

Shaftesbury, Melbury Abbas and Cann Neighbourhood Plan - Policy Options			
	North Dorset Local Plan - 2011 to 2026 Part 1	North Dorset Local Plan - 2011 to 2026 Part 2 (Site Allocations)	Shaftesbury, Melbury Abbas and Cann Neighbourhood Plan
Role of policies/Plans	<p>Local Plan Part 1 explains the context within which the planning policies for the District have been developed. It describes the spatial characteristics of the local area, identifies the key issues and challenges and includes a vision and objectives to tackle the issues and challenges.</p> <p>Topic based policies establish the scale and broad location of future development. They establish an overall sustainable development strategy (Policies 1 and 2), set out a strategic approach to environment and climate change, meeting housing needs, supporting economic development and infrastructure (Policies 3 to 15).</p> <p>Topic based policies are explored in more detail in individual town policies (Policy 18 Shaftesbury) and the countryside (Policy 20). Part 1 also includes strategic Development Management Policies (Policies 22 to 33) which provide more detail on a range of issues and types of development, including development in the countryside. Part 1 concludes by establishing a framework for monitoring.</p>	<p>Local Plan Part 2 allocates specific sites for housing and employment growth in the main towns and includes a review of other land allocations and settlement boundaries.</p> <p>Sites to be allocated will include the broad locations for development at the four main towns as shown in the Local Plan Part 1. In general the land allocations to be reviewed are those saved policies from the North Dorset District-Wide Local Plan (1st Revision) that was adopted in 2003 that have not been replaced by policies in Local Plan Part 1 (in general those listed on pages 368 to 379).</p> <p>Local Plan Part 2 will contain an O/S base map showing reviewed policies and new allocations.</p>	<p>A Neighbourhood Plan is a planning document that will guide future development of the area. It is about the use and development of land and associated social, economic and environmental issues. It can be detailed or simply set general principles but it cannot deal with non-planning matters.</p> <p>In general for the neighbourhood area of Shaftesbury, Melbury Abbas and Cann the neighbourhood plan can play a key role in enabling local communities to shape strategic growth in the town whilst it is a tool to meet local needs in the countryside.</p> <p>Neighbourhood Plan can set out the community's overall vision for the area of Shaftesbury, Melbury Abbas and Cann. Ideally it will give a local focus to the more general district wide vision set out in the Local Plan Part 1.</p>
	Policy 18 - Shaftesbury		
Sustainable Development Strategy	<p>Shaftesbury will maintain its role in supporting Gillingham to serve the needs of the northern part of the District through:</p> <ol style="list-style-type: none"> development and regeneration within the existing built up area; extensions, primarily of housing, to the east and north; and an extension to meet employment needs to the south east. <p>Growth will be taken forward in ways which respect the town's environmental constraints, support its role, function and identity, and contribute to making it more self-contained. Shaftesbury's distinctive natural and historic character will be retained and enhanced and the town's reputation as a centre for arts, culture and tourism will be reinforced.</p>	<p>The Sustainable Development Strategy summarises the policy approach in the towns. Specific allocations and actions are explained in more detail in the policies below.</p>	<p>The Sustainable Development Strategy sets the overall strategy for future development in the town of Shaftesbury. The Neighbourhood Plan needs to positively support the Local Plan Part 1 by reflecting and being in general conformity with the sustainable development strategy and all strategic policies.</p>

NOTE Policy options marked in **red/bold** can either be undertaken by North Dorset District Council through site allocations in Part 2 of the Local Plan or through the neighbourhood planning process

