups hiring the facility	Space estimate (sq. ft)	Other details
Bell Street United Church	90 - 95 %	11	Alcoholics anon (x2), Roundabout nursery, Probus, Trefoil, WI (x2), Gardening club, Book Club, Agape Worship Group, Clothing exchange	2,250 sq. ft	
Library	10%	7	CAB, Wyvern Credit Union, Wiggle and Rhyme, Reminiscence group, IT support group, Read Easy, Skills and Learning	Building total – 2,500 sq. ft	15 sitting in reference area 30 sitting in main area 1 x WC Garden area
Armoury Yard – Cadet Unit	<5%	1	MOD – Shaftesbury Army Cadets	1,000 sq. ft	

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7.12 Appendix J – Shaftesbury Trees

A list of native and non-native trees suitable for planting locally. Given changing environmental conditions, expert advice should be sought as to what and where it is best to plant.

1. Woodland type

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

Dominant (climax) species:

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

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

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

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

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

- Robinia (*Robinia pseudoacacia*)*

Coniferous species:

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

Woodland 'edge' species:

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

2. Parkland type

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

- Common, English or Pedunculate Oak
- Small-leaved Lime (*Tilia cordata*)
- Beech (*Fagus sylvatica*)
- Hornbeam (*Carpinus betulus*)
- Sycamore (*Acer pseudoplatanus*)
- Norway Maple (*Acer platanoides*)
- Field Maple (*Acer campestre*)

- Horse Chestnut (*Aesculus hippocastanum*)
- Sweet Chestnut (*Castanea sativa*)
- Common Walnut (*Juglans regia*)
- Tulip Tree (*Liriodendron tulipifera*)
- Scots Pine (*Pinus sylvestris*)
- Austrian Pine (*Pinus nigra austriaca*)

3. Street and car park trees

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

Crown-spread/height 15-20m:

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

Crown-spread/height 10-15m:

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

Crown-spread/height 6-10m:

- Italian Alder (*Alnus cordata*)

- Norway Maple (*Acer platanoides* 'Emerald Queen')
- Field Maple (*Acer campestre* 'Elsrijk')
- Sugar Maple (*Acer saccharum*)
- Small-Leaved Lime (*Tilia cordata* 'Glenleven' and 'Greenspire')
- Honey Locust (*Gleditsia triacanthos* 'Skyline')
- Robinia (*Robinia pseudoacacia* 'Bessoniana')
- Crabapple (*Malus trilobata*)

Crown-spread/height 4-6m:

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

Fastigate form:

- Sycamore/Maple 'Erectum' (*Acer pseudoplatanus* 'Erectum')
- Hornbeam (*Carpinus betulus* 'Fastigiata')

- Oak (*Quercus robur* 'Fastigiata')
- Maidenhair Tree (*Ginkgo biloba* 'Fastigiata Blagon')
- Callery Pear (*Pyrus calleryana* 'Chanticleer')
- Black locust/Robinia (*Robinia pseudoacacia* 'Stricta')

4. Wind-tolerant trees

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

5. Trees attractive to birds and bees

- Maple (*Acer*)
- Small-Leaved Lime (*Tilia cordata*)
- White Willow (*Salix alba*)
- Crack Willow (*Salix fragilis*)
- Goat Willow/Sallow (*Salix caprea*)

- Juneberry/Snowy Mespilus (*Amelanchier lamarckii*)
- Wild service Tree (*Sorbus torminalis*)
- Bullace/Damson Plum (*Prunus domestica* 'insititia')
- Wild Pear (*Pyrus pyraster*)
- Crab Apple (*Malus sylvestris*)
- Bird Cherry (*Prunus padus*)
- Alder Buckthorn (*Rhamnus frangula*)
- Purging Buckthorn (*Rhamnus cathartica*)
- Guelder Rose (*Viburnum opulus*)

6. Trees for gardens

- Rowans (*Sorbus tschonoskii* & *Sorbus hupehensis*)
- Amelanchier 'Robin Hill'
- Himalayan Birch (*Betula jacquemontii*)
- Malus 'John Downie'
- Medlar (*Mespilus germanica*)
- Thorn (*Crataegus lavalleyi* 'Carrierei')
- Thorn (*Crataegus laevigata* 'Plena')
- Pear (*Malus* 'Hillieri')
- Cherry (*Prunus sargentii*, *serrulata* 'Kanzan' and 'Shimidsu')

7. Appendices

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

List of locally important buildings (not listed building status)	Description
The Old Granary Barton Hill (opposite swimming pool)	Former granary building featuring sack pulley housing. Local Motcombe bricks
Rutters Office	A character building including unusual iron railings to boundary. Important corner
28 High Street - Hine and Parsons	Upper parts are fine Queen Anne interior
7-9 St James	Attractive pair of brick and stone houses
11-17 St James	Old stone cottages
92 St James	Old stone cottage
1-3 Stoney Path	
25-27 Tanyard Lane	Old stone cottages that should have been listed
8-26 Salisbury Street	Attractive row of houses in Motcombe brick
37 Salisbury Street	Attractive stone house
46-54 Salisbury Street	Westminster estate houses in greenstone and Motcombe brick
1-9 Bell Street	Includes the old Fire Station and Midland Bank passage
56-58 High Street	Stone and slate business premises with attractive rounded corner to Angel Square. 54B was the original cinema
12 Bell Street - Friths opticians	Was the church house.
14-16 and 18 Bell Street	Stone and slate commercial buildings
21-27 Bell Street	Westminster estate houses in brick and stone
35 Bell Street	Substantial estate house, former solicitors' offices

