

A tall, weathered stone cross stands in a grassy area. The cross has a square base made of large, rough-hewn stones. The shaft is cylindrical and shows signs of age and weathering. The top of the cross is decorated with intricate carvings, including a cross and other symbols. In the background, there are several houses with brick walls and tiled roofs. A large, leafless tree is visible behind one of the houses. The sky is clear and blue.

Shillingstone Parish Neighbourhood Plan

**Initial
Review**

**March
2025**



Shillingstone Parish Neighbourhood Plan First Review - 2016 to 2031

This is the Shillingstone Parish Neighbourhood Plan (as reviewed in 2025), produced by Shillingstone Parish Council with the help of local residents.

The plan will be used to guide future planning decisions for our area.

It has been refreshed to reflect changes that have occurred, reflecting current planning needs, including updates to the forecast and actual stock of houses built so far, and land available for development, and to make certain policies clearer.

February 2017

First version of the neighbourhood plan officially 'made' part of the development plan for the area, following a successful referendum

May 2025

Updated plan produced for consultation, with a statement setting out the main changes

Summer 2025

The plan and supporting evidence base will be sent to Dorset Council, who will organise the Examination process, and appoint an Independent Examiner to consider the plan and supporting evidence

Autumn 2025

The Examiner will recommend, whether the plan (subject to modifications if needed), meets the required basic conditions, and whether the changes are so significant to require a referendum

Winter 2025/6

Dorset Council will organise the referendum if needed or will officially re-make the plan as part of the development plan for the area.

REVIEW VERSION – FIRST DRAFT
April 2025



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A HANDY ONE-PAGE SUMMARY...

The main influence of neighbourhood plans is where they alter or add detail to the existing planning policies for the area. So, this is where we really expect our neighbourhood plan to make a local difference...

GREEN SPACES

This plan identifies on a map the most important local green spaces around the village that should not be built upon. These effectively replace what were 'Important Open and Wooded Areas' defined in the North Dorset Local Plan.

for more information – see Policy 1

OUR ROADS, LANES AND TRACKS

One of the key characteristics of Shillingstone is the wonderful network of rural lanes and footpaths that provide an alternative to the main road for those wanting to get about on foot (and occasional cyclists and horse riders). This plan makes sure that the impact of any development on these routes is given proper consideration.

As part of the review more information has also been included about the wider traffic and transport issues that may need to be considered depending on the nature and location of any development. This includes more detailed guidance relating to parking provision, as well as potential projects to improve highway safety and make it easier and more pleasant to walk, cycle or use public transport.

for more information – see Policy 2

BUILDING CHARACTER

Planning applications for new development are meant to consider how they fit in and help reinforce the distinctive identity of the area – so we have included a lot of information on local character and how this should be taken into account.

The review has looked to provide further clarity on the design matters that should be addressed by applicants and considered by Dorset Council.

for more information – see Policy 3

COMMUNITY BUILDINGS AND SPACES

The North Dorset Local Plan already tries to protect important community buildings and spaces – we have identified those places that we consider should fall under this protection.

for more information – see Policy 4

SITES WITH POTENTIAL FOR NEW DEVELOPMENT

We know that development needs to happen. The village has over time always had some housing growth and it is only right that this should continue, providing houses and employment opportunities for local people. The remainder of this plan focuses on where new homes could be located, based on the evidence we have collected on how many new homes might be needed over the plan period to 2031. We have also reviewed the settlement boundary, which defines the area where development can generally take place. Of the seven sites were originally identified in the first version of this plan, three have now been completed. Given the continued sites coming forward within the settlement boundary, we remain confident that our plan will more than meet the need for housing in our local area up to 2031. It provides clear guidance on how each of the four remaining identified sites (Antell's Haulage Yard, land off Candy's Lane, land at Hine Town Lane North of the Old Ox, and the Whitepit Farm buildings) should be developed, which the landowners /developers will need to consider in applying for planning permission. Our plan also considers that the evidence of need for different house sizes and types, recognising the greater need for affordable homes, and smaller household sizes.

for more information – see policies 5 – 13

Contents

1.	About Neighbourhood Planning	1
	What this neighbourhood plan affects	1
	What area the plan covers	1
	The focus of this plan – what it aims to achieve	2
	How long the plan will last	2
	Who wrote the neighbourhood plan	2
2.	About our area	3
	Size and location.....	3
	Our community	3
	Our environment.....	6
3.	Local character	9
	Local green spaces.....	9
	Policy 1. Local green spaces.....	11
	Our roads, lanes and tracks.....	12
	Policy 2. Our roads, lanes and tracks	14
	Local designs.....	17
	Policy 3. The character and design of new development.....	24
4.	Important community facilities	25
	Policy 4. Important community facilities	26
5.	Locations for new development	27
	The settlement boundary.....	29
	Policy 5. Development within the settlement boundary.....	29
	Our Housing Land Supply – 2025 update	30
	Housing types and sizes	30
	Policy 6. Housing types and sizes.....	31
	Development sites.....	32
	Policy 7. Antell’s Haulage Yard (AH)	33
	Policy 8. Land off Candy’s Lane (CAN)	34
	Policy 9. Land adjoining the Cobbles (COB) - completed.....	34
	Policy 10. Hine Town Lane North of the Old Ox (HTL-N)	36
	Policy 11. Land at the Old Ox (OX) - completed.....	37
	Policy 12. Hine Town Lane South of the Old Ox (HTL-S) - completed.....	37
	Policy 13. Whitepit Farm buildings (WPF-B)	39
6.	Policies Map	40
7.	Appendix 1: Landscape and Heritage Studies	42
	Landscape and Heritage Study: Shillingstone	42
	Dorset Council Landscape Character Assessment - Parish of Shillingstone.....	46
8.	Appendix 2: Flooding - Extract from SFRA mapping layers	49
9.	Appendix 3: Housing Needs and Supply Calculations	53
10.	Appendix 4: Further maps and 2021 Census Data Analysis	54
11.	Appendix 5: Shillingstone through the ages	71

About Neighbourhood Planning

What this neighbourhood plan affects

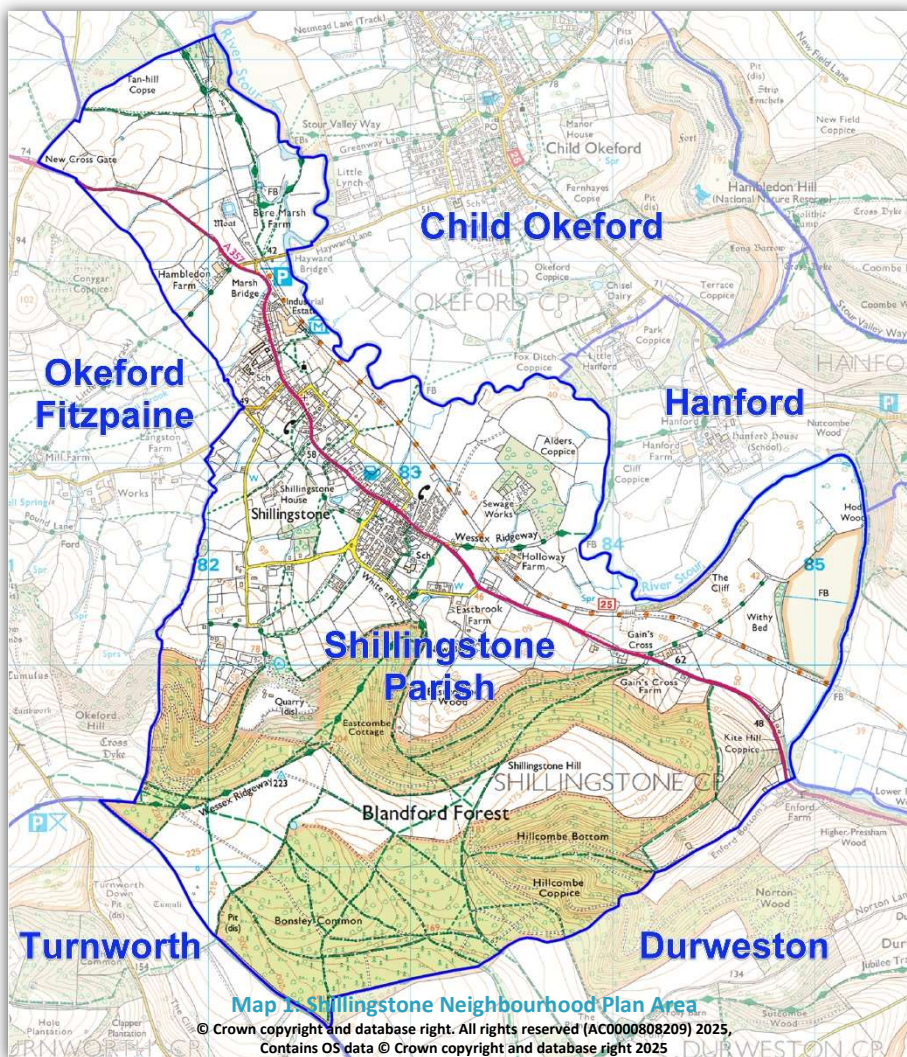
This neighbourhood plan doesn't change the need for new development to have planning permission. Any development that takes place will still go through the normal procedure of the developer putting in a planning application to Dorset Council, which local people and the Parish Council can comment on. But when the decision is taken, the decisions should follow the policies in this plan and the North Dorset Local Plan.

