



# SHAFTESBURY NEIGHBOURHOOD PLAN

Regulation 16 Consultation 7 February to 20 March 2020

## Response Form

The proposed Shaftesbury Neighbourhood Plan 2019 to 2031 has been submitted to Dorset Council for examination. The neighbourhood plan and all supporting documentation can be viewed on Dorset Council's website: [www.dorsetcouncil.gov.uk/shaftesbury-neighbourhood-plan](http://www.dorsetcouncil.gov.uk/shaftesbury-neighbourhood-plan)

### Please return completed forms to:

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Post: Planning Policy, South Walks House, South Walks Road, Dorchester, DT1 1UZ

**Deadline: 4pm on Friday 20 March 2020.** Representations received after this date will not be accepted.

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### Part A – Personal Details

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*\*If an agent is appointed, please complete only the Title, Name and Organisation boxes to the personal details but complete the full contact details of the agent. All correspondence will be sent to the agent.*

	Personal Details	Agent's Details *
Title	Mrs	
First Name	Karen	
Last Name	Tippins	
Job Title(if relevant)	CLlr (elected 12 <sup>th</sup> Dec 2020)	
Organisation (if relevant)	Member of Shaftesbury Open Spaces	
Address	██████████ ██████████ ██████████	
Postcode	██████████	
Tel. No.		

Email Address		
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## Part B – Representation

1. To which document does the comment relate? *Please tick one box only.*

<input checked="" type="checkbox"/>	Submission Plan
<input type="checkbox"/>	Consultation Statement
<input type="checkbox"/>	Basic Conditions Statement
<input type="checkbox"/>	Other – please specify:-

2. To which part of the document does the comment relate? *Please identify the text that you are commenting on, where appropriate.*

	<i>Location of Text</i>
Whole document	
Section	3. Housing and Employment
Policy	
Page	
Appendix	

3. Do you wish to? *Please tick one box only.*

<input type="checkbox"/>	Support
<input checked="" type="checkbox"/>	Object
<input type="checkbox"/>	Make an observation

4. Please use the box below to give reasons for your support or objection, or to make your observation.

### Climate Change and Housing Policy

The Shaftesbury NHP group were written to in Jan 2019 by Shaftesbury Open Spaces Group (10-15 people membership) and again in response to the questionnaire later in 2019 for the NHP to have a specific policy for Climate Change and new developments – including housing.

It is unacceptable that this request has been refused by both NHP committee and STC; especially considering the overwhelming evidence and support in ensuring any new development conforms to required low carbon emission targets and other climate change targets.

This response recorded in Reg14 database is unacceptable & does not accord with the strength of feeling within Shaftesbury regarding Climate Emergency & Climate Change.:-

.....'The idea of a climate change policy had been considered in drafting the plan – but climate change touches on so many different areas, that a single policy was not considered practical.....'  
 ....'We have taken this opportunity to look again at the policies and wherever possible reinforce the importance of

addressing climate change – however it is clear from the **Bridport NP Examiner's** report that setting requirements that go beyond existing Government standards is not possible. Updates have also been made to the introduction to reinforce some of the key messages and to reflect the changes to the plan....'

This statement made above by Shaftesbury NHP group and STC is unacceptable, considering that the proposed policy proposal sent to STC NHP group in Jan 2019 from Shaftesbury Open Spaces came from Bourton NHP Neighbourhood Plan which was made official on 26<sup>th</sup> Jan 2018.

Shaftesbury NHP group did not respond to Shaftesbury Open Spaces feedback in Jan 2019. The first time that the group had realised that their suggested policy was omitted from the NHP was recently when the Reg 14 database was put onto the STC web-site.

*Continue on a separate sheet if necessary*

**5. Please give details of any suggested modifications in the box below.**

This was sent to the NHP Group by Shaftesbury Open Spaces in Jan 2019 and again in Sep 2019. Open Spaces Group did not obtain any feedback from the NHP Group and do not agree with the conclusion that there should not be a planning policy for Climate Change. The Group do not accept the 'Bridport NP Examiner' rejection reason for refusal to have a distinct planning policy in the Shaftesbury NHP.

There must be a distinct Planning Policy within the NHP for Climate Change and New Developments.

Proposed Intention:- To accord with National Policy guidelines in relation to the effect of an new development on global warming

Proposed Policy.

All new developments within Shaftesbury shall seek to achieve a high standards of sustainability and in particular demonstrate in proposals how design, construction has sought to

1. reduce the use of fossil fuels;
2. promote the efficient use of natural resources,
3. re-use and recycling of resources and the production of consumable of renewable energy
4. Adopt best practice in sustainable urban drainage. / Include a new over-arching stand alone policy specifically on climate change.

The justification for this is manifold (various reasons given, including declarations of the climate emergency and need to act now, and that the Local Plan adopted policies do not require such [sustainable energy] provisions)

*Continue on a separate sheet if necessary*

**6. Do you wish to be notified of Dorset Council's decision to make or refuse to make the neighbourhood plan? Please tick one box only.**

<input checked="" type="checkbox"/>	Yes
-------------------------------------	-----

No
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Signature: \_\_\_\_\_ Karen Tippins \_\_\_\_\_  
*If submitting the form electronically, no signature is required.*

Date: 18.03.2020 \_\_\_\_\_

**Data protection**

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First Name	Karen	
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Policy	
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### **Settlement Boundary – SFHE1**

The policy still does not adequately protect Shaftesbury from opportunist developers who want to build outside the Shaftesbury Settlement Boundary; especially where it is evident that the housing development would clearly cause 'harm' to the intrinsic and historical setting Shaftesbury enjoys. (Ref: Planning Appeal Inspectorate statement - 2/2/18/0696/OUT)

The protection of the green areas surrounding Shaftesbury was one of the most strongly evidenced responses to the NHP survey conducted in Jan 2015 with the previous NHP group - where there were over 1000 household responses to the door to door survey conducted.

The Shaftesbury NHP group have ignored the protection of the Settlement Boundary feedback they received by Shaftesbury Open Spaces Group in Jan 2019 and in Sept 2019. The SFHE1 version in the final issued plan provides no protection to Shaftesbury to opportunistic housing developers who place planning applications for houses outside the settlement boundary.

I personally now believe the Shaftesbury NHP process has been a waste of time.

Clear evidence that the Shaftesbury NHP group are both ill-informed and factually incorrect in their statements of ...'you can't stop housing developments'. Is evidenced in the fact that Enmore Court 23 houses 2/2/18/0696/OUT was rejected by the Planning Inspectorate at Appeal.

The reason why Shaftesbury requires this added NHP protection from the Local Planning Authority is because the officer's report recommended to the Planning Committee to 'approve' the Enmore Court Planning Application 2/2/18/0696/OUT. Even though there were over 200 objections and a robust argument against this Planning Application written by Planning Consultants Buttery and Watson. Fortunately, for Shaftesbury residents, the Dorset Council North Dorset Area Planning committee went against the officer's report and voted 'refuse', this planning application subsequently went to Appeal and at Appeal it was refused by the Planning Inspectorate.

The reasons for refusal by the Planning Inspectorate were:- ...effect of the proposal on the character and appearance of the area, whether the proposal would provide safe and convenient access to services and the effect of the development on the heritage assets, in particular the setting of the Shaftesbury Conservation Area and the setting of the grade II listed drinking trough and conduit head....'

Shaftesbury needs a NHP planning policy for the Settlement Boundary which protects the town from Opportunist Developers and the Dorset Council LPA who do not see the harm these opportunistic developments can and permanently do regarding spoiling Shaftesbury's unique historical assets and countryside settings.

Also, there is no evidence that the population of Shaftesbury have ever agreed with the NHP group writing such a nondescript and a weak planning policy which provides Shaftesbury with no protection for placing a robust argument for refusing opportunistic housing development outside the Shaftesbury Settlement Boundary.

The Shaftesbury NHP group were written to in Jan 2019 by Shaftesbury Open Spaces Group (10-15 people membership) and again in response to the questionnaire in Sept 2019 for the NHP to have strong policy to protect the countryside beyond Shaftesbury's Settlement Boundary – especially in historical and beautiful areas surrounding Shaftesbury.

Both times, the feedback has been actively ignored by the NHP Group.

Shaftesbury has met its quota of housing building as specified in the 2016 Local Plan and has now met a surplus of housing due to the fact many Shaftesbury Brownfield sites (not previously identified in the Local Plan) have been released for Housing Development surrounding Shaftesbury.

There has always been extremely strong reaction against building outside the Settlement Boundary, especially regarding the Slopes. The statements made in the Shaftesbury Neighbourhood Plan regarding 'not being able to refuse housing development' outside the Settlement Boundary simply is not true. (evidence appeal of 2/2/18/0696/OUT)

The response recorded by NHP group compiled during a meeting not open to the public in Reg14 database is unacceptable & does not accord with the strength of feeling within Shaftesbury regarding refusing housing development outside the settlement boundary.:-

....'The policy does not support building outside of the settlement boundary, but the settlement boundary 'protection' is not a relevant policy when the Local Plan area does not have a 5 year housing land supply....'