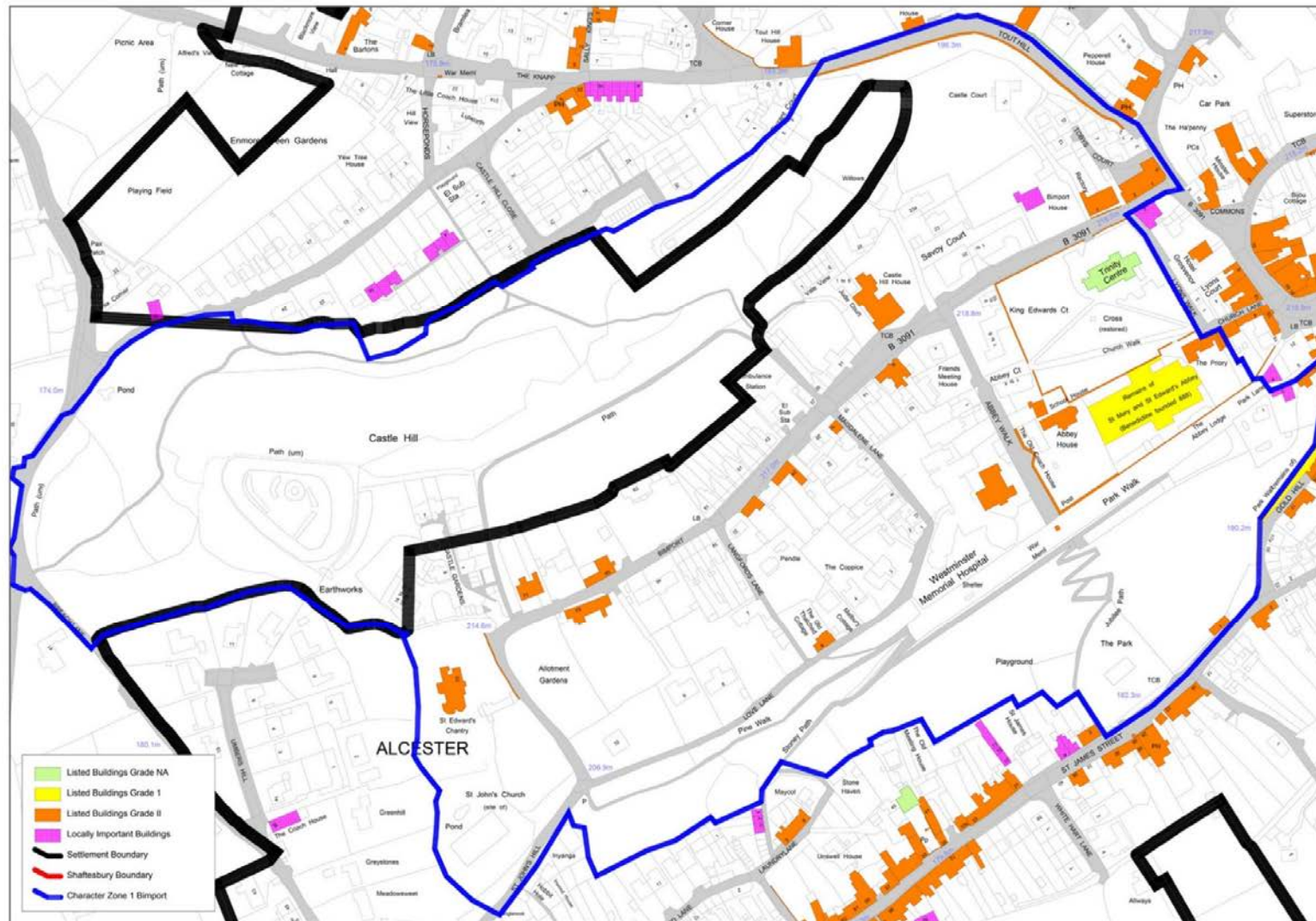
List of locally important buildings (not listed building status)	Description
1-6 Ivy Cross	Substantial Edwardian houses in stone and slate
Well Lane 8-10, 18, 20, 26, 28, 3, 21, 23 and 7-15	Victorian and older cottages that contribute to local character, including stone boundary walls
1 and 3 Yeatmans Lane	Pair of stone cottages
9-18 Tout Hill	Terraced cottages contributing to the local character
22 Long Cross	Stone cottage
4 - 8 and 14 - 18 Breach Lane	Estate cottages in two sets of four
31 Breach Lane	Stone cottage
The Old Coach House, Breach Lane	Stone built, mullioned windows
53 Breach lane	Very high Victorian brick house with outbuildings
3 Coppice Street	One of the last old stone cottages in Coppice Street
15 Bimport (Bimport House)	A substantial Westminster estate house. Unusual windows and detailing
4 Park Lane	A key house facing Park Walk with unusual plan
3 Park Lane	Former manse
5 Gold Hill	Former Quaker Meeting House
6-7 Gold Hill	Although a modern roof, important location should justify protection. School House (Old Grammar School) is the former Blue Coat School, built as the boys Grammar School
5-9 and 11-27 Victoria Street	Attractive Victorian houses
14-16 Victoria Street	Attractive Victorian houses
1 Parsons Pool	Attractive stone and slate building
2-4 Parsons Pool	Stone cottages

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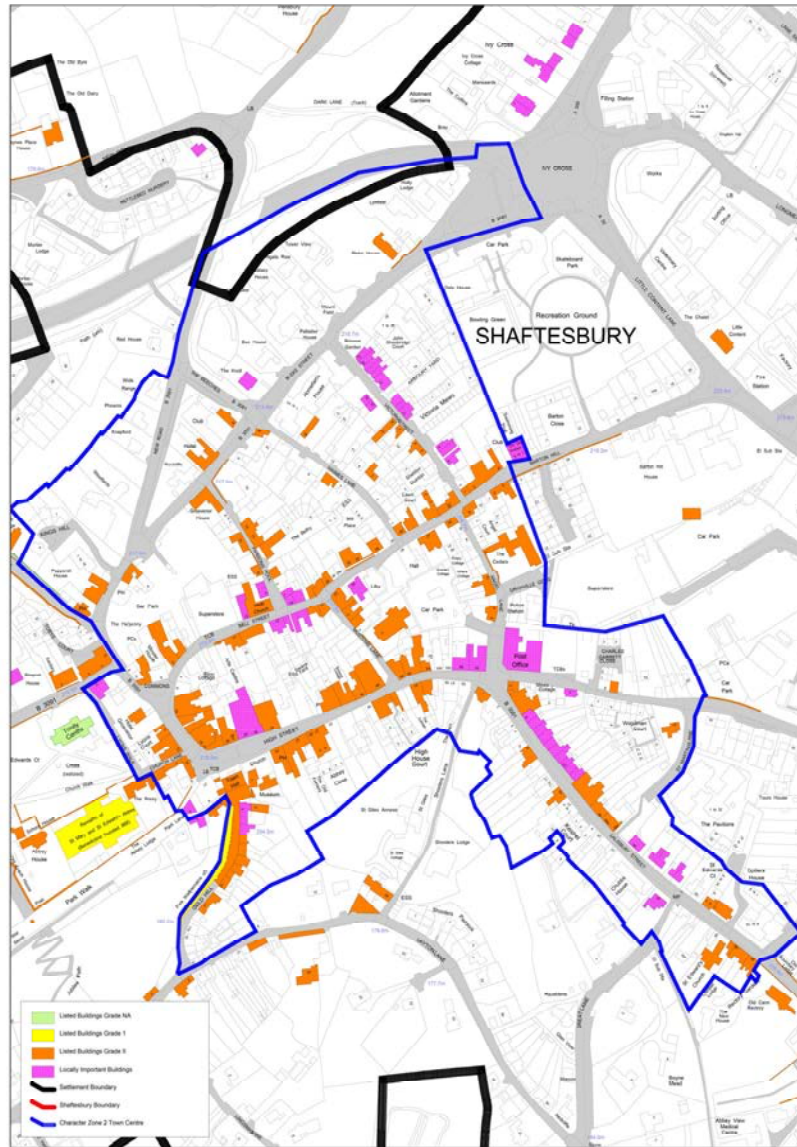
List of locally important buildings (not listed building status)	Description
Melbury Down House, Upper Blandford Road	Unusual and substantial brick house. Focal point building that contributes to setting of the Royal Chase Hotel (opposite)
Lower Pensbury - on Motcombe Road	Stone house, 17th century
10 Nettlebed Nursery	Victorian stone house
The Post Office	The PO was built in time of dire austerity just post WW11. Known locally as probably the best consciously designed building in the town