A neighbourhood plan is part of the development plan for the area and sits alongside the local plan. Together they describe what types of building work or other development will generally be allowed and under what circumstances. They also say what uses or places should be protected, and why. The National Planning Policy Framework sets out over-arching requirements that both plans and development proposals need to follow.

Some changes are 'permitted development' if they are within certain limits (which vary depending on the type of change and the location). You can find out more about permitted development rights at <http://www.planningportal.gov.uk/permission/dynp>. Having a neighbourhood plan doesn't change the requirement to get Listed Building or other consents where these might apply.

What area the plan covers

This plan and its policies cover the parish of Shillingstone, as shown on the following map.



Development is defined in the Town and Country Planning Act 1990 as...

“the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land”

The focus of this plan – what it aims to achieve

The main reason for preparing the plan was **to protect and enhance the character of Shillingstone** and guide any future development so that it is sympathetic to the character of the area.

We know that changes will happen over the plan's period, whether or not we have a neighbourhood plan. We want to make sure that the development that happens here is what our village needs, to stay a thriving rural community. Shillingstone isn't a town, so people living here will still need to rely on Blandford and Sturminster Newton for things like shopping and secondary schools. We don't plan to grow from a village into a town.

In essence, we want our village to remain a community, where people live, work, take their children to school, go for walks in the countryside, and where there are events and places for people to meet and socialise. It is important to us that the place retains the character of a rural Dorset village, nestled in this beautiful river valley running between Shillingstone and Hambledon Hills and that development happens in the right places and is designed to fit in well with our area.

Because there is national policy and guidance, and a local plan for the area, this neighbourhood plan doesn't need to cover those subject areas where it would have said the same thing these other documents say. So, this is why the neighbourhood plan is much shorter and focused on specific sites or issues for our area.

We have therefore focused on:

- Local character (specifically the importance of our local green spaces, our rural lanes and tracks, the character and design of development, and the impact of increasing traffic along the A357 in how that road functions and divides the village)
- Important community facilities (such as the village hall, shop and pub)
- Locations for new development

How long the plan will last

This plan will last to the end of March 2031.

It has been reviewed in 2024/25 and is likely to be subject to a further review (when the plan period will be rolled forward) starting by 2029. At that point the Local Plan for the area will have been updated (the new Dorset Local Plan is anticipated to be adopted by the end of 2027).

Who wrote the neighbourhood plan

This neighbourhood plan was prepared by local people to guide future decisions on planning in our parish. This process was overseen by the Parish Council and supported by the Local Planning Authority for our area (which in 2017 was North Dorset District Council). Local residents and members of the Parish Council have similarly been involved in the review of the Plan, supported by Dorset Council.

So, when this plan talks about 'we' or 'our', we mean the people of Shillingstone. This document reflects the consensus of residents.



About our area

The following section describes the main findings from the research we undertook during the drafting of the original plan, about the social, economic and environmental factors affecting our area.

Size and location

Shillingstone Parish is a rural parish which is 919 hectares (3½ square miles) in area. It lies in the Blackmore Vale area of Dorset on the busy A357 Blandford Road, which broadly follows the valley of the River Stour. It is about mid-way between Sturminster Newton (4 miles away to the north-west) and Blandford Forum (5 miles away to the south-east).

Our community

The following data is based on the 2011 / 2021 Census unless otherwise stated¹.

There is further analysis of the 2021 census data in the appendix listed below.

Appendix 4: Further maps and 2021 Census Data Analysis.

Population

In 2011 there are 1,170 people living in the area, living in 479 households. The population has remained reasonable static (with 1,165 people living in the parish in 2021, in just over 500 households). There are now more people in their 60s and 70s living here than average, and fewer children and people in their 20s and 30s.

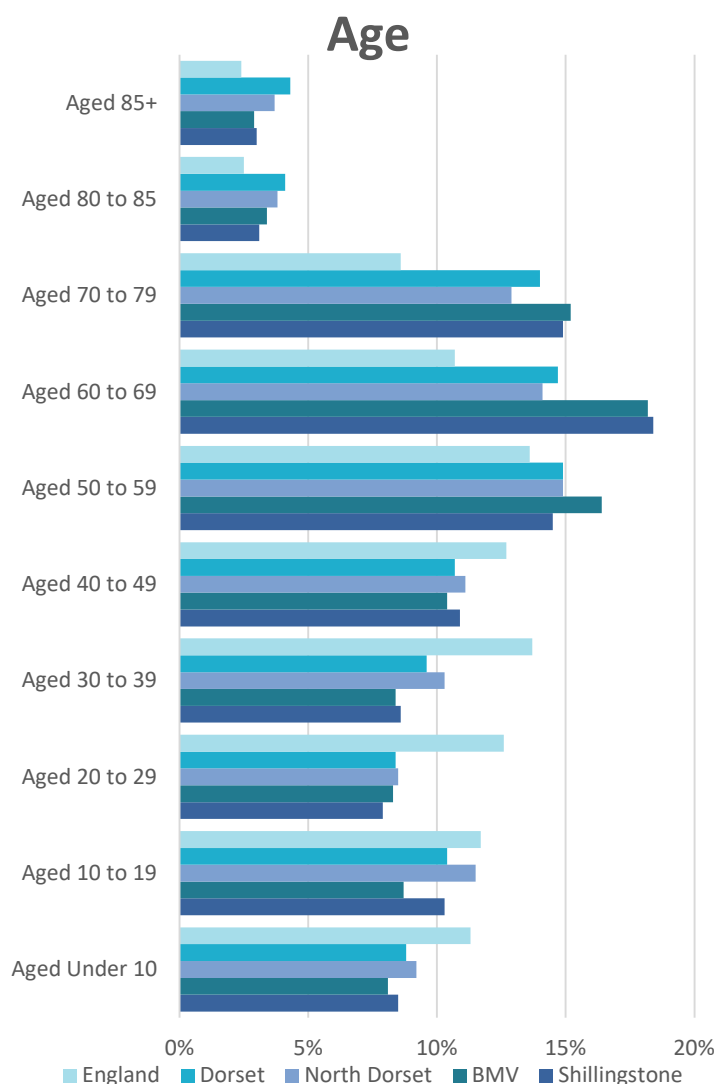
The population is in generally good health, although according to the 2021 Census a higher-than-average proportion of the population has a disability (22.5% compared to 17.3% across England).