No members of the public or any of the groups involved in providing feedback had a chance to challenge the final wording of SFHE1 due to the 'secretive' nature of how the NHP group conducted their meetings. Also, STC placed the NHP policies unexpectedly on a Extra-Ordinary Full Council meeting on 26<sup>th</sup> Nov, just before Christmas and no one was available to challenge the appallingly worded planning policy SFHE1:-

....SFHE1 No changes should be made to the settlement boundary while there remains a substantial housing supply in comparison to the adopted Local Plan requirement. In those circumstances, where the Local Plan housing supply policies are not considered up-to-date, and an application for housing outside the settlement boundary is received, this should be accompanied by a clear assessment of the social, economic and environmental impacts of the development on its own and cumulatively with other planned developments, including the likely impact on the capacity of the town's infrastructure and highway network....'



Continue on a separate sheet if necessary

**5. Please give details of any suggested modifications in the box below.**

Intention:-

To define and protect the Open Spaces which surround Shaftesbury in order to retain the open rural aspect of the town which is so much appreciated by the inhabitants and to enhance the Green Infrastructure...

Policy:-

Every effort shall be made to prevent any further housing development in the green spaces outside Shaftesbury's Settlement Boundary. Every effort shall be made to ensure that these green spaces are preserved to retain the intrinsic character of Shaftesbury settlement.

The fields which constitute the area outside of Shaftesbury Settlement Boundary are classified as countryside for planning purposes. They provide Green Spaces between buildings and afford far-reaching views into the countryside and contribute significantly towards the rural character of Shaftesbury, which the community of Shaftesbury wishes to preserve. The protection of these green spaces and the wild life corridors between them, such as hedgerows, trees, bands and verges will also contribute towards enhancement of the Green Infrastructure within the Shaftesbury NHP.

Continue on a separate sheet if necessary

**6. Do you wish to be notified of Dorset Council's decision to make or refuse to make the neighbourhood plan? Please tick one box only.**

<input checked="" type="checkbox"/>	Yes
<input type="checkbox"/>	No

Signature: \_\_\_\_\_ Karen Tippins \_\_\_\_\_

Date: 20.03.2020 \_\_\_\_\_

*If submitting the form electronically, no signature is required.*

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<input type="checkbox"/>	Support
<input checked="" type="checkbox"/>	Object
<input type="checkbox"/>	Make an observation

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### Biodiversity

The Shaftesbury NHP group have written to in Jan 2019 by Shaftesbury Open Spaces Group (10-15 people membership) and again in response to the questionnaire in Sept 2019 for the NHP to have a distinct and clear planning policy to be applied to new developments for Biodiversity.

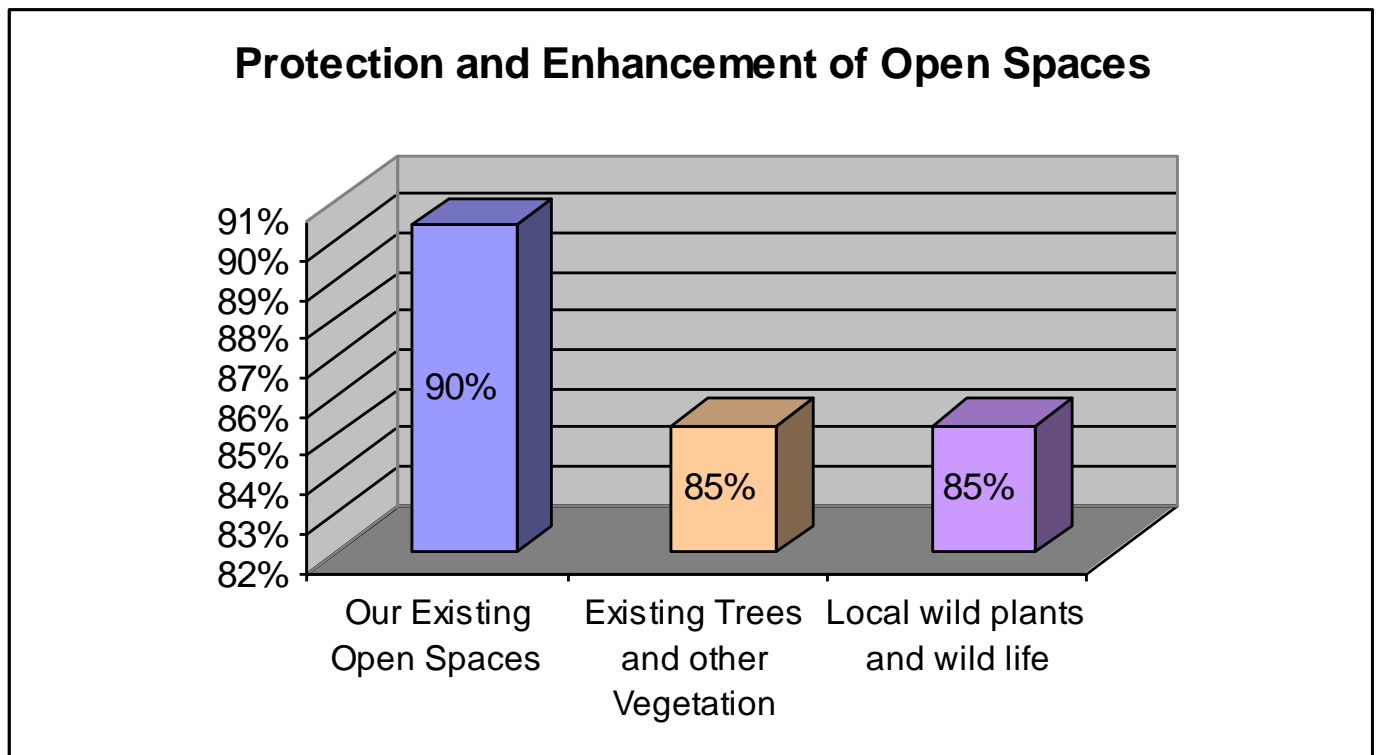
Both times, the feedback has been actively ignored by the NHP Group.

In the door to door survey conducted in Jan 2015 by the former NHP group for Shaftesbury, the area and question which obtained the highest figures out of the whole survey was surrounding 'protection of Fauna and Flora' in Shaftesbury – Question 29.

There were over 1000 household responses to this survey, therefore, the requirement for having a distinct Planning Policy for Biodiversity has been evidenced by the Shaftesbury population.

Considering this was the highest scoring area, with over 85%, would indicate that it would be imperative to ensure all further developments conformed and supported Biodiversity protection and enhancement.

The Shaftesbury NHP group did not correspond or open up this area for discussion to justify why this important feedback has been rejected and ignored.



Continue on a separate sheet if necessary

**5. Please give details of any suggested modifications in the box below.**

Intention:-

To increase biodiversity by maintaining and improving the conditions and habitat for flora and fauna and the corridors that link them

Policy:-

Development proposals must ensure that local biodiversity will not be harmed either directly or indirectly. Where opportunities exist, new habitats should be created to enhance the ecological network (incorporate bee/swallow bricks, bird boxes and edible planting in the housing development). In exceptional circumstances where impact is unavoidable, developers shall demonstrate that appropriate mitigation and/or compensation will be provided and will aim to achieve a net enhancement to biodiversity in Shaftesbury. Permission will not be supported if significant harm resulting from development cannot be avoided.

Continue on a separate sheet if necessary

**6. Do you wish to be notified of Dorset Council's decision to make or refuse to make the neighbourhood plan? Please tick one box only.**

<input checked="" type="checkbox"/>	Yes
<input type="checkbox"/>	No

Signature: \_\_\_\_\_ Karen Tippins \_\_\_\_\_

Date: 20.03.2020 \_\_\_\_\_

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## Part B – Representation

1. **To which document does the comment relate?** *Please tick one box only.*

	Submission Plan
	Consultation Statement
	Basic Conditions Statement
x	Other – please specify:- Shaftesbury NHP process non-conformance with Open and Transparent

2. **To which part of the document does the comment relate?** *Please identify the text that you are commenting on, where appropriate.*

	<i>Location of Text</i>
Whole document	x
Section	
Policy	
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3. **Do you wish to?** *Please tick one box only.*

	Support
x	Object
	Make an observation

**4. Please use the box below to give reasons for your support or objection, or to make your observation.**

These are:-

1. Controlling membership of the Steering Committee and not acting in an open and transparent manner
2. Controlling the content and policies the Neighbourhood Plan, STC policies based on STC councillors views and are not evidenced based.

Both of the above points 1&2 go against the fundamental principles of Neighbourhood Planning, the Localism Act 2012 and the relevant Town Planning Acts.

The membership of the Steering Committee was not open and a statement was issued in a set of NHP minutes after two selected members resigned that no new members could join.

The Declaration of Interest of the members on the Steering Committee were not open to inspection by myself after being elected as a Town Councillor in Dec 2019. It is anticipated that Cllr Proctor, who is a Property Developer and at a considerable amount of time of the NHP process was pursuing Langdale Farm Planning Application which fell within the Designated Area, potentially controlled and voted on the direction of the NHP during Town Council meetings.