7.13 Appendix K– Locally Important Buildings – Maps by zone

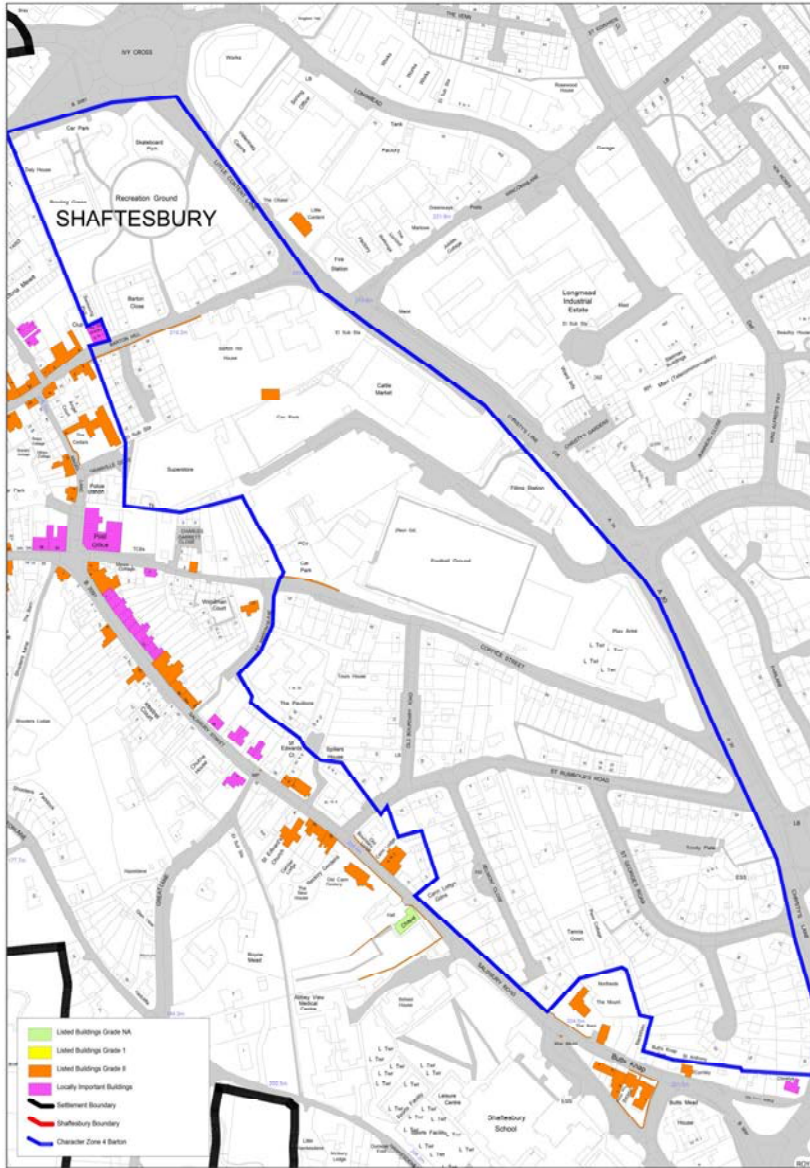
1. Bimport



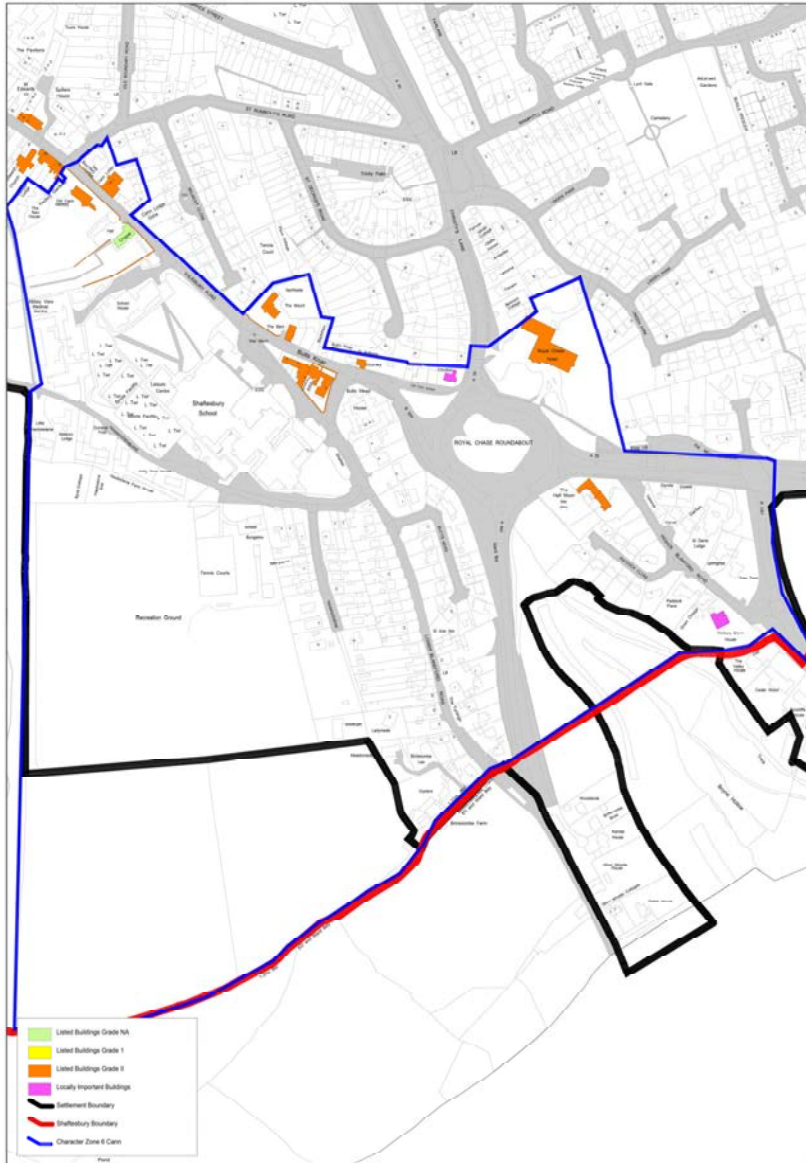
2. Shaftesbury Town Centre



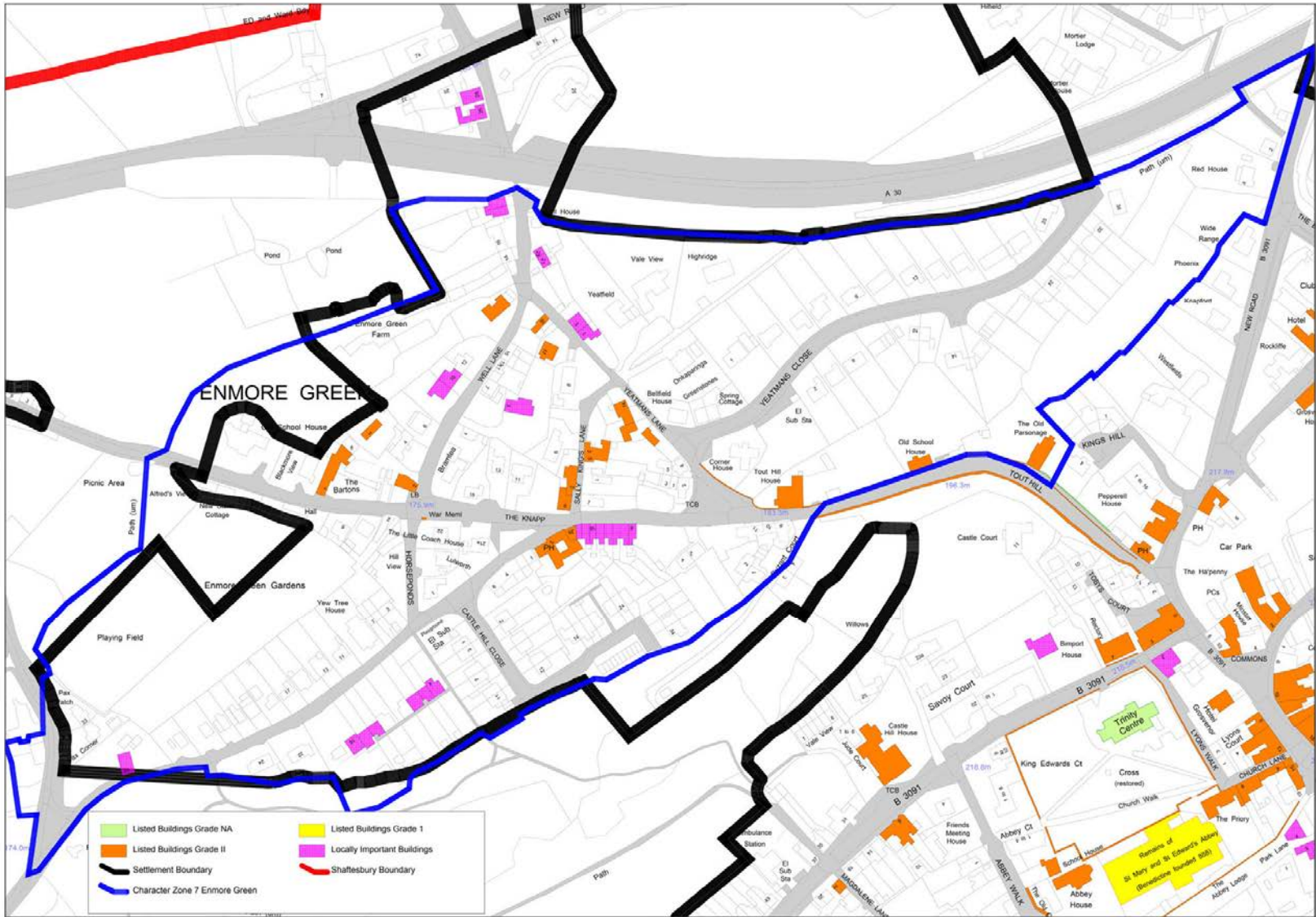
4. Barton Hill and Cockram's Field



6. Cann

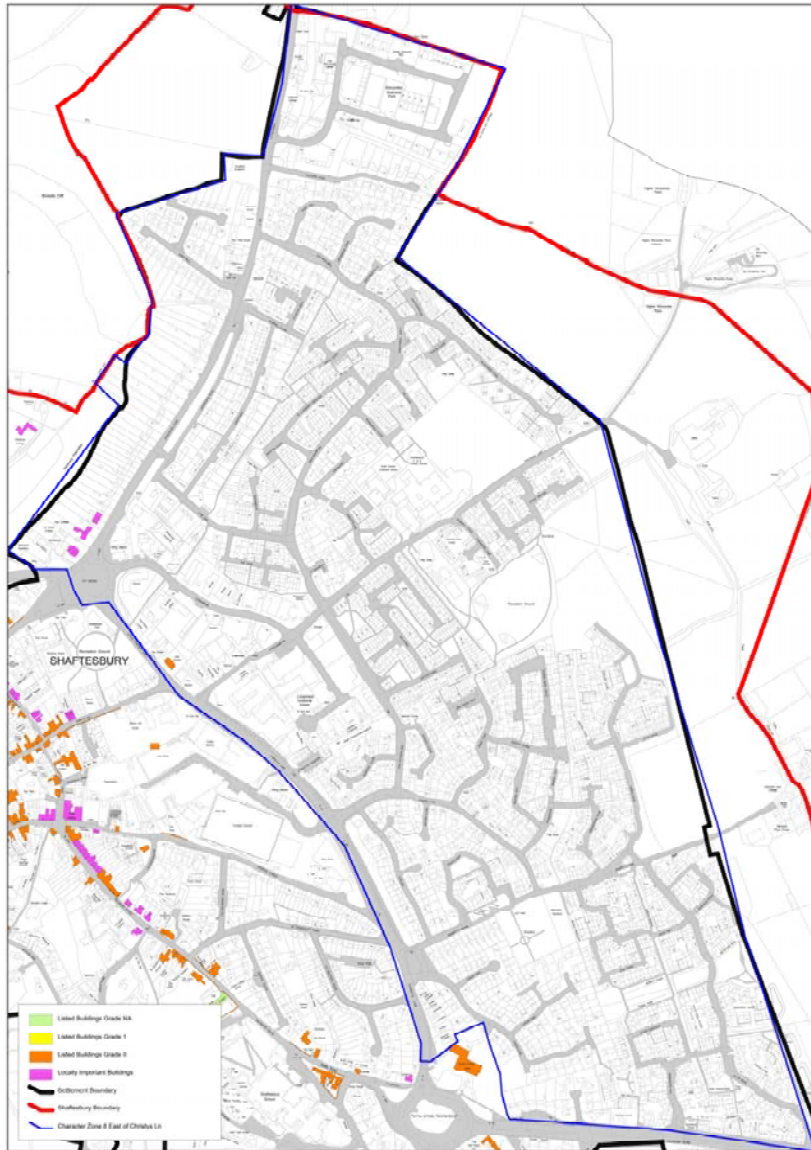


7. Enmore Green



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8. East of Christy's Lane and to the east of Grosvenor Road



7.14 Appendix L – Local Green Space (LGS) and Important Treed Areas (ITA) - list of sites

Local Green Space (LGS) as shown on map SFG11 on page 43

Further details and rationale for designation as Local Green Space is available in Shaffesbury's Green Infrastructure Audit document.