Housing

The average household size is 2.3 people (a fraction higher but not untypical of Dorset). In 2011, about one in every 18 homes is generally unoccupied (either vacant or a second home) – slightly lower than average for the area (comparable data is not readily available for 2021). There are significantly more larger (4 bedroom or larger) homes in Shillingstone than typical across Dorset (in 2021 these made up 29.5% of all homes, instead of about 24.0%).

Data on completions provided by Dorset Council shows that the average number of homes built since 2011 - 2024 has been around 2 homes a year.

The average house price in Shillingstone averaged for the last 5 years (2020-2024) was £360,000 (based on 84 recorded sales recorded by the Land Registry²). This compares to average house prices in Dorset of around £330,000. This is not significantly different, and the slightly higher prices may be because of the larger house sizes in general, as flats and apartments are more prevalent in the larger towns.



¹ Census data taken from <https://www.nomisweb.co.uk/sources/census>.

² <https://landregistry.data.gov.uk/app/ppd/>

Employment

According to the 2011 Census, about 24% of workers are self-employed, and about 11% of workers work at or mainly from home (the 2021 Census data is less reliable due to the pandemic and furlough arrangements in place at that time, but the proportion of home-workers has generally increased). Unemployment was slightly higher than average for Dorset. About half of people worked in education, wholesale and retail trade, motor vehicle repair, construction, manufacturing or human health and social work activities. This is fairly typical for North Dorset, although elsewhere there are higher numbers working in public administration and defence.

- Antell's yard has a commercial vehicle repair workshop (and is home to some Traction Engines) as well as a Removals Business
- There are approximately six businesses based on the St Patricks Industrial Estate near the Station
- North Dorset Railway is a standard gauge heritage railway based at Shillingstone Station. The station is situated on what was the Somerset and Dorset Joint Railway and opened in 1863. It eventually became part of British Railways Southern Region and was closed following the Beeching cuts in 1966. It is open Wednesdays, Saturdays & Sundays from 10:00-16:00.
- Bere Marsh Farm is situated between the meandering River Stour and the former Somerset and Dorset Railway, now known as The Trailway; The Countryside Regeneration Trust bought the 92-acre farm in 2020, a nature reserve was created in 2022
- The Big Yellow Bus Garden Project at the southern end of the village between the A357 and the Trailway and is a Community, Health and Well-Being Space
- North Dorset Beekeepers Association are creating a new Bee Centre off Holloway Lane which will be a purpose built, disability friendly training space. This centre is located in close proximity to the Lavender Farm Project which recently re-located from Fiddleford Mill to Holloway Farm.

Infrastructure

The Parish Council works closely with the Dorset Council and other service providers to try to ensure that the infrastructure needed by the community is available or within easy reach.

Key community facilities that are run by the Parish Council include the allotments, the recreation ground and pavilion, Burton's Community Orchard and the play area at Augustan Avenue. There are two community halls: the Shillingstone Church Centre (SCC), which also supports a remote Post Office service on Tuesday and Thursday afternoons, and the Portman Hall. The Primary School and Sunbeams pre-school are very important to young families, helping retain a balanced mix of ages in the village. Other important facilities include Church of the Holy Rood, a public house, a petrol filling station, and a local convenience store. For services such as healthcare, and a broader range of sports / recreation / leisure not available in Shillingstone, residents look to the nearby towns of Blandford Forum or Sturminster Newton or further afield to larger towns.

In terms of utility services, transport is probably the most critical and is covered in detail below. The area is served by mains gas and electricity, with most of the village enjoying reasonable mobile phone and broadband coverage. Much of the parish is connected to the mains sewer system, with a sewage treatment works to the north of the trailway close to Holloway Farm.

Traffic

The 2006 Parish Plan accurately described Shillingstone as a village "dominated by the main road, which tends to divide the village rather than link it," a sentiment that sadly persists. The significant volume and speed of heavy traffic, coupled with narrow pavements, continue to create an environment discouraging for pedestrians and cyclists. The safety concerns highlighted in the 2006 plan remain pressing; in the five years preceding that plan, there were two fatal collisions (outside the village) and seven other recorded collisions on this stretch of road. Alarmingly, the subsequent five years leading up to November 2024 saw a marked increase, with sixteen recorded collisions. While no fatalities occurred within this later

period, at least two of these incidents resulted in life-altering injuries requiring significant surgery, underscoring the ongoing dangers posed by the main road to the Shillingstone community³.

The Parish Council has discussed the various highway safety issues and possible solutions with Dorset Council and will continue to do so. This includes potential traffic calming measures along the main road, as well as pedestrian crossing points. Since 2017, village gates have been installed at either end of the village to highlight to drivers that they are entering a village. There are also 2 'roaming' speed indicator devices (SIDS) rotated on a periodic cycle of 4 weeks at distinct points throughout the village. Following a traffic survey undertaken by the Parish Council in 2021, an application for a safer crossing at Vale Cottages was subsequently rejected by Dorset Council, but with further developments and population growth, both within the village as well as in surrounding towns and villages, crossing the road will inevitably become more hazardous.



While Shillingstone's busy main road poses challenges for vulnerable road users, the village is fortunate to retain a network of quieter back lanes and well-maintained footpaths offering valuable alternative routes for pedestrians, cyclists, and horse riders. Preserving the safety of these lanes is increasingly crucial, however, the volume of cars and vans using them is a growing concern. This increase is likely attributable to large housing developments in neighbouring "upstream" villages, leading to more local traffic for access, deliveries, or simply as drivers seek to avoid congestion on the main road. Ensuring

these back lanes remain safe havens for non-motorised transport is vital for the well-being and accessibility of Shillingstone's residents and visitors.

We also have the North Dorset Trailway (see below), which provides an attractive alternative route linking to the nearby towns of Blandford and to Sturminster Newton, as well as buses that connect to Blandford Forum, Sturminster Newton and Yeovil several times a day running between c.07:00hrs to 19:30 hrs.⁴

The North Dorset Trailway

The North Dorset Trailway, a much-appreciated asset in the area, runs on the old Somerset and Dorset Joint Railway line which closed in 1966. It weaves through picturesque landscape, crosses the River Stour three times, and linking to Sturminster Newton to the north-west, and through Blandford Forum as far as Spetisbury to the south-east. It also provides a safe, accessible path for walking, cycling, and horse riding, promoting health, well-being, as well as fostering tourism and supporting local businesses. A car park near the bridge at Bere Marsh offers easy access to the trailway for visitors, with the stretch of the



³ For the latest collision data refer to <https://www.dorsetcouncil.gov.uk/roads-highways-maintenance/road-safety/road-traffic-collision-map> . Furthermore, refer to Map 14: Road Traffic Incidents on page 55

⁴ <https://bustimes.org/localities/shillingstone>

trailway passing through Shillingstone Parish offering travellers spectacular views across to Hambledon and Hod Hill, access to interconnecting footpaths and trails to Child Okeford and Okeford Fitzpaine. To ensure future generations enjoy its benefits, the Parish Council is committed to actively protecting and promoting the Trailway, preserving its scenic beauty and ecological integrity for all to appreciate. For more information, please refer to <https://www.northdorsettrailway.org.uk/>.