## 2. Supporting Evidence

The members of the existing group issued a statement to STC and also placed this onto the web-site stating that they wished to continue. However, the Town Council have resolved to 'disband' the existing group without their consultation and also have issued statements stating that they are not to be allowed to be involved in the 'set-up' of the new committee.

These statements are covered in the following issued STC agendas and minutes.

The 'set-up' meeting was not been published and open to the public and only invitees that STC approve of were allowed to attend. There have been no NHP agenda nor minutes issued of this meeting, even though it is known that this meeting has taken place.

### 2.1 Controlling Membership, lack of being Open and Transparent

1a

*Report 1017FC10 to a meeting of the Full Council 10 October 2017*

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At its meeting on 5th September 2017 the Council resolved that an initial group of representatives,



not previously involved in the joint neighbourhood plan, meet to identify the Shaftesbury Neighbourhood Plan Steering Group stakeholders.

1b

Quote from current Steering Committee Member – 3<sup>rd</sup> Oct 2017

*...I understand that the "invitee-only/non members of previous NPG" meeting was held last night, to discuss selection of representatives of major stakeholders for the new NP.*

*Great example of STC transparency & Community-involvement....'*

1c

Report 0717FC3 to a meeting of the Full Council 18 July 2017

3 Neighbourhood Plan

To determine the Council's position regarding the Neighbourhood Plan and designated area.

Recommendations That the Council resolves to apply to North Dorset District Council to change to the boundary of its neighbourhood plan area so that it is wholly contained within the Shaftesbury Parish boundary

That the Council **resolves to disband** the Shaftesbury, Melbury Abbas and Cann Neighbourhood Plan Group

That the Council resolves to create a Shaftesbury Neighbourhood Plan steering group, identification of the stakeholders and draft terms of reference to be resolved at a subsequent meeting of the Council.

1d

Report 0917FC9 5<sup>th</sup> September

9.2.1 At its meeting on 18<sup>th</sup> July, Shaftesbury Town Council resolved to proceed with a Shaftesbury Neighbourhood Plan and disband the previously existing joint neighbourhood planning group.

9.2.3 The Council is asked to consider identifying a core group of stakeholders to begin to form the new neighbourhood plan steering group.

### **3. NHP committee Meeting Dates**

Meeting dates were not published in advance for NHP and most of the Committee meetings were 'closed' and not open to the public.

No one ever knew in advance when it would be possible to make public any objections due to either a) no notice of meetings or b) extremely short notice.

### **4. Feedback**

Input into changes for the NHP and suggestions were given and no feedback returned. No suggested inputs were incorporated into the Plan from myself or by Maltings Residents Association or Shaftesbury Open Spaces Group. Even as an elected Town Councillor on 12<sup>th</sup> Dec 2019, I was unable and blocked from giving any input or feedback into the NHP (this exclusion stems back to the fact that I was a member of the former group and subsequently 'blocked')

### **5. Leading Questions within the Questionnaire**

Questions in the August 2019 questionnaire were 'leading' with the objective for the respondent to answer the way the Town Council wanted.

The areas which caused the most controversy and outrage were around building Affordable Housing outside the Settlement Boundary and Community Hall funding – which has been ear-marked for East of Shaftesbury.

The data received from the Questionnaire conducted in 2019 was such low numbers – less than 200 – out of a population of 8000, to indicate that it was unclear that this was truly evidence. Especially as the questions in the questionnaire were ‘leading’.

## 6. False or Lack of Evidence

There are many statements made within the NHP which are either factually incorrect or are not evidenced based or are completely contrary to evidence and are no doubt opinions of some of the councillors. (There are many discrepancies – here are a few)

- A) P81 The Cricket Club is 750m from St James – statement on P81 which has been feedback to the NHP group is false. The group have not corrected the figure.

....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....

- a) P80 and P81 The FIT calculations are incorrect. FIT is based on Open Space in relation to houses and also the Off-site Play Area Contributions. Not all Open Spaces have been included in either the diagrams or the calculations. Also, the Off-site s106 developers contributions have not been included. The Town Council owns 7 acres of land for a Cricket Club which is 750 metres from St James st.. – Trinity Green, East of Shaftesbury – is 1-2 acres of recreational community land, this is excluded. SUDs and the triangle of land (Persimmon Parcel 6&7) are also excluded from P80 map. Therefore, the whole of the FIT calculations on p81 are misrepresentative of the correct status of Open Spaces. These errors have been communicated to the NHP group and have been ignored..
- b) P90 & 91 Affordable Housing is need is not evidenced based. No key for Gold/Silver/Bronze. It is understood that Gold is the only validated ‘affordable housing need’ – 24. In fact, too many housing developments are occurring in Shaftesbury and these developments either have Affordable housing or Affordable Housing Contributions. Without any doubt, the public appetite for further housing development is nil. Therefore, the statement.... 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....is not true and is 75% of 230 people who responded to this question out of a total population of 8000 is not evidence.

There are other discrepancies in maps – SFCL1 map is missing community open spaces ‘purple shading’ for Trinity Green, SUDS, Persimmon Triangle as per Parcel 6&7 Planning Application. SFHE3 is incorrectly showing protected employment land covering land allocated for the Bypass corridor and allotments – where can clearly be seen in SFHE4 – which indicates the position of the reserved bypass corridor.

Continue on a separate sheet if necessary

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x	Yes
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### Part A – Personal Details

This part of the form must be completed by all people making representations as **anonymous comments cannot be accepted**.

*\*If an agent is appointed, please complete only the Title, Name and Organisation boxes to the personal details but complete the full contact details of the agent. All correspondence will be sent to the agent.*

	Personal Details	Agent's Details *
Title	Mrs	
First Name	Karen	
Last Name	Tippins	
Job Title(if relevant)	CLlr (elected 12 <sup>th</sup> Dec 2019)	
Organisation (if relevant)	Member of Shaftesbury Open Spaces	
Address	██████████ ██████████ ██████████	
Postcode	██████████	
Tel. No.		

Email Address		
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## Part B – Representation

**1. To which document does the comment relate?** *Please tick one box only.*

<input checked="" type="checkbox"/>	Submission Plan
<input type="checkbox"/>	Consultation Statement
<input type="checkbox"/>	Basic Conditions Statement
<input type="checkbox"/>	Other – please specify:-

**2. To which part of the document does the comment relate?** *Please identify the text that you are commenting on, where appropriate.*

	<i>Location of Text</i>
Whole document	
Section	Education & Affordable Housing
Policy	SFCL2 & SFHE3
Page	
Appendix	

**3. Do you wish to?** *Please tick one box only.*

<input type="checkbox"/>	Support
<input checked="" type="checkbox"/>	Object
<input type="checkbox"/>	Make an observation

**4. Please use the box below to give reasons for your support or objection, or to make your observation.**

**SFCL2 no evidence**

There is no evidence in any of the surveys conducted by NHP including the extensive door to door survey conducted in Jan 2015 that this planning policy should exist.

As a councillor elected on 12<sup>th</sup> Dec 2019, I requested a copy of the Reg12 database and the Declaration of Interest of all the committee members. I requested input into the NHP process. I was blocked.

I have reviewed everything in respect to the NHP, including the Community and Leisure Policy Aims questionnaire in Sept 2019, and I can find no questions asked of the public during consultation nor any statement made by the public during consultation that supports this NHP Planning Policy SFCL2.

Therefore, it appears the planning policy SFCL2 exists only due to the opinion of a handful of individuals who may or may not have a vested interest in its inclusion into Shaftesbury NHP.

As a councillor I requested a copy of all the Declarations of Interest and was refused by Shaftesbury Town Council officers. However, Town Councillor Cllr Proctor operates a Bed and Breakfast business within Shaftesbury. Also, a number of NHP committee members do not like the Persimmon Planning Application Sth A30, which includes an option for a hotel. Their opinions are not endorsed or evidenced by the findings of the survey conducted in Jan 2015. Ref – attachment at the end of this document.

In my opinion, the planning policy SFCL2 has been added to the NHP in an attempt at blocking the Persimmon Homes planning application 2/2018/1773/OUT at the LPA level. This could be considered an abuse of the NHP process.

...2/2018/1773/OUT.'Develop land by the erection of up to 135. No. dwellings, industrial starter units, primary school, flexible commercial uses **including a combination of a hotel** and non-food retail or residential care home, modify vehicular access, form car parking, sports pitches, public open space and associated works. (Outline application to determine access).....'

<http://thisisalfred.com/community/we-dont-trust-persimmon-shaftesbury-town-council-object-to-new-estate/>

**SFHE3 – no evidence**

There is no evidence that supports the statements and opinions made within this planning policy on p34. The Town Council has objected to the Glove Factory being changed to residential quoting emerging policy SFHE3. However, individual comments on social media indicate that this is not an agreed planning policy by residents; especially as many agree that it is better to build houses on 'brownfield sites' rather than fields outside the settlement boundary. Therefore, there is no support to this planning policy and I cannot see any supporting evidence from any of the consultations.