	Location	Description
1	4.11 Castle Hill Close play area	Equipped, overlooked, fenced play area for young children in Enmore Green where there is no other provision.
2	.3.1 Wincombe Rec (N section)	Popular facility with range of children's play equipment suitable all ages, includes ball court, adult outdoor gym, space for 5-a-side football. Well placed as opposite primary school, dense housing and well used pedestrian route.
3	4.4.1 Cockram's Play Area	Equipped children's play area adjoining basketball court, adjacent to youth club and with some parking. Central to the town. Only play area serving either side of Christy's Lane south of Tesco.
4	4.1.1 Barton Hill play area	Children's play area, MUGA, skate park, adult outdoor gym within a highly popular green open space. Next to bowling club and green and adjacent to outdoor swimming pool.
5	4.5.1 St James' Park	The space includes two separate and differently equipped play areas and a small flat area for ball games within this much used larger space very popular with young families. The only such play space that is readily accessible to residents of St James and to people visiting historic core of the town.
6	4.7 Ash Close Play Area	Green space with range of play equipment for different ages, space for informal ball games, and one seat. Enclosed by fencing and accessed on four sides from parking areas serving residential estates. This is the only play area currently serving children on the far northeast side of the town.
7	4.8 Gower Road Play Area	Enclosed and overlooked play area with area for ball games and inner enclosure with equipment for young children. Young trees to the sides and bordered by a conserved hedgerow on northern edge. Well used by local residents from the area immediately north of Mampitts Lane.
8	4.9 Meles Mead - play area	Enclosed and overlooked sitting area, small area of amenity grass, shrubs, trees and play equipment. Links to footpaths/cycleways (and conserved hedgerow) running north/south through adjacent development as well as connecting with the east/west wildlife corridor. Adjacent to informal access to semi-natural SuDS corridor to the east.
9	4.6.1 East Green	Three trees and a green open space with an enclosed young children's play area at one end. Overlooked & surrounded by houses in one of the more densely developed parts of this estate. Very well used by local residents of all ages who have no readily accessible alternative provision.
10	15.1. Shaffesbury School playing fields & pitch	Synthetic turf pitch (35x60m) within the immediate area of the school grounds, playing fields belonging to the school are opposite the school on the other side of Hawkesdene Lane. Has been available for limited community use in the past and although this is not possible at present, the facility is included in the assessment of the town's provision against recommended standards within the Neighbourhood Plan.
11	15.1.2 Tennis Club	Based at Shaffesbury School off Hawksdene Lane, adjoining the playing fields (see above) these hard courts are available for community use weekends, school holidays, and after 3pm and are the only publicly accessible courts in Shaffesbury.

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	Location	Description
12	15.2 Cockram's Field Football Club	Adjoins Cockram's Rec. Popular football ground with floodlights, changing rooms, Sports Bar and parking.
13	4.1.4 Barton Hill Bowling Green	Bowling club & green. Adjacent to outdoor swimming pool, play areas and amenity space.
14	Shaffesbury Primary School Playing Field	Large enclosed green space alongside the school buildings and alongside Mampitts Lane. Many mature trees around the perimeter. No public use at present but the head is open to finding ways for the community to benefit from the space.
15	1.1 Park Walk & Pine Walk	Park Walk is a very popular walking (Right of Way N1/18) and seating area used by both residents and visitors. Mature trees and all-weather surface, which overlies archaeology of the Abbey (SM) and has led to issues with selection & planting of new trees here. Close to the High Street with stunning views across Blackmore Vale to the south. Regularly used for fairs, markets and civic events and provides access to Rose Garden, St James' Park and paths leading across the top of the hill to Castle Hill Green. Pine Walk (RoW N1/22) leads off the far end of Park Walk, the gravel footpath leads on to St John's Hill. Beech trees and snowdrops grow on the banks and there are a few remaining Scots Pines
16	4.2 Enmore Green Recreation Ground	Small recreation ground enclosed by fence and equipped with one set of goal posts. It sits between allotments and the Donkey Field where there is a community orchard, thus it is part of a biodiverse group of interconnected green spaces. The ground is well supported by the local community and used for junior football. Managed by a local group and there is no alternative level space within 700m.
17	10.5 Rose Garden (Park Walk Gardens)	Enclosed garden with both formal & informal planting. Dog free and safe for small children. Adjacent to Park Walk town centre, St James Park & Abbey. Popular with visitors as well as locals and often used for picnics.
18	5.5 Trinity Churchyard	Setting for Trinity Church, a feature of Shaffesbury's skyline. The former parish church is now deconsecrated and the churchyard has become an important park. Pollarded Lime avenue, thousands of snowdrops and seating. Included in circular walks around the old town. Identified as Ecological Network local space.
19	10.1 Library garden	A 'pocket-park' adjacent to Library with 4 well-used seats, small trees and raised sensory garden that is maintained by volunteers. People walking between Post Office/Angel Lane and Bell Street use this as a short-cut. In this part of the conservation area most houses front straight onto the pavement, so the garden provides a green infrastructure 'stepping stone' for pedestrians and birdlife.
20	4.3 Wincombe Rec Grounds Southern section	The only recreation ground serving the large community in housing east of Christy's Lane. Popular large open green space surrounded by mature trees & hedgerows, some additional tree planting, all-weather footpaths, and linked to play area in northern section making this facility popular with all ages. On route to large primary school on opposite side of Wincombe Lane and accessible from housing to the north, south and west.
21	10.6 Great Ground Garden	Small enclosed area adjacent to Wincombe Rec, access from Great Ground Rd. Sensory Garden made by students working with NCS - National Citizen Scheme.
22	4.4 Cockram's Field Recreation Ground	Central sports/amenity space accessible to residents from whole of Shaffesbury and the only facility close to housing south of Tesco. Basketball court, youth club, some parking on site. Bounded by a mature hedgerow (Coppice St) and trees (Christy's Lane).
23	4.1 Barton Hill Rec	Highly popular green open space which contains children's play area, MUGA, skate park, outdoor gym, bowling club & green. Adjacent to outdoor swimming pool. Also used by visiting fairgrounds and for community events. Complements Cockram's Field and is readily accessible, in particular for people living north of the town centre and in estates to the north east of Ivy Cross roundabout. The downside of this central location is that the whole park is very exposed to traffic pollution. This land was purchased by the town prior to 1950s.
24	10.2 Brionne Garden (corner of Bleke St and Victoria St)	A 'pocket park' with mixed planting and seat, well used by local people who cut through or rest here. Is next to sheltered housing complex and accessible to residents. Named for and linked to twin town, Brionne. Exposed to traffic pollution.

	Location	Description
25	18.1 Castle Hill Green	Open amenity green space adjacent to the town centre with seating, an all-weather path, and a large informal games and walking area. Stunning views to the north. Very well used and popular with dog walkers/teenagers/families. Provides access to paths to Castle Hill slopes, Castle Mound and Queen Mother's Garden. This is a scheduled monument because it overlies a late Saxon urban area, recently explored through a radar survey.
26	10.4 Queen Mother's Garden	An attractive garden with bee-friendly planting maintained by volunteers. Enclosed quiet space with seating and long countryside views. Adjoins Castle Hill Green and the pathway between Castle Hill slopes & Bimport.
27	3.2 Rolt Millennium Green	Attractive community garden with open country views to south. Mixed planting & fruit trees with a grassed area and all-weather path. Managed by local charity.
28	13.1.3 Ten Acres Southeast section and 13.1.2 Ten Acres Southwest Section	These two housing green spaces with added amenity value are within a housing estate off Nettlecombe. Both grassed, one (SW) providing possibility of ball games, one (SE) with uneven surface which provides access to Wincombe Rec.
29	3.3 Rutter Close Green	Small public open space with maturing trees, grass and seating alongside well-used pedestrian access to Pound Lane and Tesco. Surrounded by housing in an area with limited other public green space.
30	3.7 The Rickyard	Small landscaped green space with seating, curved pathways, small trees, surrounded by beech hedge. Connected with well-used pedestrian routes and right of way N1/8
31	3.5 Linden Park Green	Popular green space surrounded by mature trees and overlooked by some of the homes on Linden Park estate. Used for informal play and ball games, by dog walkers, and hosts community 'get-together'. It's the only community recreation space within the Linden Park development.
32	13.22 Salisbury St. Green	A linear open space with grass and trees and well-used footpath leading from Salisbury Street to St Martin's Lane. Was recently reduced in size when DCC sold a small plot, residue is being transferred to STC. A community group, in conjunction with STC, is planning bee-friendly planting and other improvements.
33	13.4 Trinity Road Green	Small unfenced public open space with grass and young trees surrounded by housing and enhancing the sustainability of this development.
34	13.6 Maple Road / Hoeller Close	Mature copse of trees, formerly hedgerow trees, next to recent residential development to the west. Will face a new green space 'Wincombe Green' to the east. Some young trees have been planted to supplement this copse.
35	13.1.1 Ten Acres West Section	These are the two northernmost spaces that are part of Ten Acres estate with close packed houses set around amenity grassed areas ('green lungs'). The west section comprises a wide verge alongside King Alfred's Way with an all-weather path diagonally across it. This adds amenity to housing that is close to Longmead industrial area. The second space is a long narrow strip of grass with seats and two raised beds totally surrounded by dense housing.
36	12.6 St James' Green	This small triangular green is an important character feature at the eastern edge of the settlement of St James. It is opposite the school and church and has an old finger post (as well as some more modern signs).
37	Enmore Green Triangle	A grassed triangle in the centre of Enmore Green at the junction between The Knapp, Tout Hill and Yeatman's Lane. There is a small notice board and a seat - all contributing to Enmore Green's village 'feel'.
38	12.1 Butts Knapp (triangle opposite Shaftesbury School)	This wide verge with trees and grass, bounded by a stone wall along Salisbury Street, is opposite the secondary school and close to a bus stop. It contributes to the character of Salisbury Road, frames the school entrance and has local significance - evident in the new memorial bench and war memorial.