Our environment

Since the first Neighbourhood Plan was completed in 2017, Dorset Council have produced a landscape and heritage study for all the towns and larger villages in the North Dorset area. The section on Shillingstone has been appended to this plan⁵. (*Appendix 1: Landscape and Heritage Studies*)

Landscape



The landscape character of this area ranges from chalk valley and downland around Shillingstone Hill, descending to rolling vales and valley pasture. The southern part of the parish around Shillingstone Hill lies within the Dorset National Landscape (an Area of Outstanding Natural Beauty), which also wraps around the north-eastern edge of the parish. This is a nationally protected landscape, and the Management Plan⁶ usefully describes the qualities that make the area special. There is a duty placed on the planning authority to protect and enhance the special character of this area. This duty also extends to areas outside of the National Landscape but considered to form part of its setting.

Wildlife

Within the parish there is one nationally important Site of Special Scientific Interest (Shillingstone Quarry), designated for its geological interest. Fully visible but just outside the parish to the north-east is the Hod and Hambledon Hill Site of Special Scientific Interest. This is lowland chalk grassland on the slopes of the ramparts of an ancient fort.

There are also protected species and various sites of local nature conservation importance within the parish, including traditional orchards, areas of deciduous and ancient woodland, lowland chalk grassland, and lowland wet grassland (in the floodplain). The river corridors are home to several protected species, with the Stour catchment being an internationally rare chalk stream habitat. As well providing a habitat for fish and aquatic creatures such as the insect larvae of the caddis fly, the Stour now also provides an important habitat for the otters now present in the area. Beavers have been identified as active in the Stour catchment in the area around Gillingham and it is anticipated that they will over time move down the length of the Stour into our area.



⁵ Also available at <https://www.dorsetcouncil.gov.uk/w/landscape-and-heritage-studies>

⁶ Available at <https://dorset-nl.org.uk/resources/>

Historic features

There are 22 Listed buildings or structures, all of which are Grade II with the exception of the Church Of The Holy Rood (which is Grade I). Most are buildings (houses or cottages), but the village Cross, War Memorial and K6 telephone kiosk are also Listed.

There are also four scheduled monuments:

- The medieval cross base 150m south of Holy Rood Church, within the village itself
- The moated site 130m west of Bere Marsh Farm about 400m north of the village
- Two bowl barrows west of Bonsley Common on the very edge of the parish, and
- The cross dyke on Okeford Hill which falls partly in the next parish.

Just over 1km outside the neighbourhood plan area, Hambledon Hill is described as one of the best preserved and most notable Iron Age hill forts in Great Britain, and one of the best preserved Neolithic landscapes in Europe. Hod Hill, an adjoining hill fort, is similarly scheduled as an ancient monument, and continues the history of occupation up to the Roman Conquest.

There are a significant number of non-scheduled monuments in the parish. Most of them are associated with the medieval village structure, including allotments and orchards. Further out from the village there are various chalk pits and lime kilns recorded around Shillingstone Hill, and evidence in this area of a Romano-British settlement and historic and prehistoric field systems (the latter mainly in the adjoining parish around Turnworth Down). A Roman Villa was unexpectedly uncovered during development of Augustan Avenue & Roman Way in 2004⁷.

(See Appendix 5: Shillingstone)

Farmland

The farmland around Shillingstone is a mix of agricultural grades, including a significant area of Grade 2 (very good) category land, adjoining an area of poor quality (Grade 4) alongside the river. The remaining area is Grade 3 (moderate) quality.

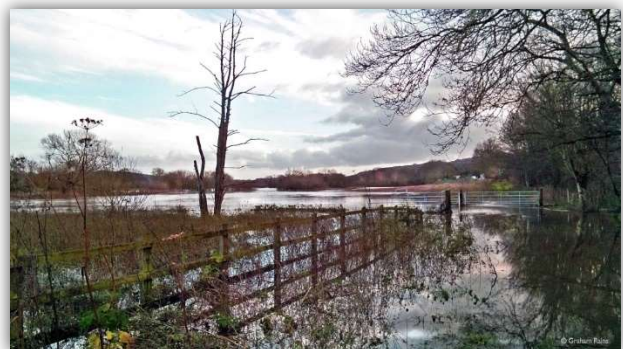
Flooding

The River Stour meanders through the parish, which marks the north-east border for much of its length and flood plain on either side. This is kept within the area north of the railway apart from the area around Bere Marsh Bridge where it extends up the Cookswell Brook, a tributary of the Stour, which passes beneath the A357 on its way to the Stour.

Much of the village is susceptible to groundwater flooding, given its geology and typical water table levels.

During periods of significant rainfall, the village experiences surface water flood risk in several key areas. One notable flow originates from Shillingstone Hill, traversing through Eastcombe Woods, across fields as well as down White Pit onto Burts Water before converging with the River Stour near the sewage treatment works. A second surface water path runs through the village itself, originating around Pepper Hill, flowing down Gunn Lane, and crosses the main road to enter a culvert situated between Vale Cottages and Honeysuckle Gardens.

A third distinct stream flows from the north-west, running parallel to Brodham Way before passing beneath the A357 at the Cobbles/Old Ox; this stream, along with the one from Pepper Hill, emerges and is piped under Hine Town Lane, ultimately flowing towards the River Stour adjacent to the



⁷ For more information see <https://www.youtube.com/watch?v=3Qkbx9fBXKc> and <https://www.facebook.com/groups/156127618553517/user/636483535> - recorded in Dorset Council as HER Event ID: EDO6482 and EDO6674

recreation ground and under the Trailway. These established surface water routes often breach and highlight the village's vulnerability to flooding during heavy rainfall events.

Surface water run-off from Okeford Hill tends to join with Cookswell Brook and Lawsbrook. The area round Hambledon Farm is also affected by surface water flooding.

There has been significant flooding on Hine Town Lane in recent years. As identified above, there are two waterways in this area running which back up due to the more limited capacity of the culvert under the trailway and debris in the culvert to the river.

(see Appendix 2: Flooding - Extract from SFRA mapping layers)

A snapshot of some of the key map layers from Dorset Council's latest Strategic Flood Risk Assessment⁸ is now appended (*Appendix 2: Flooding - Extract from SFRA mapping layers*) to this plan and should be referenced to fully understand the flood risk issues facing our area. Please note that the drainage routes around Hine Town Lane are wrongly recorded and further detail on this is provided in Appendix 2, mentioned above.

In particular, the streams originating from the Permissive Path behind the Old Ox site and one near the Honeysuckle Gardens sewage plant are not recorded correctly, now both conveyed along Hine Town Lane via separate underground pipes (a 20-inch and an 18-inch respectively) to a shared sump located at the apron of Honeysuckle Gardens. From this sump, the combined flow is then directed through what appears to be a 20-inch pipe under Hine Town Lane, forming a single outfall stream. This unified stream continues along the boundary of the Recreation Field before being carried beneath the Trailway through a similar 20-inch pipe. Given this current drainage infrastructure, any future development in this vicinity will critically need to consider the existing capacity of these pipes and likely necessitate upsizing them significantly to effectively mitigate the risk of exacerbating flooding issues.



⁸ <https://www.dorsetcouncil.gov.uk/w/dorset-council-level-1-sfra>

Local character

Shillingstone will change over the next 10 years, and we hope these changes will bring real benefits to our community. However, there are some places and spaces in the area that we all appreciate and would not want to see them lost or diminished because of new development.

Some places, such as local wildlife areas and historic buildings, are well protected through the Local Plan policies. But there are local green spaces and views that don't have a specific 'designation'. This plan identifies these spaces for protection.