Attached to this document is the results of the Jan 2015 questionnaire, where mix businesses and recreational usage for the land South of the A30 would be supported.

Again, the comments against 2/2018/1773/OUT within the NHP is an abuse of the NHP process and is not supported by evidence and is contradicted by the survey conducted in Jan 2015 where there was over 1000 household responses.

***The allocation of the land to the south of the A30 (insofar as it lies within the parish) as employment land will be safeguarded.***

Currently (April 2019) Persimmon Homes is requesting planning consent to develop this site. Their proposal to create 135 homes has been opposed by Shaftesbury Town Council,

...Care homes that employ an equivalent number of staff as a typical B1 type use will be considered as an employment use. However, they should not be located on industrial estates where their occupants would be disturbed by the associated noise etc.

The statement above highlighted in 'yellow' is someone's opinion. There has not been one statement made by any member of the public which supports this statement. This is an abuse of the NHP process.

## **Schools**

....'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...'

## **Section H**

All references throughout the NHP regarding there no requirement for a new school within Shaftesbury is not evidenced. There is no numerical figures showing the number of houses due to be built – estimated children – and location of homes – with travel distances.

Shaftesbury has two known issues which have not been discussed or disclosed within the NHP – parents driving children to and from Motcombe Primary and Abbey View Primary, St James Road.

There has been a residents meeting where Motcombe residents have made complaints regarding the high number parents driving from Shaftesbury through the small village of Motcombe to drop children off at the Motcombe Primary School. The reason for this is due to the smaller class sizes within Motcombe.

Also, complaints have been issued by residents who live in St James regarding the high traffic numbers and cars parking right outside residents homes during school times for Abbey School. Parents driving from East of Shaftesbury right over to Abbey View twice a day. If Shaftesbury could offer smaller class sizes within closer proximity to homes at Primary School level, maybe this situation would be averted. These current issues and facts appear to be omitted from the NHP.

Added to the fact that these statements made in the NHP are not based on factual evidenced; their statements are also not welcomed, because a substantial amount of s106 funding has been ear-marked/allocated for a new school or educational contributions with a number of approved Shaftesbury housing planning application. No one within Shaftesbury will want 100's of houses to be built in this town for the s106 to be spent at another location based on these false statements made within the Shaftesbury NHP.

## **Affordable Housing**

These statements made within the NPH are not evidenced. In fact the opposite is the case. Shaftesbury is now subjected to extensive and continuous 'building' without one estate being completed end to end and integrated into the Town. There is no appetite for releasing more land for Affordable Housing.

Considering that Town Councillor Cllr Proctor is a Property Developer (Charles Higgins Ltd) and,

whether other NHP committee members are within the business of Property Development - it is unclear whether this Affordable Housing section has been added due to a potential 'conflict of interest' with Councillors or NHP Committee members.

The Declaration of Interest of NHP Committee members has not been made public and I was personally refused access to inspect these DPI in my capacity as an elected Town Councillor on 12<sup>th</sup> Dec 2019.

**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.



Continue on a separate sheet if necessary

**5. Please give details of any suggested modifications in the box below.**

Delete **SFCL2** planning policy because it is not evidenced and there is a distinct possibility that it has been added based on 'opinions' of individuals who have a vested interest in its inclusion.

Delete **SFHE3**

Delete false statements made regarding 'no school requirement'

Delete false statements regarding the Town Council releasing or buying land for Affordable Housing

Continue on a separate sheet if necessary

**6. Do you wish to be notified of Dorset Council's decision to make or refuse to make the neighbourhood plan? Please tick one box only.**

<input checked="" type="checkbox"/>	Yes
<input type="checkbox"/>	No

Signature: \_\_\_\_\_ Karen Tippins \_\_\_\_\_

Date: 20.03.2020 \_\_\_\_\_

*If submitting the form electronically, no signature is required.*

**Data protection**

By signing or electronically submitting this form, you are agreeing to your comments being made publicly available. We will not display your personal data online, however we may share your details with the independent examiner for the purposes of examining the plan. Your information will be retained by the Council in line with its retention schedule and privacy policy ([www.dorsetcouncil.gov.uk/privacypolicy](http://www.dorsetcouncil.gov.uk/privacypolicy)). Your data will be destroyed when the plan becomes redundant.

<b>Q22 Ideas for the Employment Land South of the A30</b>	
1	From what I gather from social media (and in fact noticed queuing) Shaftesbury would benefit from another Surgery.
2	We need more leisure facilities especially for the younger person we need to reflect their needs and make sure they have plenty to occupy themselves if they so wish

Q22 Ideas for the Employment Land South of the A30	
3	I think this land was so allocated in the 2003 plan but nothing has happened. Given the need to invest in jobs and infrastructure this site could suffice. However, being the other side of the A30 from the main developed area of Shaftesbury could introduce traffic and safety problems until road infrastructure is enhanced. An alternative would be to use the land currently subject to the Barratts Planning Application for such mixed social and business use, linking up with Wincombe Business Park to the North, Wincombe Lane to the West and the ongoing Persimmon development to the South.
4	Small light industrial units
5	No opinion.
6	A bigger health centre and a new primary school.
7	Don't use it at all! Keep it green space.
8	This should purely be for a business park - high tech - or industrial use not mixed healthcare or education. 7 Hectares is barely sufficient to sustain growth in town for next 20 yrs. separate sites should be established for possible social and community areas including sports/health/education - non of which should share a site with an industrial site due to numerous hazards.
9	All these are needed.
10	Greatest need is increased capacity in education and health care. Not storage and distribution until dramatically improved north/south road capacity is in place.
11	Health care and education for a thriving and healthy community both physically and mentally. Community uses, small businesses.
12	GP practice Schools Supermarket
13	community
14	This site represents unsustainable greenfield development and will further increase traffic congestion within North Dorset. Conveniently, the land appears to be owned by NDDC and has doubtlessly been allocated for development in order to financially benefit the council.
15	Any use of land for houses needs to be carefully considered with regard to educational provision.
16	As long as it is not a polluting industry it should not be a problem.
17	Leisure centre. Health centre with good parking. DIY store
18	School, Healthcare centre, Supermarket, DIY outlet
19	1) - Second supermarket from a competing firm (Sainsburys, Morrisons etc) 2) - Leisure centre with gym facilities or larger, better equipped sports facility 3) - Office space buildings such as on Wincombe Business Park 4) - Dedicated bus station with links to town centre and outlying areas (Park and ride might not work owing to current size of Shaftesbury but a transport link would be beneficial) 5) - Public space / park which could be tied in with idea number 2
20	area not specific enough but any land that is easy walking distance from the town would be ideal for GP surgeries of education.
21	see Q18
22	Education , retail
23	Pressure on existing schools, doctors surgery and other essential services suggest these should be prioritised in any development
24	Schools, medical practices, sports facilities, DIY and larger retail outlets that are not available locally
25	Don't develop it
26	I was not aware of this plan to further develop the town. I am becoming more and more concerned about where Shaftesbury is headed. There seems to be uncontrolled building and the character of the town and surrounding area is changing quite rapidly. If there is to be industrial work undertaken (and is this on brownfield land?????) then it should be very low rise and not involve large or articulated lorries having regular access. Small units are acceptable and clearly a new doctor's surgery and school would help mitigate the current situation whereby these facilities are already over subscribed. What should be considered is the development of Shaftesbury hospital into a larger hospital offering additional services, eg scans etc, or else a new facility built on those 7 hectares. With the nearest hospital some 20 miles away and with the large influx of new houses and people, this is now becoming increasingly important.

<b>Q22 Ideas for the Employment Land South of the A30</b>	
27	Medical Centre & pharmacy Small commercial and retail business units
28	Those with the highest employment possibilities so that people can afford to buy their own homes since commuting is very difficult due to poor public transport.
29	Is that big enough to zone by type-eg 'white collar section and industrial section?
30	Leave it be
31	Could re-site the hospital and medical centre Could site the needed school
32	Leisure centre. Discount supermarket
33	Shaftesbury desperately needs adequate sports and leisure facilities. The outdoor swimming pool that hardly opens isn't good enough. low cost small scale workshops. We have a lack of local post 16 education so something in that direction would be good.
34	Rather see green fields but if not small retail outlets, health care NOT more housing!!
35	health care is definitely needed, retail should be encouraged to stay in the high street so that the high street can thrive
36	Build a cinema with some retail units. Currys, next etc. bowling alley
37	A school
38	health centre in addition to the current one. To re open the swimming pool
39	This land is already in the pocket of one owner. That precludes virtually anything else happening here. It should be mixed housing and small business, leisure, entertainment, education and youth / old age services, including medical
40	We need larger medical centre and schools the hospital and ambulance station access is not good for the amount of use it has.
41	There is no point in developing this site unless transport links are improved. Out-of-town retail units should be discouraged unless they are of the type to require vehicle transport to make sense. (eg large DIY store)
42	Public gardens/park, a health centre
43	+1 for healthcare Mixed businesses
44	The best use for some of this land would be to build a larger Medical Centre with appropriate parking.. Also the Ambulance Station could be moved to the same site, which would give it easier access for the ambulances, rather than having to use Bimport, High Street or Bleke Street.
45	Priority should be given to local businesses not national chains / companies
46	Activity centre/ cinema complex for all ages. Educational centre
47	New school Extension to the health centre Cinema/activity centre
48	travel lodge and B&Q
49	If there is no-one interested in the potential use for which it has been allocated, how about building the new primary school on it?
50	Health care and Education.
51	Recreation, health and education, focus on the value to residents of enjoying the more beautiful locations.
52	Fields for farming...
53	School.
54	You need to start it off with something - then others will follow - also consider combining the emergency services in one place - that place near a main arterial road
55	More health care, education, service recreation before anymore housing.
56	No large facilities
57	Education, Healthcare, community uses, retail
58	See 17a.