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	Location	Description
39	2.5 Castle Hill slopes	This semi-natural green space occupies the northern slopes of the spur. There are wooded areas and some important trees, footpaths and steps connecting the hilltop to Enmore Green and the countryside beyond. The slopes are popular with dog walkers, teenagers, & families. Managed as a local nature reserve and designated as an Ecological Network local space.
40	9.1 Enmore Green Donkey Field Community Orchard	Very attractive orchard, wildlife garden and open space with views just beyond the settlement boundary. Leased to a local community group. Being between the allotments /playing field and churchyard, it provides a transition between the settlement and farmland beyond.
41	2.1 Breach Common	Natural space with many mature trees. Since grazing rights are no longer exercised this is becoming an important site for biodiversity. Hardy's Way and The White Hart Link go through the Common and other footpaths link to open countryside. Identified as an Ecological Network local site.
42	7.4 St James' Park	Green public space with play equipment documented separately on slope between Park Walk and historic settlement of St James. Very popular with families, many trees, biodiverse, wildlife. Well-used path and Jubilee Steps up the slope.
43	16.3 Jeanneau Copse	Band of mature trees separating industrial estate from housing off King Alfred's Way - acts as a welcome buffer zone. Gate (locked) separates access path from the pedestrian footpath but this has recreational potential and there has been public access in the past. Also potential for community use (Forest School interest) if maintained appropriately.
44	18.4 Castle Mound	Castle Mound is a scheduled monument on the 'At Risk' register of Historic England. Set high on the edge of Castle Hill Slopes it is now being managed more sympathetically by rangers.
45	2.4 The Wilderness	Privately owned. Public access via a right of way (N1/11) that runs north / south over the top of this densely wooded extremely steep slope. From this path there are striking views to the west through the trees. The right of way is enclosed and relatively narrow - restricting its use in muddy conditions or by dog-walkers. Part of The Slopes, the trees here are an important element in the Shaftesbury landscape. The Wilderness has historic significance as the likely quarry providing stone for the Abbey. The importance to local people was amply demonstrated by the extent of interest shown when the Wilderness was sold at auction late in 2018. STC with a high level of public support tried unsuccessfully to secure the Wilderness for the town.
46	5.6 St John's Churchyard, Enmore Green	Churchyard between The Donkey Field and St John's church, slopes steeply down to the church so that it overlooks the church tower.
47	18.6 Bury Litton - old churchyard of St John	Ancient yew tree (The Shaston Yew) recognised a significant and is possibly pre-Christian. In the past this tree would be been an important and very visible feature on the hillside. Gravestones, including some from 17th century and two rare mushroom shaped stones, amongst other trees. Evidence of St John's church is elusive.
48	5.2 St James churchyard	Just west of the church, this is still in use as a graveyard. Peaceful and welcoming with lovely views and also visible from distant viewpoints. Large field next to the church is used for overflow parking. A hard surface has recently been created at the top of this field (Dec 2018).
49	5.4 St Rumbold's Churchyard (Cann)	Access around school buildings from Salisbury Road. Attractive quiet space next to school. It is not obvious that the churchyard is in the public domain. Boundary hedge adjoining footpath severely cut back recently.
50	5.1 Mampitts Cemetery	This cemetery off Mampitts Road is expected to meet the needs of local people for some time to come. There are allotments on eastern side. Surrounded by low hedge and housing development. Has an open feel with small number of mature trees.
51	8.5 Wrightson Allotments	Enclosed allotment site off Bimport with 14 half allotments and 2 people on waiting list (Oct 2018)

	Location	Description
52	8.2 Enmore Green Allotments	Allotments are owned by the town council but very well managed by the Enmore Green Allotment Assn. Attractive site adjacent to recreation ground and Donkey Field with its community orchard.
53	8.1 Bray Allotments	Small site, hidden away and difficult to access because of traffic at Ivy Cross roundabout.
54	8.4 St James allotments	Well-used allotments with a right of way along one edge and bisected by a popular path.
55	8.3 Mampitts Allotments	Allotments between cemetery and new housing development, bounded by reinstated hedgerow to east. At the end of 2018 two thirds of all residents on the town council's allotments waiting list lived near these allotments.
56	16.4 Meles Mead - wildlife corridor/ reserve	Natural space & east/west wildlife corridor for badgers with central part enclosed by metal railings to protect wildlife and not therefore regarded as accessible natural green space. Bordered to north and south by grass verges with some small trees and overlooked by housing. At the western end there are extensions to these verges which have no apparent amenity function. Pathways alongside the grassed areas have an urban feel (hard surface, straight lines) and signs on the railings tell people to 'beware' of the protected site.

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Important Treed Areas (ITA)

Further details and rationale for designation as Important Treed Area is available in Shaftesbury's Green Infrastructure Audit document.