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(Policies 3, 4 and 5)Environment and Climate Change	<p>The impact of climate change on the town will be addressed with measures put in place to reduce risk through:</p> <p>d. the provision of sustainable drainage systems in all developments; and e. the protection and management of valuable groundwater resources; and</p> <p>The town's natural and historic built environments will be protected and enhanced.</p>	<p>Review saved Policy 1.16 (Groundwater Source Protection) of the Local Plan 2003 in association with the Environment Agency.</p> <p>Review the Shaftesbury Conservation Sub Area Policies (Local Plan 2003 saved policies SB2 to SB6). This is not a review of the Conservation Area boundary or Sub Area Boundaries, these are determined through separate legislation, it is a review of the policies themselves.</p>	<p>Consider local community actions that will help to mitigate and adapt to climate change (Paragraph 4.35).</p> <p>Identify Local Green Spaces as defined in Paragraphs 76 and 77 of the NPPF (also see Infrastructure - Green below).</p> <p>Consider principles of design and development form based on an understanding of local context (Paragraph 10.57). Working with Conservation Officers from NDDC the Neighbourhood Plan could undertake a review of natural and built environment in the town as a whole and identify character areas where design principles for future development could apply (For example see the Sturminster Newton Town Design Statement).</p> <p>Review the Shaftesbury Conservation Sub Area Policies (Local Plan 2003 saved policies SB2 to SB6).</p> <p>As part of this review non-designated heritage assets could be identified for the Councils 'local list' (Paragraph 4.168).</p>
(Policies 6, 7, 8, 9 Meeting Housing Needs and 10)	<p>About 1,140 homes will be provided at Shaftesbury during the period 2011 - 2026. In addition to infilling and regeneration within the settlement boundary, Shaftesbury's housing needs will be met through the development of land:</p> <p>f. to the east of the town (including the Hopkins land); and g. to the south east of Wincombe Business Park; and h. to the west of the A350 opposite Wincombe Business Park.</p>	<p>Review saved Policy 1.7 (Settlement Boundary) of the Local Plan 2003 for the town of Shaftesbury (Inset Map 37).</p> <p>Allocate the number and location of houses on the sites to the east of the town, south east of Wincombe Business Park and west of the A350 on an O/S base map.</p>	<p>Review saved Policy 1.7 (Settlement Boundary) of the Local Plan 2003 for the town of Shaftesbury (Inset Map 37).</p> <p>Based on a review of the natural and built environment the Neighbourhood Plan could propose design principles based on character areas.</p> <p>Suggest design principles for the strategic allocations.</p> <p>Allocate additional non-strategic housing sites in the town.</p>