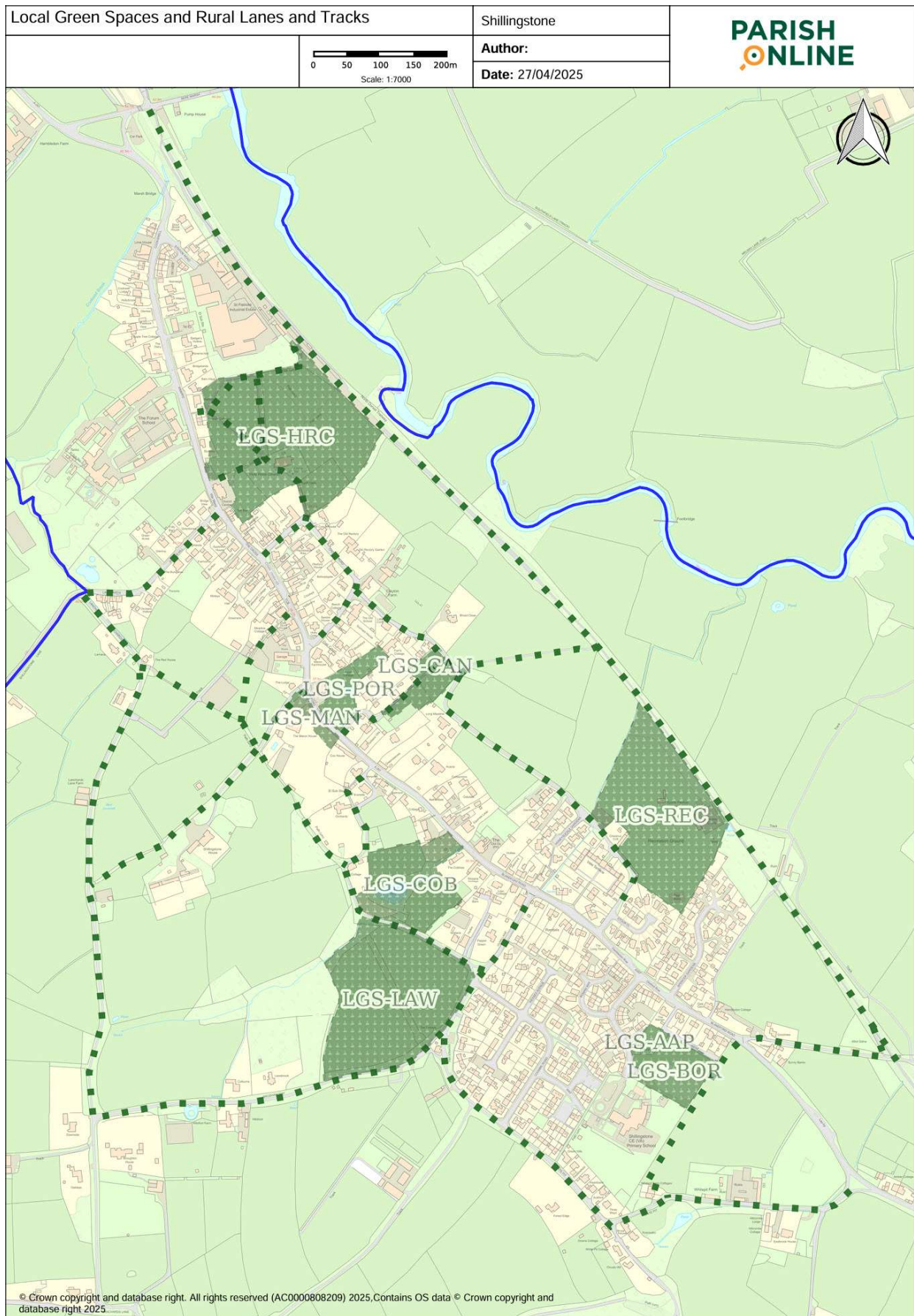
Similarly, although much of the area is covered by Conservation Area designation, there has been no design policy or conservation area appraisal to guide development to enhance its character. Our Neighbourhood Plan fills this gap by providing guidance on what makes good design in our local context.

Local green spaces

Local Green Spaces

Ref	Description	Importance	Size
LGS-HRC	Land surrounding Holy Rood church	This area is of landscape and historical importance to the village. It forms the setting of the Grade I Listed parish church and is the first known location of settlement in the Parish. It is a highpoint of village and criss-crossed by several public footpaths, providing views of the church and out to Hambledon Hill. The graveyard provides a quiet space for contemplation.	4.3ha
LGS-CAN	Green space off Candy's Lane	Green link to countryside, part of rural character of Hine Town	0.4ha
LGS-POR and LGS-MAN	Land adjoining Portman Hall; wooded area adjoining Manor House	Green gap along main road linking to countryside either side, part of local character	0.7ha
LGS-COB	Land west of The Cobbles	Important green link from main road to countryside, including attractive pond area, part of local character	1.5ha
LGS-REC	Shillingstone Recreation Ground	A very important recreation ground for the community, in public ownership. Includes tennis courts, full-sized and junior football pitches, cricket nets and ground, children's playground, and a small area used as a car park (associated with the use of the site for recreation).	3.3ha
LGS-LAW	Land adjoining Lawsbrook	Attractive parkland edge between the village and AONB	3.6ha
LGS-BOR and LGS-AAP	Burtons Orchard and Augustan Avenue Play Area	Community Orchard and Children's Playpark	0.94ha

Within the parish there are public and private green spaces that greatly contribute to the character of the village. We have decided to designate the most significant of these as "local green spaces".



Map 2: Local Green Spaces/Rural Lanes

Designating local green spaces provides stronger protection than the Important *Open and Wooded Area* policy protection given in the 2003 Local Plan, which was reviewed in 2015 as part of this plan's preparation. The protection provided by the local green space designation should last beyond the plan period. For this reason, we can only designate spaces where we feel confident that these won't unreasonably restrict possible future growth that may be required beyond the plan period. We also cannot designate large areas of countryside as local green spaces – this designation is only intended for local spaces that are reasonably close to the community they serve. Nine local green spaces have been identified as part of this plan's preparation, for the reasons listed below.

Their extent is shown on **Map 2: Local Green Spaces/Rural Lanes** on page 10.

It should be noted that as new green spaces are developed and become entrenched in the community, they will be added to the Parish Neighbourhood Plan at the next review; examples of these include the Wildflower Meadow behind The Old Ox Inn, The Old Ox Inn pub garden, North Dorset Beekeepers Association Centre and the Dorset Lavender Project at Holloway Farm, as well as the Big Yellow Bus Garden Project.

The Parish Council has identified a growing need to address parking pressures in Hine Town Lane, particularly around the recreation ground during events. To mitigate this, they are exploring the possibility of increasing both the amount of parking and potentially the access times available at the recreation ground. Any such scheme would prioritise enhanced protected access to the recreation ground itself to prevent misuse and damage to the playing fields. Recognising the recent loss of parking spaces associated with the Old Ox development, expanding parking at the Recreation Ground aligns with its designation for outdoor sports and could support its continued use. Furthermore, the inclusion of electric vehicle (EV) charging points would offer a valuable amenity to the community, and also the potential for managed overnight parking for nearby residents which could help alleviate parking congestion on narrow lanes. Integrating a safe crossing and improved access to the Trailway from the recreation ground is also envisioned, aiming to encourage greater utilisation of this valuable local amenity.

The connection between the Old Ox site and Hine Town Lane was identified as crucial to Shillingstone's local character, with the aspiration for a Local Green Space (LGS) designation to preserve a vital green corridor. Regrettably, the scale and layout of the approved housing development to the rear of the Old Ox have significantly compromised this vision, with close board fencing further diminishing the anticipated open green link and public footpath desired by the community and expressed in this plan. The subsequent approval by Dorset Council in February 2025 for an additional three dwellings on land behind the Old Ox (part of a larger five-dwelling scheme) has now rendered the full realisation of the envisioned green corridor no longer feasible. However, as part of the approved development, a wildflower meadow is planned for the land behind the remaining pub garden. Once established, its value to the community will be assessed for potential inclusion as a Local Green Space in a future review of this plan. Looking ahead, to partially address the vision of a visual green corridor, it is proposed that any future development on the Stoneleigh field site (HTL-N Hine Town Lane North) should incorporate significant green space to extend this corridor further, to link up with Hine Town Lane and deliver on the vision of a green corridor.