<b>Q22 Ideas for the Employment Land South of the A30</b>	
59	Education, help for people who have WORKED but found themselves unemployed through no fault of their own. Schemes to get people off benefits and into work.
60	Community uses including education and healthcares for the expanding community
61	Desperately need enhanced education and health services for the area.
62	No use providing any facility without highway infrastructure to support it
63	No use providing any facility without highway infrastructure to support it
64	Workshop space for local businesses.
65	NEW HOSPITAL AND NEW SCHOOLS
66	Please have some vocational training courses, also sports/gym facilities, swimming pool and exercise classes. Plus the 'hot desk' is a FANTASTIC idea and I would definitely rent it on weekly or daily basis.
67	That sound about right
68	Move the emergency services here from centre of town & Hardware Store with Plants etc approach large Hardware store - like B&Q or Wicks.
69	don't have a repeat of the development north of the A30 which looks totally incongruous. allow space in front of properties as well as decent size gardens.
70	As there is a gross over provision of housing - this land should be devoted to healthcare and education uses.
71	We do NOT feel any further development is desirable or necessary. - healthcare -education -leisure facilities
72	Possibilities for health centre, school, leisure centre. Could be built on this land.
73	Light industry manufacturing. Retail operations (garden centre?) Garage Workshops - Doctors surgeries- small business units.
74	Leisure - a gym for example, maybe a kinds play zone
75	Dont know local employment needs to prevail
76	I think any development south of the A30 should be focussed only on activities which bring employment into the area for local people and do not pull in
77	Healthcare and education are the key priorities to cope with the vastly increased population north of the A30. Local needs should be considered rather than employment designed to attract people from other areas.
78	A new health centre - this would enable Abbey View to be handed over to the school
79	Health centre with lots of parking Sports centre
80	Any of the above, ie mix of business uses,; community uses; health care; education and ancillary retail uses - not housing
81	As above - healthcare and educational facilities very important.
82	No.
83	Community uses, doctors surgery, sports centre that everyone can afford to go to.
84	Organic community box schemes, tradition skills (teaching young people how to maintain our vernacular buildings using traditional techniques. Community uses, and local youth employment and training schemes.
85	Health care and education and community uses.
86	ensure generous car parking space and proper facilities for commercial vehicles. Longmead and Wimcombe are now parking disaster areas. Twin landscaping and solid buildings (not sheds)
87	Healthcare and Education
88	Healthcare; Education
89	Possibly Healthcare & Education/community uses
90	I agree with the mix of use in the draft local plan
91	Leisure centre Shaftesbury does not have adequate facilities at all.
92	Agree to have a mixture of business/community/health care/retail/education
93	agree with office/industrial units, health care education and ancillary retail units

<b>Q22 Ideas for the Employment Land South of the A30</b>	
94	Why mix? Why not keep all the industrial + business areas in the places that already exist and improve them. Use the new areas for what we will need in the future ie. community uses, health care and education. Then we don't end up with a miss mash of areas and put further pressure on infrastructure.
95	Education and social facilities, sports facilities
96	Very important to have more schooling and Dr's surgery to keep up with expanding Shaftesbury - it is already out of proportion.
97	Healthcare, education and community.
98	For anything to succeed you need good road access, with no continuing closure of the Melbury Abbas route from Shaftesbury tot he South coast. I see no point in considering any industry.
99	see 18a
100	Healthcare and education
101	DLP sounds good, see Q.39 and Q52a.
102	Small business units, community uses, healthcare, education, light industrial units, small manufacturing units.
103	Multi use not solely for factor/manufacturing use, incorporate some leisure facility.
104	Doctors surgeries, schools, swimming pool and leisure facilities, bigger hospital including maternity facilities.
105	Healthcare and education.
106	Healthcare - GP, dentist Education.
107	Business, community, health and education.
108	Retired. Cannot have anything South of A30 till Melbury Abbas road closure is sorted out.
109	Leisure Centre; School - Primary
110	Healthcare Education (new school (s)?)
111	I see no mention of 1) Sports Facilities 2) Churches
112	Community uses but more importantly health care as hospital not big enough and health centre with a great number of patients
113	In Shaftesbury a leisure facility is needed including a swimming pool. The town would also benefit from a cinema and bowling alley. SCHOOLS & DOCTORS SURGERIES are of upmost importance and a better mix of shops in the town.
114	Mixed use, carefully landscaped around the perimeter to screen the buildings. Access/egress needs to be carefully designed. Business rates need to be very low to encourage people to use the units.
115	Park to include trees, shrubs, paths, picnic area, adventure play park, running track, sports field and swimming pool.
116	Leisure centre. Open space - picnic area, bandstand, paddling pool. Office accommodation. Cafe.
117	Cinema, doctors/health care
118	This land or part of it would be good for the Medical Centre, Fire Service and Ambulance Station.
119	a mix of business uses,: community uses; health care; education and ancillary retail uses
120	Anything that encourages/promotes a greater environmental awareness/benefit, recycling/ecobuild etc
121	small workshops; another medical centre
122	Currently you arrive in Shaftesbury from London & Salisbury along one of the nicest drives in the country without any scruffy suburbs, but a trading estate is planned on the pleasant fields that currently frame a nice view south. Could we find a less obtrusive place for any factories or workshops?
123	The draft local plan mix appears adequate
124	Map needed
125	All of the above: mix of business uses,: community uses; health care; education and ancillary retail uses

<b>Q22 Ideas for the Employment Land South of the A30</b>	
126	Business would not want to be next to travellers site.
127	Small offices/retail units
128	Health care and education
129	Business and community.
130	Startup business locations like "the Wincombe Centre" and Shopping Villages like Clarkes of Street
131	We need more healthcare services - GP surgery. We need more educational facilities - Primary and upper schools
132	Just concerns that it is developed sensitively.
133	Community, Health & Education - current shortage. Insufficient parking and access
134	New Primary School; New Health Centre
135	This land could be used for health care as the local surgery cannot cope with the additional pressures put upon it by more and more residential uses.
136	The A30 could be a psychological barrier - consider a bypass East of the town for A350 and A30 through traffic. However, traffic needs to be encouraged with good signposts to landmarks - perhaps highlight availability of bakeries and eateries on the High Street that endorse the areas local food heritage, rather than allowing fast food outlets/services on the bypass.
137	Hardware superstore Homebase etc. Clothes outlets Argos Sports shops Leisure facilities
138	Build a small training facility to allow businesses to train skills to personnel who live in rural areas. The use of small offices would be good to start small businesses. Renting offices is always good and allows flexibility.
139	health and fitness, swimming pool
140	Mix - generate plenty of jobs
141	I agree with local plan especially health care and education. Should NOT be used for residential.
142	Mixture of office, light industrial, NO retail.
143	A general mix on the lines of Wincombe Industrial.
144	Doctors' surgery for residents of eastern development. Schools for children of residents of eastern development.
145	Light industrial Offices DIT retail Health Centre
146	Another Primary School Larger Doctors Surgery with Pharmacy Leisure centre
147	Most of this sounds like planners' fantasy and social engineering of the pie-in-the-sky variety favoured by some local councillors. The real objectives are of course more buildings to attract council tax and protect the pensions of NDDC staff. I think the Exchange is over the top for place the size of Stur.
148	New facilities for health care and education are URGENTLY needed, particularly with the increased number of houses being built.
149	Anything but housing
150	A waste incinerator to reduce landfill costs and generate electricity.
151	Education; Health care; community uses
152	Health care; community use
153	New school, doctors surgery, dentist
154	Health care and general community uses, including games, leisure and recreation
155	Healthcare, Education
156	Very sensible: mix of business uses,; community uses; health care; education and ancillary retail uses
157	education - farming
158	Community uses, Health care and Education
159	A mix of business and smaller units for start ups but in an attractive development