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Supporting Economic Development (Policies 11 and 12)	<p>Employment needs of the town for the period up to 2026 will be met through:</p> <p>i. the development of land to the south of the A30; and j. the development of vacant sites on existing industrial estates; and k. the retention of existing employment sites.</p> <p>Mixed use regeneration will be encouraged on land within and to the east of the existing town centre. Within the town's settlement boundary, opportunities for tourist-related development that is sensitive to the landscape and historic setting of the town will be considered favourably.</p>	<p>Review saved Policy 3.2 (Defined Employment Areas) and SB12 (Land South of Salisbury Road) of the Local Plan 2003 on an O/S Base Map.</p> <p>Allocate regeneration area on an O/S base map.</p> <p>Review saved Policies 3.16 and 3.17 (Primary and secondary shopping frontages) of the Local Plan 2003.</p> <p>Defining Town Centres, Primary Shopping Areas and Shopping Frontages (Paragraphs 6.47 to 6.50).</p>	<p>Allocate additional non-strategic sites for employment.</p> <p>Allocate regeneration area on an O/S base map.</p> <p>Propose design principles for allocated employment sites based on character areas.</p> <p>Explore options for the regeneration area and consider land use, layout and design in more detail. One option is a development brief that identifies land for a community hall, parking, public toilets, tourist related development etc.</p> <p>Defining Town Centres, Primary Shopping Areas and Shopping Frontages (Paragraphs 6.47 to 6.50).</p> <p>Review uses in the primary shopping area (Paragraph 6.54-6.55) and consider encouraging/supporting an outdoor market.</p> <p>Explore how land use planning can help promote the town reputation as a centre for arts, culture and tourism. Further town centre enhancements could be considered.</p>
	<p>l. the provision of a new road link from the B3081 to the A30 at Enmore Green, north of Shaftesbury; and m. improved walking and cycling links between the town centre and residential development to the east of the town.</p> <p>The route of the Shaftesbury Outer Eastern By-pass will continue to be protected from development that would prejudice its implementation in the longer term.</p>	<p>Review saved Policy SB17 (Enmore Green Link) of the Local Plan 2003 and the route of the road with DCC Highways.</p> <p>Review saved Policy SB9 (Access requirements for land east of Shaftesbury), Policies SB15 and SB16 of the Local Plan 2003. Review Paragraphs 37.6.14/15 Linkages with the Town Centre/Role of Christy's Lane.</p> <p>Review saved Policies 5.21 and 5.22 (Safeguarding Land/A350 Corridor) and SB18 (A350 Outer bypass) of the Local Plan 2003 with DCC Highways.</p>	<p>Review saved Policy SB9 (Access requirements for land east of Shaftesbury), Policies SB15 and SB16 of the Local Plan 2003. Review Paragraphs 37.6.14/15 Linkages with the Town Centre/Role of Christy's Lane.</p> <p>Consider foot and cycle path provision in the town as a whole and how it links to the surrounding countryside.</p> <p>Explore additional parking opportunities in the town (Paragraph 8.123) based on evidence.</p>
Social	<p>n. the provision of a new community hall for the town; and d. a new two form of entry primary school, an extension to the secondary school and expanded further and adult education provision in the town; and p. a new doctor's surgery, or the expansion or relocation of the existing doctor's surgery.</p>	<p>Review saved Policy 4.3 (Community Buildings) of the Local Plan 2003.</p> <p>Identify land for new primary school in liaison with DCC.</p> <p>Identify land for new doctor's surgery or expansion or relocation of existing.</p> <p>Review future cemetery and burial ground needs in the town.</p>	<p>Review saved Policy 4.3 (Community Buildings) of the Local Plan 2003.</p> <p>Identify land for new doctor's surgery or expansion or relocation of existing.</p> <p>Review future cemetery and burial ground needs in the town.</p>

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Green	<p>A network of green infrastructure will be developed in and around Shaftesbury focussing on linking existing sites, such as the Slopes, and providing new sites and links to serve the residents of both the new and existing development in the town. This will include:</p> <p>q. informal recreation space associated with the development of sites to the east of the town to reduce recreational pressure on nearby high value wildlife sites.</p>	<p>Identify network of green infrastructure including:</p> <ul style="list-style-type: none"> • A review of saved Policy 1.9 (IOWA) of the Local Plan 2003. • Identifying informal recreation space associated with the development of site to the east of the town. • Identifying additional allotments. 	<p>Identify network of green infrastructure including:</p> <ul style="list-style-type: none"> • A review of saved Policy 1.9 (IOWA) of the Local Plan 2003. • Identifying informal recreation space associated with the development of site to the east of the town. • Identifying additional allotments. <p>Consider designating Local Green Spaces.</p>
	Policy 20 - The Countryside		
	<p>Outside of the settlement boundary of Shaftesbury development will only be permitted if:</p> <p>a. it is of a type appropriate in the countryside (as set out in the relevant policies of the Local Plan as summarised in Figure 8.5), or</p> <p>b. for any other type of development if it can be demonstrated that there is an 'overriding need' for it to be located in the countryside.</p>	<p>Part 2 of the North Dorset Local Plan does not include any specific allocations in the countryside.</p>	<p>Consider the local needs for those people who live in the countryside (outside of the settlement boundary of Shaftesbury). The Shaftesbury, Melbury Abbas and Cann Neighbourhood Area contains a number of smaller villages and hamlets and there may be a local need for housing, employment or other forms of development including new commercial community facilities or cultural facilities in these areas. Remember any growth proposed in the countryside will need to be based on evidence.</p>