Policy 1. Local green spaces

Local green spaces, as listed in Table 1 and shown on the Policies Map, will be protected from inappropriate development that would reduce their open character or otherwise harm their reason/s for designation. No such development will be permitted except in very special circumstances.

Our roads, lanes and tracks

The rural nature of the village was a theme that came up repeatedly in the parish plan and our consultations, as something we all appreciate and want to preserve. Of particular note is the retention of rural character of the network of lanes and tracks that connect from the A357 around the village and out to the nearby villages of Child Okeford and Okeford Fitzpaine. Their extent is broadly indicated on **Map 2: Local Green Spaces/Rural Lanes** on Page 10. These rural back-lanes and connecting footpaths are well-used by residents, both for getting around the village and for recreation. They are seen as a safer and more pleasant walk than alongside the main road. The lanes do not have pavements, and it would be wrong to create urban pavements in these locations – so any cause for any potential increase in vehicular traffic should be carefully considered for its impact – avoiding where possible or managed in a way that it can be shared with people walking or cycling. The tracks should remain as tracks without the addition of any regular vehicular traffic or street lighting. Similarly, if a separate walkway / cycle path is to be provided, this too should be rural in character. The Dorset Rural Roads Protocol⁹, provides some useful and appropriate guidance in this context.

Regarding the main road (A357) passing through the village, considerable thought has been dedicated to identifying potential measures to enhance safety for pedestrians walking along and crossing the carriageway, as well as for cyclists and other vulnerable road users. This issue is anticipated to become increasingly critical over time, particularly as developments in surrounding areas contribute to the growing volume of traffic using this road as a primary link into Blandford Forum and onward to Poole and Bournemouth from the north-west. Recognising this increasing pressure, the Parish Council held an initial meeting with Helen Jackson, Principal Transport Planner - Strategic & Policy, Economic Growth and Infrastructure, to explore viable strategies for improving the safety of crossing the A357 and for implementing traffic speed management measures, ultimately aiming to create a safer environment for pedestrians to navigate the village.

A significant section of the A357 as it passes through the heart of Shillingstone, specifically between Holloway Lane and extending beyond the Portman Hall, would greatly benefit from the implementation of a 20mph speed limit to substantially enhance safety for residents. This stretch serves as a central focal point for the village, encompassing crucial bus stops used by secondary school children commuting to and from schools in Sturminster Newton and Blandford Forum, many of whom have to cross the A357 at busy times. Furthermore, this location acts as primary crossing points for residents accessing the Recreation Ground, the Old Ox, and further along, the Portman Hall. The recent closure of the school at Okeford Fitzpaine has also led to a notable increase in traffic on Augustan Avenue, the main access road to the local school, with more students arriving by car and some by minibus.

Rural Roads Protocol

The protocol, adopted by Dorset Council, seeks to ensure that highway works:

- balance the safety and access needs of users with care for the environment and the quality of the landscape and settlements
- use local materials with designs sympathetic to the character of the rural settlements
- consider the landscape adjacent to the road, address ecological and historical needs and interests
- keep signs, lines and roadside furniture to the minimum and remove intrusive roadside clutter where this can be achieved without unduly compromising road safety – where these are needed, they should be designed to fit with local surroundings

Transport Projects

The Parish Council have recently secured the expansion of the 30mph limit to further out from the village and will continue to work closely with Dorset Council as the Highways Authority to explore ways to improve road safety and accessibility in the local area and to ensure the local maintenance of highways.

⁹ <https://www.dorsetcouncil.gov.uk/w/rural-roads-protocol>

To improve pedestrian safety at the main village crossing points, the installation of a zebra crossing near the bus stop would be highly beneficial. Alternatively, a pedestrian refuge could be considered, although this might necessitate relocating the bus stop to the next layby, which offers more ample space to accommodate both the crossing and the refuge.

On-street parking continues to be a growing problem, with car ownership levels being comparatively high¹⁰, and dedicated parking provision often inadequate, repurposed (such as garages used for storage) or poorly configured (such as in-line parking spaces). This is particularly an issue where it makes it difficult for pedestrians, cyclists or horse riders to use or cross the road, particularly with a pushchair or wheelchair at junctions or where footpaths meet. Another issue is parking that creates pinch-points that impede larger vehicles, such as emergency or service trucks, to get through. This is a common problem during peak school hours.

The following table outlines the range of measures identified by the Parish Council as potentially helping create a safer environment that takes all opportunities to make walking, cycling and public transport healthy and attractive options.



¹⁰ 2021 Census table TS045 - Car or van availability, shows that the average number of cars per household in Shillingstone is around 1.75, which is 18% higher than the Dorset average. 1 in 5 households have three or more cars or vans typically parked at their address overnight.

Policy 2. Our roads, lanes and tracks

Development that would noticeably detract from the rural character of the lanes and tracks around the village and into the countryside will not be supported.

The provision of parking within new developments or through infill / extensions should ensure that the likely volume of cars does not dominate the street scene or lead to haphazard on-street parking. This will be achieved by:

- make adequate provision for the anticipated parking demand - for residential development this should achieve an average of at least 1.8 cars per dwelling, plus provision for visitor / overflow spaces
- providing parking spaces for 2 or more cars as side-by-side (as opposed to “in line”) spaces where possible, and ensuring that electric vehicle charging points are considerably placed
- ensuring that areas which are likely to be used for on-street parking / deliveries can do so allowing for larger vehicles to pass the parked vehicles

Extensions and alterations to existing buildings should be carefully considered to avoid significant loss of front garden areas, or side areas being surrendered to hard standing for the purposes of parking, especially if the resulting provision would not meet the above guidance.

The design of parking provision will need to respect the character of the area, use permeable non-migrating surface materials and appropriate drainage (given the high-water table).

Any necessary improvements to the highway must not destroy the character of its network of rural lanes. Tree planting either side of the physical highway is encouraged, to create a pleasant environment, support local wildlife habitat, improve drainage and contribute to carbon capture.















Where feasible and appropriate to the scale and context of the development, new construction should incorporate adequate pavements, ideally on both sides of the highway, to ensure safe and convenient pedestrian movement. These pavements should also be designed with sufficient width and accessibility to accommodate the easy and unobstructed collection of waste bins.

Comprehensive and efficient drainage systems must be meticulously planned and fully provisioned in all new developments to effectively manage surface water runoff and prevent the risk of flooding during periods of heavy rainfall, taking into account existing drainage patterns and potential impacts on surrounding areas.

Where possible, developments should provide safe and attractive onward pedestrian links for a more connected and permeable settlement. Such links will need to be designed to be in keeping with the area’s rural character and should avoid creating easy access to side / rear elevations with no overlooking.