<b>Q22 Ideas for the Employment Land South of the A30</b>	
160	As mentioned above - encourage a number of national chains to open business in Shaftesbury. More schooling (due to increase in families moving into area) and medical facilities (increase in pensionable aged residents. People living longer. Doctors surgery already over busy)
161	We need more schools and medical facilities - these would employ local people - creating a community feel which is beginning to diminish.
162	Suggested mix seems sensible:-mix of business uses,; community uses; health care; education and ancillary retail uses
163	Leisure centre - cinema, bowling alley, riding centre for the disabled, a college for Rural skills, eg blacksmithing, leather working, lime pointing, hedging, furniture restoration, guiding etc. A catering school fro training disabled as well as non-disabled. Adult education college with broad range of courses Wiltshire college has a better range of daytime courses. Very little in North Dorset.
164	supermarket, park and rides
165	Waste incinerator.
166	School Surgery Retail
167	With all these new houses coming and already built, we are in need of another primary school, doctors surgery, both needing parking.
168	1. Another GP surgery is required. 2. Another School.
169	As the Local Plan was drawn up with neither management experience in industry or knowledge of economic factors which create employment, the draft Local Plan is worthless. I worked (in the Army) on war crimes between September 1946 to March 1948 regarding local government. Hitler's Germany was more democratic regarding local government than that which exists in Britain today. The Local Plan permits and encourages development. A vote of the people on development is ESSENTIAL.
170	All your suggestions appear to be for very small scale business/work opportunities. Your vision just doesnt seem appropriate for a town.
171	leisure facilities garden nursery clinic nursery school/creche
172	Health, Education etc
173	Leisure facilities, indoor swimming pool, sports/craft centre. Somewhere for all ages to enjoy fitness classes etc.
174	Light industry
175	light industry.
176	Retired.
177	This land has been available for some time and no interest has been shown - so - build the new primary school there. Then Shaftesbury would have 3 primary schools spread across the town. Children from the eastern development would no longer have a long walk to Wincombe Lane.
178	Health centre with minor A&E unit
179	Health care and education, But what a shame. That road is already a nightmare, I can't see how introducing large numbers of people into a small town, with no room to build all infrastructure required will help anyone.
180	I presume this is the land in the field on the corner of the A30 and B3081 and adjacent land along the A30. I cannot find a map to show what land is referred to. The most appropriate use of this would be small, light industrial units, a new surgery as the one we have is obviously struggling to cope with the vastly increased population numbers - a new primary school as I believe the 2 primary schools we have are almost full and possibly retail - but not another large supermarket which we do not need.
181	What is significant? Where? Why there?
182	Will need another Primary School and possibly a Health Centre
183	need is for better healthcare & leisure facilities
184	Retail park for larger retail chains eg Next, New Look, Electronics, possible supermarket - all to supplement the town centre.
185	Retail park for larger big name business eg Next and similar to supplement the Town Centre

<b>Q22 Ideas for the Employment Land South of the A30</b>	
186	Health care desperately needs more doctors.
187	GP surgery
188	The land must pay attention to the need for increased educational provision in Shaftesbury, whether that is at pre-school, primary, secondary or sixth form level. With the influx of population that seems to be assumed it appears fairly obvious that the current educational set up (or medical either come to think of it) will not be able to cope.
189	Leave it as farm land we all need to eat.
190	A mix of everything.
191	1. definite need for doctors surgery 2. Business Units 3. Community drop in centre/hall (for childrens playgroups, club meetings, functions etc)
192	Q.22 provides the mix, facts and figures after due consideration will determine who or what, and ratio of each. Accept, not all will probably be allowed in. The district will decide 'who', from probably all deserving requirements.
193	Decent swimming pool.
194	We need a doctors' surgery and schools to accommodate any extra housing. Also need a swimming pool for Shaftesbury.
195	Mixed light manufacturing/businesses - no industry
196	A transport system between Shaftesbury and Gillingham to enable people to be at their desks by 9 am and leave the office at 5 pm to arrive in Gillingham and to take a bus to Shaftesbury to get home (this would reduce the number of cars on the road and provide greater job opportunities for Shaftesbury people)
197	mixed businesses
198	Leisure Centre - Healthcare - another surgery
199	Health; Education
200	School; fitness centre
201	Healthcare & education
202	Schools/doctors/leisure facilities/gym/pool/soft play
203	I fully support the use of land for additional health care and education
204	Health care, education and retail.
205	New hospital and surgery ? Existing hospital to become a car park
206	Small industrial units. Health centre & small business units.
207	renewable energy facility/industry
208	Education - new schools; Healthcare - new surgery - both top priorities
209	The draft plan pretty well covers various uses, but an additional medical centre is becoming essential. Parking is now a nightmare at Abbey View for example.
210	Some thought should be given to extra medical and educational facilities. No mention has been made of a swimming pool or sports centre, which are both important.
211	Additional medical centre essential with more parking in view of congestion at Abbey View
212	New GP surgery; new primary school
213	Larger GP, Health centre with adequate parking, nursery/playschool/primary school.
214	A good mix, as suggested in the question - a good balance to cover all needs for a population birth to death
215	Community uses Health Care Education and Ancillary retail uses
216	Leisure centre with swimming pool Larger medical centre primary school supermarket
217	Leisure Centre Health Centre (with ample car parking)
218	Health care and education obviously and some community use
219	I am concerned about the strain this will put on an already busy A30. The employment should use/encourage local bus links to save further traffic build up.
220	Health care - clinics, consultation space Community use - exercise facilities, "village" hall



<b>Q22 Ideas for the Employment Land South of the A30</b>	
221	Health Centre, Primary School, Playgroups Entertainment/Leisure facilities
222	I believe a new school needs to be developed as the current local upper schools are at near maximum capacity
223	Things to consider would be the prospects of long term business rather than short term plans, to encourage employment levels in the area. Hardware stores, children's centre/family activities centres We definitely need GP's surgery with alternative treatments School
224	Mix of business uses, education and healthcare
225	Small (affordable) business units to encourage local business and help existing small companies expand. Discount local derived ventures using and promoting local products. Idea: Short term start up discounted rates for 6 months to a year.
226	Healthcare Education
227	health care - doctors surgery small business ventures at reasonable rents for first-timers
228	It would be a good idea to have business premises for sale but not if it might lead to a travellers site!
229	New health centre
230	Health care
231	Adjacent to AONB - Any development needs to blend in. No heavy vehicles (Certainly not before Melbury Abbas Bypass) Could be used for new health centre
232	Health care! More offices, some mixed retail including a local "convenience" shop. Definitely not educational as it can be a dangerous road
233	<b>I STRONGLY AGREE THIS IS REQUIRED TO SUPPORT THE NEW HOUSING ALREADY BUILT IN THE LOCAL AREA (PARTICULARLY HEALTH CARE + EDUCATION)</b>
234	It is vital for a growing town to provide educational and healthcare facilities. This land would be ideal to provide both a secondary doctors surgery and a new primary school to serve to development by the A30
235	Community use - only if that means employment Light Industry - manufacturing food production furniture production/show room
236	"Business uses" should be light industrial/manufacture and retail/craft. <b>MUST HAVE AN ADEQUATE LEISURE CENTRE ON THE SITE</b>
237	New Doctors surgery New childrens play area (bridge or tunnel for child safety) New school
238	Use to support the enhancement of infrastructure - emergency services, education, health service
239	School, Doctors surgery
240	Community - sports / leisure complex
241	Sympathetic building on this quite sensitive site. Community use + education would be top of my list. Building a similar concept to the Exchange in Sturminster Newton, on this site would get my vote certainly - good access to the neighbouring housing estates, level walking good advert for a thriving vibrant Shaftesbury
242	This area must not be overdeveloped. Views to win green, compton abbas, Melbury Hill are all integral to the joy of shaftesbury. They must not be obscured by high rise modern buildings.
243	is there a strong demand for land? if so what kind of requirement? the answer can only come from the prospective employers.
244	light, high value added, technology, and craft and engineering use.
245	healthcare , community use, education
246	The land mentioned above is not suitable unless major investment is made! The land is too close to the already badly placed traveller camp, this will cause issues with insurance!
247	the wincombe business park works very well for a local business and small business. to have something similar would work really well.