	Location	Description
1	13.4.1 Trinity Rd West Verge	Three mature trees in a grassed area divided by a hedge from the verge of Trinity Road. A chain and sign prohibit public access.
2	12.13 Ivy Cross Roundabout & Verges	Busy junction with five exits. Both the roundabout and surrounding verges are substantially green with natural verges (including triangle opposite the bowling club), some cultivated beds and impressive collection of mature trees in the centre. These trees help to mitigate risks from traffic pollution. Provides access to filling station and fast food outlets - used by through traffic, local industrial estate, and nearby residents. Difficult for pedestrians to cross the A350 here.
3	12.2 Little Content Lane/Christy's Lane	This road carries the A350 north-south traffic and in the past served as a by-pass of the town centre. Now it separates the historic core of the town in the west from more recent residential development to the east. There are many mature trees, (including a line of 80 beech trees which were planted to commemorate the 80th birthday of the Queen Mother following an idea put forward by the mayor at that time) and generous grass verges on the roadsides, with notable green elements being: trees/verge at the north-east side of Little Content Lane where it meets the Ivy Cross roundabout; trees associated with Barton House opposite the junction with Wincombe Lane; trees/verge on east of the road as it runs parallel with Fairlane to a wide verge with new planting at the end of Mampitts Road; trees on the west side of the road with copses near the entrance to Tesco (IOWA, 12.10), along the verge and then a copse with several substantial trees at the end of Coppice Street; and many mature trees associated with the Royal Chase Hotel at the south-eastern end of Christy's Lane. There are several crossing points well-used by pedestrians and cyclists moving east / west. Just south of the Ivy Cross roundabout a footpath from Laneside (southern part of right of way N1/3) emerges alongside Longmead veterinary practice and users seek to cross into Barton Hill Rec which offers a pedestrian/cycle route through to the town centre. There is no controlled or marked crossing here. Further south there is another popular crossing point between Wincombe Lane and Barton Hill, this served by pedestrian lights. Still further south is another traffic-light-controlled crossing close to Pound Lane and the roundabout giving access to Tesco. A third set of lights control the crossing for people moving between Mampitts Road/Linden Park and Coppice Street. The many substantial and mature trees help to mitigate risks from traffic pollution.
4	12.5 Royal Chase Roundabout & Verges	Large roundabout with central copse of mature trees, some beds of cultivated shrubs amongst grass verge, and further trees and grass at junctions. Maintenance regime leaves grass long under and around the trees, but short around the cultivated beds at certain times of year. As Ivy Cross roundabout, these trees help to mitigate risks from pollution and merit protection. Pedestrians and cyclists moving between homes to the south east of the town and Shaftesbury School / the medical practice / the town centre must cross the roads here. The crossing points are marked but not controlled (except for a warden on Salisbury Road at the start and end of the school day).
5	12.12 A350 South	This main but narrow road is lined with trees and attractive verges and passes a more extensive wooded area (IOWA) to the east as it heads south of the town through Cann. It is crossed by a popular edge-of-town footpath (N1/9 right of way through Boyne Hollow from the east becomes N1/12 to the west).
6	12.14 The Butts Triangle, Enmore Green	A delightful green triangle with grass, wildflowers and three maturing trees at the leafy junction between The Butts and Breach La. and close to one of the access points for the open space at Castle Hill slopes. This feature on the edge of Enmore Green contributes to its rural village character.
7	11.3 Bleke St/Barton Hill car park	Free car park a short walk from the town centre and adjacent to Barton Hill Rec. Trees at one side of the car park contribute to the character of the area and that part is designated as an IOWA. The trees help to mitigate risks associated with climate change

	Location	Description
8	11.4 Enmore Green car park	Small roadside parking area opposite Fountain Inn and between Breach Lane and The Knapp. Trees, hedge and grass verge of the car park are opposite trees and shrubs in garden of private house on The Knapp (IOWA). Together these add to the rural village feel of Enmore Green.
9	15.3.3 Shaftesbury School - Main Site. Salisbury St	The school site encompasses an IOWA to the north west and is bounded by mature trees along Lower Blandford Road, and Hawkesdene Lane. The trees are important to the character of this town edge location where the land slopes gently away to the south. (The sports facilities on this site have been listed separately see 1b 15.1 and these are proposed for LGS designation).
10	15.5 Shaftesbury School, Barton Hill House	This residential accommodation for boarders at the school stands in a IOWA off Christy's Lane where the mature trees in the grounds add to the green corridor that carries traffic through the town. Grounds have no public access.
11	10.7 Royal Chase Hotel grounds	The hotel grounds have many substantial trees that affect the character of this part of the town - whether for car users navigating the Royal Chase roundabout or for residents of Linden Park, the development behind the hotel. Designated as an IOWA.
12	13.11 French Mill Lane	Mature trees in private gardens at the top of the lane add to the character of The Slopes and are designated as IOWA.
13	13.13 Layton Lane (between Shooters Hill & Great La.)	This wooded area on the slope behind Layton Lane houses and between Shooters Hill and Great Lane is designated as IOWA for its contribution to the character of The Slopes.
14	13.33 Layton Lane	These private gardens opposite the end of Shooters Lane. are designated as IOWA for their contribution to the character of The Slopes.
15	13.16 Foyle Hill	Private land/gardens designated as IOWA on right going downhill past Raspberry Lane. Contributes to the character of the lower slopes on this edge of the town.
16	13.12 Breach La. /Raspberry La.	Private land/gardens opposite the end of Tanyard Lane. designated as IOWA. Contributes to the character of the lower slopes on this side of the town.
17	13.14 Bimport	Private gardens adjoining Castle Hill with mature trees that contribute to the distinctive character of the hilltop conservation area.
18	13.15 St John's Hill	Private land/gardens adjoining ancient graveyard (SM) have mature trees and are designated as IOWA for their contribution to the character of the Slopes.
19	13.19 Between Tout Hill & Yeatman's Close	Private land/gardens that contribute to the character of the lower slopes north of the spur.
20	13.18 New Road /Yeatman's Close	Private land/gardens that contribute to the character of the lower slopes north of the spur.
21	13.17 The Beeches (B3081) opposite New Road junction	Private land where the hedgerow and trees contribute to the character of the steep slope at the side of this main road at the edge of the town.

7. Appendices

7.15 Appendix M – Schedule of evidence sources

Core Evidence	Origin	Date
023422 - North and North East Dorset Transport Study: Working Towards a Transport Strategy https://www.shaftesburyplan.co.uk/wp-content/uploads/2018/12/Dorset-County-Council-North-and-North-East-Dorset-Transport-Study-Buro-Happold-2010.pdf	Buro Happold	March 2010
A Peoples' Manifesto for Wildlife, Chris Packham et al http://www.chrispackham.co.uk/wp-content/uploads/Peoples-Manifesto-Download.pdf	Peoples' Manifesto for Wildlife	September 2018
A Starting Vision for Shaftesbury's High Street and Beyond https://www.shaftesburyplan.co.uk/wp-content/uploads/2019/07/A-Starting-Vision-for-Shaftesbury-report-from-SCS.pdf	Shaftesbury Civic Society	July 2019
Active Dorset: Draft Strategy & Action Plan https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/dorset-council-local-plan/evidence/active-dorset-strategy-action-plan.pdf	Dorset Council	June 2019
Active Dorset: Sport and leisure facilities needs assessment North Dorset District Council https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/north-dorset/pdfs/sport-leisure-facilities-needs-assessment.pdf	North Dorset District Council	April 2017
AONB Management Plan Cranborne Chase http://www.ccwdaonb.org.uk/uploads/docs/Management_Plan/CCAONB%20Management%20Plan%202019-2024%20for%20WEB.pdf	Cranborne Chase AONB	2019
Basic Conditions Statement https://www.shaftesburyplan.co.uk/basic-conditions-statement/	Dorset Planning Consultant	December 2019
CABE (Commission for Architecture and the Built Environment) archived website regarding green infrastructure guidance and examples http://webarchive.nationalarchives.gov.uk/20110118112158/http://www.cabe.org.uk/sustainable-places/green-infrastructure	CABE	various
CSE Low-carbon neighbourhood planning guidebook https://www.cse.org.uk/downloads/reports-and-publications/policy/community-energy/energy-advice/planning/renewables/low-carbon	Centre for Sustainable Energy	January 2018
Dorset Historic Town Survey https://www.dorsetcouncil.gov.uk/libraries-history-culture/local-history-heritage/historic-towns/historic-towns/shaftesbury-historic-towns-survey.aspx	Dorset Historic Towns Survey	February 2011
Dorset's Ecological Networks https://dorsetlnp.org.uk/wp-content/uploads/2019/01/Ecological-Networks-Guidance-update-August-2018.pdf	Dorset Local Nature Partnership	August 2018
Feasibility Study – cycle network https://www.shaftesburyplan.co.uk/wp-content/uploads/2019/07/MX-2310J_20200116_141406-1.pdf	Dorset County Council	May 2012