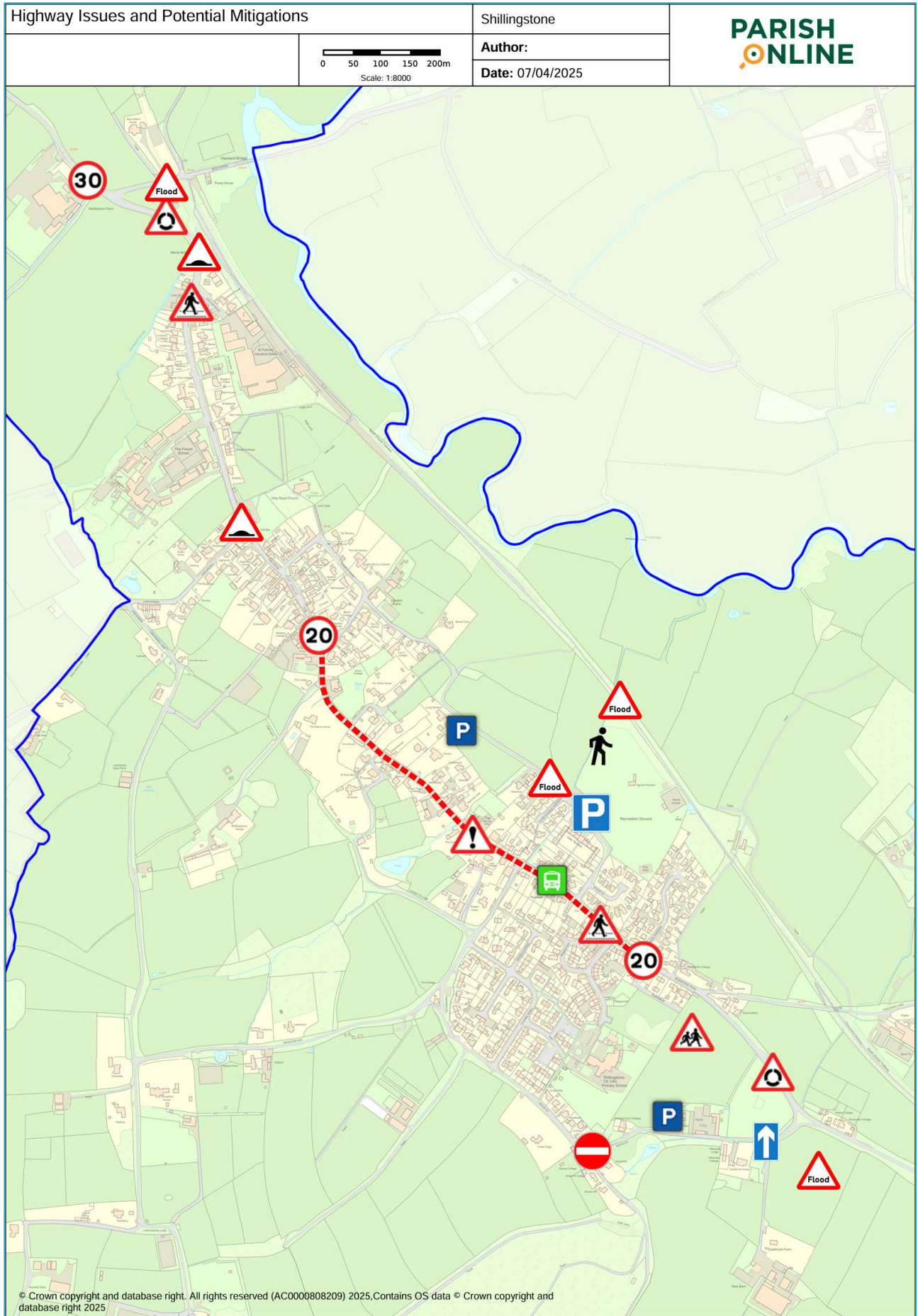
Measures to address the highway issues and where feasible secure the highway solutions identified in [the table](#) on page 15 will be supported. A planning obligation to bring forward these improvements may be required to achieve any necessary mitigation.

Highway Issues and Possible Solutions

Issue	Potential Solution
Reducing traffic speeds and assisting pedestrian movements alongside / crossing the A357	 Paint 30 mph rondel on the road at the northern end of the village (<i>a request has already been made to Dorset Council</i>)
	 Install roundabout / revised junction at either end of the village, as a means of physically slowing traffic. As a short-term solution, use different coloured tarmac at village gates, possibly build out the gates to reduce traffic speed
	 Install speed tables to slow traffic down travelling from the north and in the vicinity of the Okeford Fitzpaine turning at War Memorial
	 Install two crossings or refuge islands to link pavements and make access to the Co-op much safer for pedestrians
	 Remove layby to widen road to allow installation of a pedestrian refuge / zebra / pelican crossing on what is the main pedestrian thoroughfare between the south (school) side to the north (recreation field, railway etc.)
	 20mph Zone between filling station and Augustan Avenue
Dangerous parking / parking pressures	 Ensure new builds have adequate off-road parking for residents + visitors
	 Extend the car park at the recreation ground
	 Install traffic management measures (and/or 20mph) outside of the Old Ox, where the loss of land has led to an increase in on-street parking.
	 If a new junction on the A357 is created south-east of the village, there is potential for this to provide an additional access to the school, with a turning / parking area, to alleviate problems in Augustan Avenue.
Poor bus stops	 Improve bus stop with shelter / seating and real time information.
Excessive traffic on quiet lanes	 Whitepit is gradually turning into a Rat Run with additional traffic from Okeford Fitzpaine. Consider traffic control solution, like making this one way to Pepper Hill from the A357 Junction.
	 Improve access to the railway via the Recreation Ground. Widen and resurface railway to all-weather standard, to link up with the good surfaces towards Sturminster and at Stourpaine to Blandford. Improve drainage. (2 ditches to be re-cut in April)
Dangerous flooding	 Liaise with landowners, Dorset Council, Rangers & Environment Agency to ensure culverts / streams / ditches are cleared and outfalls remain above water level. Encourage residential feedback to help monitor problem areas

*Reference **Map 14: Road Traffic Incidents** on Page 54 in Appendix 4





Map 3: Highway Issues and Potential Mitigations

Local designs

An assessment of the built form of different parts of the village has identified three different character zones in Shillingstone. These character zones represent areas that share similar characteristics. The three zones are as follows and are described in the sections below:

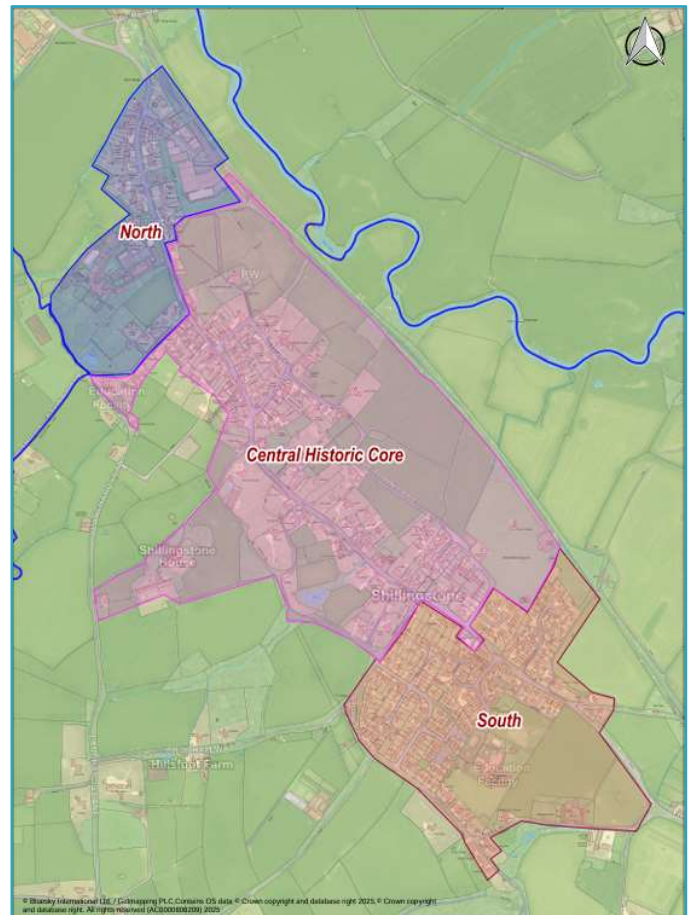
- **North Shillingstone**
(outside the conservation area)
- **Central historic core**
(the Conservation Area)
- **South Shillingstone**
(outside the conservation area)

North Shillingstone character zone

The approach to the village from the north is along the A357 bordered by attractive undulating farmland. The entrance to the village, at the north-western end of Cookswell, now includes a village gate sign, and whilst the motorway style crash barrier does not enhance the village it is often hidden by the vegetation. To the north side is the car park for the trailway. Further landscaping / planting would enhance this area. This northern area was once a separate hamlet, Cookswell; the stone, brick and flint Victorian terrace on the north-west side of the road and backing on to the Cookswell Brook survives, together with a Victorian industrial building, previously a creamery. At the rear is a modern industrial estate which occupies what was the station yard. The brick and slate-built railway station of 1,863 has been restored and replicas of ancillary buildings such as the signal box, together with re-laid track are part of the ongoing station project. Most of the track bed is now a public trailway linking both ends of the village and connecting to Blandford and Sturminster Newton. From here there are extensive views across the Stour valley, and the trailway, landscape and heritage are an important tourism asset.