<b>Q22 Ideas for the Employment Land South of the A30</b>	
248	YES TO ALL ABOVE
249	see q18and 17 -
250	I believe that the emphasis should be on a mixture of large companies providing employment on all skillsets and smaller companies. Installing fast broadband facility and advertising shaftesbury as an up and coming town will attract these companies. Also providing competitive rates especially employing young people.
251	That sounds like a good idea to have a mix of the uses listed
252	A new hotel would provide more employment than warehousing/storage. There is a proven need for more hotel accommodation in or adjacent to Shaftesbury. In recent years the only enquiries to DCC for employment land have been for hotels. Visitors to the "snowdrop festival" are having to stay in Wincanton + Winchester
253	Health Care
254	Maximum # of jobs
255	assuming it is the corner plot next to CB - a small business park inc. community facilities/centre of affordable housing.
256	Need bigger better GP Surgery
257	Health care Small office units Retail We need a leisure centre - gym and swimming pool
258	New school/expanded health centre Light industrial units Leisure centre
259	a community farm. small retail park, swimming pool. cinema.
260	probably new health centre with more parking
261	Larger GP surgery Building with low/minimum impact on the area (views) etc Employment that markets nearby housing
262	<b>BIGGER HEALTH CENTRE WITH MORE PARKING</b>
263	There needs to be easy safe access to this area from the new housing development which is intersected by A30, could be used for new school, and swimming pool. (health centre) Need community hall with multi uses very flexible, affordable space to hire. Entertainment space.  Nurseries for little children, and facilities' for elderly should be within walking distance of home. meeting spaces near home. as should chemist/health centre.
264	A new health centre is desperately needed as is an additional primary school
265	We need a new health centre and primary school
266	A new primary school and nursery A leisure centre with indoor pool
267	None - leave it green
268	<b>HEALTH CENTRE RETAIL (SUPERMARKET) OR DIY INDUSTRIAL</b>
269	Education, health care, and a supermarket to cater for the new development north of A30
270	gp surgery shops school
271	new gp surgeries, hospital, schools
272	Doctors, schools and Q17a
273	<b>LIGHT INDUSTRIAL</b>
274	Business. Retail
275	Healthcare + education - current facilities not enough
276	<b>SMALL INDUSTRIAL UNITS</b>
277	Lidl or Aldi
278	the current surgery here is oversubscribed. a new health care unit is in desperate need.  school places is also in very short supply.

<b>Q22 Ideas for the Employment Land South of the A30</b>	
279	(i) new and adequate health care facility to take strain off present health care centre which struggles to cope with the towns hugely increased population - this would be an ideal location. (ii) an adult learning centre providing talks/lectures from a wide variety of sources, plus IT skills. (iii) this site is well placed to provide space and facilities for play areas for those residents living north in the A30 in the new developments which offer only limited gardens.
280	Another doctors/gp surgery with pharmacy Another junior (primary) school to serve "east" Shaftesbury & Cann & Melbury
281	healthcare sports facilities small units for local businesses
282	Avoid storage & warehousing businesses because there are enough large lorries on the inadequate roads round Shaftesbury. Businesses using a high volume of lorry or van traffic are not welcome. Thanks
283	BEST LEFT UNTOUCHED UNTIL THERE IS SOME CONSENSUS
284	all of the above
285	light industry, primary school, additional medical facilities community hall/church, small units
286	Health Care essential Education " " Community use
287	allow for more allotments, orchards, allowing for related skills to be developed
288	Drs, Dentist, Primary school, bus station, nursery(children) Offices
289	do not use for out of town retail, supermarkets, shopping malls etc. encourage small local business or youth sports facility.
290	Health care with transport to town centre. or better still, circular bus route to enable non drivers to get there. more parking - have you tried recently to park at abbey view medical to keep an appointment? they have nowhere to expand. over to you.
291	Variety rather than homogenous tin sheds
292	FARMING
293	all the uses mentioned above
294	Business Health care Education
295	local work hub/ health care/ office accom.
296	Health/Education.
297	local food dist. centre/ farm shop spa with leisure fac.
298	As above
299	Health care, crafts - local like thatching - trad building, restoration, IT - some manufacturing - important not just to be service & storage.
300	New school Another health centre Shops
301	A healthy mix Opportunity for business startups
302	Buildings equipped to allow "training" opportunities including "workshop - woodwork, car maintenance "design" etc.
303	Health Care Community Uses. College
304	a creative hub - there are a lot of creative people in Dorset. Run in conjunction with arts programme for kids & teenagers . Social groups for teenagers.
305	Light industry, health care (extra medical centre)
306	Development & training of practical skills, incl crafts / traditional apprentice-type schemes for young people
307	Light industry and units for small businesses Another doctor surgery
308	We need more educational facilities

<b>Q22 Ideas for the Employment Land South of the A30</b>	
309	Apply more flexibility to employment issues - ie education , health, transport, essential/emergency services or leisure or retail park
310	No particular suggestions - but very much like the idea of this
311	I THINK SHAFTESBURY HOUSING DEVELOPMENT IS FAST OUTSTRIPPING THE FACILITIES OF EDUCATION, HEALTH CARE, HOSPITAL AND COMMUNITY USES. SO TO GIVE THESE A PRIORITY IS IMPERATIVE.
312	There should be no further building south of A30.
313	a mix of the above.
314	Whatever is best for local needs (age of population, types of jobs required etc).
315	Insurance companies will heavily load premiums for businesses next to 'travellers sites' which has a detrimental effect on use, several larger companies looking to expand will not now look at the A30 site - well done Dorset County!! This land should be joint new health-care & ambulance station - easy access, land to park, buses already run past, old health centre could be converted to flats for young working people, which there is a lack of in the town. Old ambulance station car parking for Bimport residents by paid permit/+ recreation.
316	See Q 18
317	I would like to see a wide range of employment supported, directly tied in to apprenticeship & "learning on the job" opportunities. I would like, as well as development of a wider range of veg & fruit growing, for more recycling enterprises eg. of electrical goods/components. Also more community opportunities for learning of practical skills eg. in the London area there is a "fix-it-yourself" network where people take their electronic appliances & are tutored to repair & maintain these themselves. I definitely think heavy industry is not suitable for this area (eg. roads are already hard-pressed) but would like to see investment in development of sustainable energy, for future independence & resilience.
318	Education - schools Health care Light industry Storage
319	We do not need more development
320	All of the above.
321	Get an insurance company to set up HQ here and offer clerical & managerial roles to help keep school leavers in the area
322	Industrial units, high speed broadband engineering & manufacture (like renishaw)
323	- I think that a new Primary School will certainly be needed and could, perhaps, be built on this land.  - Another use of this employment land could be to build another Health Centre. I feel certain that our existing Health Centre will not be adequate in future years, with the proposed rise in Shaftesbury's population due to new housing development.
324	New Drs. surgery, Day nursery, swimming pool & Gym!, office space, retail for larger household goods eg. carpets, furniture etc.
325	I agree in the mixed use
326	Either a school or nothing  If we create more housing we create more demand for business development which creates more demand for housing.
327	Health care - GP surgery Schools
328	All above.
329	The draft local plan policies mix seems to meet the needs of the expansion of housing south of the A30
330	A new school and extra medical centre. It is far too an attractive site to be used for industrial units. These latter could be placed along the A350 on the northern side of the town.
331	Healthcare is very important and should be top of the list with schools. Also where new housing is built, the need for retail shops is very important. Look at the development on the A30 one shop and that is a funeral shop. Is that right when shops were promised by the developer.

<b>Q22 Ideas for the Employment Land South of the A30</b>	
	Additional school.
332	Start up business units & business link hub.
333	Mixed use - Good design , detailing, materials & landscaping, with green spaces and picnic areas. Hedge & tree planting, habitat creation.
334	A new school if the new housing goes ahead, more important than employment also larger medical facilities
335	leisure/activities/kid zone
336	Small start up units - low rent & rates
337	Facilities for the new estate.
338	A new healthcare centre and a new school. With enough employees to offer a proper service for Shaftesbury and surrounding residents.
339	Leisure Healthcare Education
340	Nothing high rise to ruin the views. Only uses to rescue the current situation that you have created.
341	Adult education centre - lot of retired people in Shaftesbury - no adult ed centre DIY - store or warehouse Bigger or another health centre Community use - it is important to develop a sense of community in any new developments - is there much for young people to do in Shaftesbury?
342	A mix of business, community & healthcare - also sports facilities
343	Park & ride car parking for Shaftesbury with shuttle bus. V Important
344	No more social housing unless used only for local families - do not import from out of the area. All other policies admirable as stated.
345	Community Swimming Pool, Sport and Fitness centre alternative Health Care, Convalescent Home
346	Doctors/schools Units - small
347	Not acres of half empty industrial units.
348	Definitely no more supermarkets
349	All four of these uses but the plan needs to consider ease of access on foot from the town centre
350	Health & social care
351	Health care.
352	Healthcare GP services are already stretched and the Hospital offers very few services and no A & E.
353	As draft plan
354	Bigger car park with new health centre
355	Health care, ancillary retail
356	Dental care
357	Building only allowed to support population explosion as currently envisaged
358	New school(s) Healthcare Community uses
359	Health care. Education Leisure (sports centre).
360	It should stay as a field.
361	Health centre with plenty of parking Sports centre
362	Promote "mixed use" campus concept - a development as a "community complex" within a wonderful parkland-like environment compatible with a green university or office business park. - could be advanced layout - roads, footpath & cycleway corridors in green areas, hedged & tree-lined, linking to A30 'avenue'/boulevard - eastern development & westwards to historic town core & new Exchange core/hub area. NOT tin sheds, national branded supermarkets or hotels.
363	Mix as above