Core Evidence	Origin	Date
Fields in Trust guidance for outdoor sport and play (2015) http://www.fieldsintrust.org/Upload/file/guidance/Guidance-for-Outdoor-Sport-and-Play-England-Apr18.pdf	Field in Trust	October 2015
Geo Wessex statistics https://www.geowessex.com/	Office for National Statistics	September 2011
Government Consultation Paper on Biodiversity Net Gain https://www.gov.uk/government/news/gove-sets-out-proposals-for-greener-developments	HM Government	December 2018
HM Government Industrial Strategy https://www.gov.uk/government/topical-events/the-uks-industrial-strategy	HM Government	2017
International Journal of Climatology: State of the UK Climate 2018 https://rmetsonline.wiley.com/doi/epdf/10.1002/joc.6213	The Royal Meteorological Society Journal of Climate Science	July 2019
Joint Retail and Commercial Leisure Study - includes a "health check" of Shaftesbury town centre https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/joint-planning-policy-work/pdfs/retail/volume-1-joint-retail-study.pdf https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/north-dorset/evidence-base-north-dorset/pdfs/joint-retail-study/final-report-20.03.18-v2.pdf (page 192)	Carter Jonas for the North Dorset, West Dorset and Weymouth & Portland Council	2018
Land to the Eastern side of Shaftesbury Development Brief (including Design Statement and Masterplan) https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/north-dorset/the-north-dorset-local-plan/pdfs/supplementary-planning-guidance-pdfs/development-on-the-land-east-of-shaftesbury-spg.pdf	North Dorset District Council	January 2003
Landscape Institute. Green Infrastructure. An integrated approach to land use. https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2016/03/Green-Infrastructure_an-integrated-approach-to-land-use.pdf	Landscape Institute	March 2013
List of locally important buildings – exemptions (names redacted) https://www.shaftesburyplan.co.uk/wp-content/uploads/2018/12/Locally-Important-Buildings-amendments-to-database.pdf	Shaftesbury Town Council	December 2019
Natural England 133: Blackmore Vale and Vale of Wardour. http://publications.naturalengland.org.uk/publication/5858996464386048?category=587130	Natural England	March 2014
Natural England guidelines for access to open space (2010): http://www.ukmaburbanforum.co.uk/documents/other/nature_nearby.pdf (now archived) and more recent publications related to ensuring everyone has fair access to a good quality natural environment http://publications.naturalengland.org.uk/category/6502695238107136	Natural England	2010 - 2016
North Dorset Guide to Shop Fronts https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/planning-constraints/conservation-areas/north-dorset/pdfs/guidance-to-shopfront-design.pdf	North Dorset District Council	2014

7. Appendices

Core Evidence	Origin	Date
North Dorset Local Plan Part 1 and saved policies of the North Dorset District-wide Local Plan.(1st Revision) https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/north-dorset/the-north-dorset-local-plan/the-north-dorset-local-plan.aspx	North Dorset District Council	2016 (and 2003)
North Dorset Strategic Housing Land Availability Assessment (latest published data) and Brownfield Register https://explorer.geowessex.com/nddc/shlag and https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/north-dorset/pdfs/north-dorset-brownfieldregister-2018-12-18-rev1.pdf	North Dorset District Council	Various
NPPF (National Planning Policy Framework) https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf	HM Government	Feb 2019
Our Dorset Sustainability and Transformation Plan for local health and care https://www.dorsetccg.nhs.uk/wp-content/uploads/2018/03/dccg-stp.pdf	NHS Dorset	March 2018
Shaftesbury Design Guidelines https://www.shaftesburyplan.co.uk/wp-content/uploads/2019/11/Shaftesbury-Design-Principles-High-Resolution-20191101.pdf	AECOM	February 2019
Shaftesbury Neighbourhood Plan Consultation Statement https://www.shaftesburyplan.co.uk/formal-consultation/	Shaftesbury Town Council	December 2019
Shaftesbury Neighbourhood Plan Strategic Environmental Assessment (SEA) Screening Determination Statement https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/north-dorset/neighbourhood-planning/pdfs/20190702-shaftesbury-sea-determination-and-appendices-redacted-v2.pdf	Dorset Council	July 2019
Shaftesbury Parking Study https://www.shaftesburyplan.co.uk/wp-content/uploads/2019/07/Shaftesbury-Parking-Study-V4.pdf	AECOM	March 2019
Shaftesbury Tourism statistics https://www.shaftesburyplan.co.uk/wp-content/uploads/2019/07/Shaftesbury-2017-statistics.pdf	South West Research Company	2017
Shaftesbury, Gillingham, SW Wiltshire and Somerset Community Services Reference Group – latest news https://www.dorsetsvision.nhs.uk/wp-content/uploads/2018/04/SGSWWSCSRG-spreads-newsletter.pdf	NHS Dorset	Spring 2018
Sports Facility review (Internal analysis) https://www.shaftesburyplan.co.uk/wp-content/uploads/2019/07/1b-Community-and-Leisure-Activities-Formal-Outdoor-Sports-Provision.pdf	Shaftesbury Town Council	2018
Statement of Common Ground between Wiltshire Council and North Dorset District Council http://www.wiltshire.gov.uk/corestrategypositionstatement?directory=SoCG&fileref=24	North Dorset District Council	April 2013
Strategic Environmental Assessment and Habitats Regulations Assessment Screening Request, prepared on behalf of Shaftesbury Town Council https://www.shaftesburyplan.co.uk/wp-content/uploads/2019/07/SEA-Screening-Shaftesbury-NP-190222.pdf		February 2019

Core Evidence	Origin	Date
Strategic Landscape and Heritage Study (North Dorset Area) – Stage 1 Assessment and Stage 2 Assessment: Shaftesbury https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/north-dorset/pdfs/stage-1-report-strategic-landscape-and-heritage-assessment-north-dorset.pdf and https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/north-dorset/pdfs/shaftesbury-stage-2-final-report.pdf	LUC	October 2019
The Policy Exchange, Building More, Building Beautiful https://policyexchange.org.uk/wp-content/uploads/2018/09/Building-More-Building-Beautiful-for-print.pdf	Policy Exchange	June 2018
Urban Design Group – various Reports, Surveys and Initiatives http://www.udg.org.uk/	Urban Design Group	2018
Zero Carbon Britain: Rising to the Climate Emergency, Executive Summary https://www.cat.org.uk/rising-to-the-climate-emergency-executive-summary/	Centre for Alternative Technology	November 2019