Q22 Ideas for the Employment Land South of the A30	
364	Light industrial use Health care
365	Healthcare, community, education, retail outlets south of A30 plus small supermarket
366	Small 'budget' hotel Ambulance station New primary school Police station
367	No opinion
368	Swimming pool Community Hall (Hub)
369	Be as flexible as possible over uses, so long as people are employed uses should be allowed, consider the relocation of central services from town to allow areas to be expanded (ie schools and businesses) and regenerated.
370	A new school and health centre to meet the needs of residents of the new homes built north of the a30 with either a footbridge or tunnel to safely cross the a30.
371	health care and community uses very important. Plus need for local leisure facilities - sport -swimming pool etc.
372	educational facilities needed as limitations on extending current primaries.
373	community use.
374	light industrial units
375	to encourage medium sized local businesses to expand offer incentives to Salisbury based companies? needing of course to be selective. virginia hayward has a huge employment base in Shaftesbury, they employ loads of young people and because they have workforce with no options, they take advantage - huge hours- no overtime pay - they need competition.
376	Supplementing the present inadequate infrastructure - schools, medical facilities
377	Suggest. Resite Police/ambulance stations Encourage small business units Improve access (there isn't even a bus stop nearby)
378	One. New health centre and ambulance station with ample parking spaces, our existing one is way over loaded. Two. New primary school (to replace mampitts school) Three. Leisure centre with pool
379	How to deal with additional traffic needs to be resolved before any developments.
380	Education and healthcare use is crucial both are severely stretched.  Perhaps if a community hub were included in this area it would create an off shoot of the main town leaving existing facilities to be sufficient for those living in and closer to the town itself.
381	An mixture of all the above if figures indicate there is a need for them. We should cater for what is required.
382	The above sounds good as long as it doesn't adversely affect village life and the lives of those already living in this allocated land south of the a30.
383	Industrial. Leisure facilities. College? Extra parking.
384	Health care. Education.
385	Not of use to us - can't get there anyway without a car. of no interest except i don't want the land built on but new homes off a30 need a gp practice.
386	health care education
387	Small mix of start up units, mixed office, workshop, storage.
388	Need to encourage small businesses to move and invest in this area. Employment is also in a community facility. Local hall with from cinema, creative use of space, dance centre, not just lorries and Waste Management please
389	As in the draft plan a mix of uses
390	Agree with the draft plan objectives.
391	If the population is to expand as expected then additional medical provision - G P's surgery, outpatient facility would be required and this site is readily accessible. A local shop would also be helpful.
392	Agree with the draft local plan.

<b>Q22 Ideas for the Employment Land South of the A30</b>	
393	Community Healthcare small retail outlets.
394	No objection to above. Swimming pool and leisure centre would be nice.
395	No objection to the above. Sports centre with a swimming pool would be nice.
396	HEALTH EDUCATION COMMUNITY USES SMALL RETAIN UNITS SMALL BUSINESS OFFERING APPRENTICESHIPS TO OUR YOUNG PEOPLE
397	Gym & Fitness facilities Sports pitches Tennis Courts
398	Leisure Centre Health Centre
399	If this development is on Green Field site, encroaching on the countryside that encourages tourism and enriches our lives, I would want it moved on a Brown Field site
400	Shaftesbury has outgrown its schools and nurseries. There is no leisure facility, with pool, gym locally, that the schools/public could use (unless you drive to Gillingham). Health Centre and hospital also outgrown. Perhaps a new facility here. Move police, fire and ambulance station all to one purpose built site
401	healthcare and education, building of schools and surgeries
402	Support local draft plan policies
403	Community use of a village hall, with parking. use of this idea could be extended to include indoor sports facilities (e.g. badminton), workshops for the disabled, nursery, and even an extension of the Abbey View Medical Centre.
404	Ancient country crafts should be encouraged with training facilities provided and small industrial and retail units promoted at low-cost rent. Even provide accommodation discount with local B&Bs etc for student/training internships. Sponsorships for prize-winning participants. Make Shaftesbury become a pioneer in ancient craft / industry / specialisation . Produce a documentary film on this and the potential benefits.
405	Healthcare with parking. Schools will need more to cover ages of children - 2?
406	Employment land - enterprise or business. There should be room for small start-up companies to grow and move to larger premises on the same site / additional premises on the same site. Good access for employees and potentially larger vehicles should be provided for in advance. Also good parking facilities for employees so we don't have on street parking like Sweetmans Road / Wessex Electricals. Type of employment should not be the issue. Access to employment should be considered. Town shuttle bus?
407	Do not implement it. Keep it green for as long as possible
408	! Where the old Cattle Market is !
409	agree with draft local plan policies
410	new school golf course
411	new schools and a health centre are a must if new homes are built. current provision barely copes now
412	Health Care Education
413	Community use? But you do not outline the actual area in question, would this spoil the view, flora, fauna etc
414	Another Doctors surgery. Another Secondary School as well as proposed Junior School. Leisure Centre with Gym and Swimming Pool
415	Shell units for any use, except retail
416	South of the A30 includes St James, Enmore Green, the whole of the town centre out to the Wiltshire border. Where exactly do you mean, is this 7 hectares in one spot or in several parcels. We need a primary school and enlarged medical facilities & if the population increases too much, a hospital with A&E (24hr) services.
417	Anything that provides jobs for LOCAL people

<b>Q22 Ideas for the Employment Land South of the A30</b>	
418	A safe and large recreation area for young families with children as the housing estates do not incorporate a garden area in the plans of the housing infrastructure. Also a Health Centre due to the increase population of Shaftesbury with ease of access and would ease the strain on the already existing Medical Centre, Abbey View, Shaftesbury
419	No suggestions - I don't know what Shaftesbury is short of
420	Health Care Education
421	This is near the AONB and must respect that - i.e. attractive buildings and well landscaped
422	College, further education. Community Health care provision - GP/Dentist etc. Nursery provision. Playschools. Bakery. Swimming Pool/Fitness suite - Indoor halls
423	SYMPATHETICALLY done as Area of Outstanding Natural Beauty!
424	The problem that most towns face is the fact that all industrial on the outskirts of town are all always an eye sore, perhaps to integrate housing with this would be better, as the High Street achieves!
425	Local plan after local plan has been full of narrow 'aspirations' which are largely unachievable. No pro-active work to ensure a solid foundation. There is little in the way of solid evidence to support any of the Major proposals for housing. The building of estates in North Dorset is out of control with no formal supportable long term community aims.
426	Have not lived here long enough to be absolutely certain but a good mix is always useful - if businesses can find local services and links it is helpful.
427	Health Care, Intensive Agriculture / horticulture
428	Move Health Centre and provide both transport and parking Not storage / distribution until roads north and south are properly and appropriately available: larger HGV's coming from fast growing Poole port are already a problem on local narrow roads.
429	Should be retained for community use later as town grows. No urgency to develop
430	Could Q21 be incorporated in a library or cafe? not had experience of it so not sure
431	Business & Community use and additional healthcare provision
432	There are enough empty industrial units on the existing sites without developing (and losing) anymore agricultural land
433	Don't unnecessarily develop land!
434	Small scale with no increased traffic
435	no idea
436	Community - Education, health care, modern church, hall facilities, leisure centre.
437	New schools, doctor surgery, local shops for local businesses, youth club for older children/community centre
438	Additional GP Surgery Centre
439	Community uses
440	Health care and education definitely need help
441	The Draft Plan seems to allow what I consider necessary, however, I hate to see more of our green space being taken and our 'views' of the surrounding landscape of Shaftesbury impaired.
442	A mix of small business units employing up to ten people a recycling incinerator and possible crematorium to avoid long journeys to Yeovil and Salisbury when petrol prices start to inflate uncontrollably. Allotments for people from the new estate to grow their own food, encouragement of businesses directly involved with energy renewables, hydroponics and turbines
443	New business park, similar to Wincombe - mixed size units not national chain.
444	Leisure centre with Swimming Pool
445	No retail parks. Within this land a new park could be created/allotments for rent. Community orchards together with allotments for local residents linked in with schools.
446	Doctors surgery, offices
447	Health care, school, retail park, cinema
448	Retail Park, GP
449	As long as it used for community uses and not taken over by DCC for other purposes
450	Another school, traditional skills training
451	New schools, medical centre, GP Surgery, walk-in clinic
452	Healthcare/business/ancillary retail, perhaps but not at the detriment of the High St



<b>Q22 Ideas for the Employment Land South of the A30</b>	
453	Agree with draft local plan of mix of business uses - community uses, health care, education and ancillary retail uses
454	a mix of business and community/health/education uses
455	Health Care, minor injuries, education, office accommodation
456	Healthcare would be appropriate as local surgery is overstretched
457	Doctors, schools
458	Build houses with a school and health centre
459	Additional health facilities and schools are required to accommodate the current and proposed populations and land could be used for this purpose.
460	Health and education a few small factory units
461	Yes on the South West side of Town I believe there is a need for a doctors surgery and possibly a new primary school
462	How about a new school and health centre
463	Suggest new school & health care facilities
464	New additional medical centre. This is essential as Abbey view is finding it very difficult to cope. Sports Hall/Swimming pool with parking Homebase/B&Q for DIY & household building goods A few small retail units Garden Centre
465	Community, healthcare, education
466	Extended health centre with more parking than currently available - but it will need public transport from town.
467	good mix with houses, schools, health, shops, business etc