On the east side a small recent housing development is in traditional cottage style, partly thatched. The building former used as D J's Motors has converted to the Co-op store. Continuing south on both sides of the road are mostly detached houses and bungalows from the 60's onwards. These are constructed of various materials and to differing designs and are well set back from the road.

Towards the war memorial at the top of the hill on the west side is Forum School surrounded by its extensive grounds. From the roadside many mature trees hide the main house and later ancillary buildings. The main playing field is bounded by a stone retaining wall alongside the road, and mature trees on two other



Map 4: Character Zones



sides, with views through to open country on the other. The house, built in rendered brick with numerous timber sash and casement windows, is particularly important. Formerly the Grange, this, the largest house in the village, was built in Arts and Crafts style in 1904 by the renowned architect C E Ponting, most of his other work being ecclesiastical.



Most of the building in this northern zone has no unifying or distinctive character. Most buildings are 1 or 2 storeys in height, with a mix of building types, styles and forms. Materials include red brick and flint on vernacular buildings and non-distinctive brick and render under concrete pan tiles on 1960/70s dwellings. Windows are mainly wooden or PVC casement styles. Between the houses on both sides of the road are many views through to open countryside to the west and east.

Overview - North Shillingstone character zone (See corresponding site locations on Map 5, page 22)

#	Landmarks	Locally distinctive features	Negative features
1	The War Memorial	Generally modest sized buildings both residential and other uses, with sufficient green spaces for mature trees and hedgerows, providing a semi-rural feel	Northern entrance to the village is unremarkable
2	The Grange (Forum School)		

Central historic core character zone

The central zone follows the boundary of the village conservation area. The main road coming from the north crests the hill at the stone-built Church Centre on the east. This was formerly the Victorian Village School, set in front of the Grade 1 Listed Church of the Holy Rood and its wooded churchyard. These significant buildings are set in extensive pastureland occupying the highest part of the village, commanding extensive 270-degree distant views as far as Alfred's Tower and along the River Stour and across to Hambledon and Hod Hills. Opposite the Shillingstone Church Centre, formally the village school, is the war memorial at the corner of Poplar Hill. From the top of this steep road there are distant views to the southwest. Post war detached houses of various designs and materials, mostly bungalows, are set back from the road to Okeford Fitzpaine. At the bottom of the hill is an attractive terrace of early Victorian cottages of brick, stone and flint, close to the roadside.



The main road continues through the most historic part of the village, bordered by terraced cottages and detached houses close to the road edge. Built of stone, brick and render, mostly with casement windows with many thatched roofs, most of these buildings are Listed and date from the 17th century. The remnant of the village green with an historic cross also borders the main road. The west side of the road has a small untidy commercial area with a filling station and associated shop, car repair business and haulage yard at the rear with unattractive industrial buildings



of steel, concrete block and asbestos roofs. Adjoining overgrown land has planning permission for 4 new houses, the foundations for which have been laid. From this point the buildings are mostly detached and well set apart with extensive green spaces and views between them, providing a far more open aspect. There are several older houses of brick and stone, some rendered and several with thatch. Many are Listed Grade 2. These are generally near the roadside while later houses and bungalows are often set back more than 50m creating a more spacious rural feel to this area. There are many large trees in gardens and adjoining land.

Further south where the road levels out, houses are closer to each other and to the road, sometimes separated from it by high brick walls. These confine the road resulting in a more enclosed compact character. The houses at this end of the zone are nearly all two storied and range from 17th century thatched with rendered walls and small casements to early 20th century brick with slate roofs and sash windows.

Where there is insufficient off-street parking to serve the properties along the main road, parking on the road can cause problems, both in terms of highway safety but also detracting from the area's character. Although the A357 appears to dominate the village, there are important minor roads and tracks virtually parallel to the main road linked by an extensive network of footpaths which give a much more rural feel.

Church Road, which loops northwards from the village cross and back to the main road opposite the filling station probably defines what was the much larger original village green, surrounded by at least four thatched brick farmhouses. The green is now completely built over with a wide variety of detached houses, including thatch with stone or brick walls, post war brick houses, and recent brick and flint houses. The outside edge of the lane has a Victorian brick-built terrace, three 18th century brick and thatch farmhouses, an extensive view over a field gate across Church Field and the river valley to Hambledon Hill, the former 18th century brick built rectory, and a substantial three storey late 19th century brick and tiled Arts and Craft style house with large latticed windows. Some houses are close to the road edge which, with high brick walls and hedges, gives the area an enclosed feeling.

From here the narrow and rural Hine Town Lane leads south to the lower end of the village. The first part has a cluster of houses, mainly brick, modern and old, on the west, some end on to the lane and all quite close to the edge. There is just one isolated post war house to the east. The lane then runs between traditional hedgerows with open views towards the village on one side and across farmland to the river valley on the other.

The lane runs downhill between high hedges and narrow verges and at the bottom of the hill there are more open views to east and west. Around 300m away, parallel to the lane, between the village and river, runs the railway along the old railway track bed, through a wooded area and then between fields and alongside the



recreation ground. At its southern end the lane is bordered on the west by modern housing including 1970's brick bungalows, and 1950's rendered brick terraced and semi-detached houses forming an enclosed quadrangle and then re-joins the main road.

On the other side of the main road more rural lanes and footpaths form an alternative route from the old village centre to the more modern southern village. In this area are houses in large gardens and small fields and paddocks with many mature trees, providing park-like aspects and tranquillity. On the other (west) side there are more extensive open spaces with stands of oaks and other trees, including the grounds of Shillingstone House (a large late Victorian house which can be glimpsed through the planting), and an arboretum all with the same parkland character. There are just a handful of houses in this area, all set in large grounds.



Overview - Central historic core character zone (See corresponding site locations on Map 5, page 22)

#	Landmarks	Locally distinctive features	Negative features
3	Shillingstone Church Centre (Old Village School)	Mixture of house styles and sizes.	The main road and related parking issues impact on the many houses opening on to or close to it. Old commercial buildings and disorderly Antell's Yard. Modern signage at petrol filling station.
4	Holy Rood Church	Older houses of brick or stone with thatched roofs.	
5	Victorian terraced cottages at Lanchards	Some houses bounded by high brick walls or hedges.	
6	Greensleeves, Blandford Rd	Mature trees, green spaces.	
7	Cobbles, Blandford Road	Network of footpaths.	
8	Shillingstone railway station	Views over countryside from within the village.	
9	Church House in Church Rd		
10	Stone built terrace of thatched cottages at The Cross		
11	Maypole Cottage, overlooks village cross and green		
12	Clayton Farmhouse		
13	Old Ox, Blandford Road		
14	Long Thatch, Blandford Road		

South Shillingstone character zone

Approaching the village from the high ground of Gains Cross to the south, the main road has extensive views across the lower part of the village. It then passes through farmland and between high hedges into this end of the village.

There are several older brick houses (some thatched and listed) in this zone but the majority of development has taken place since 1950.

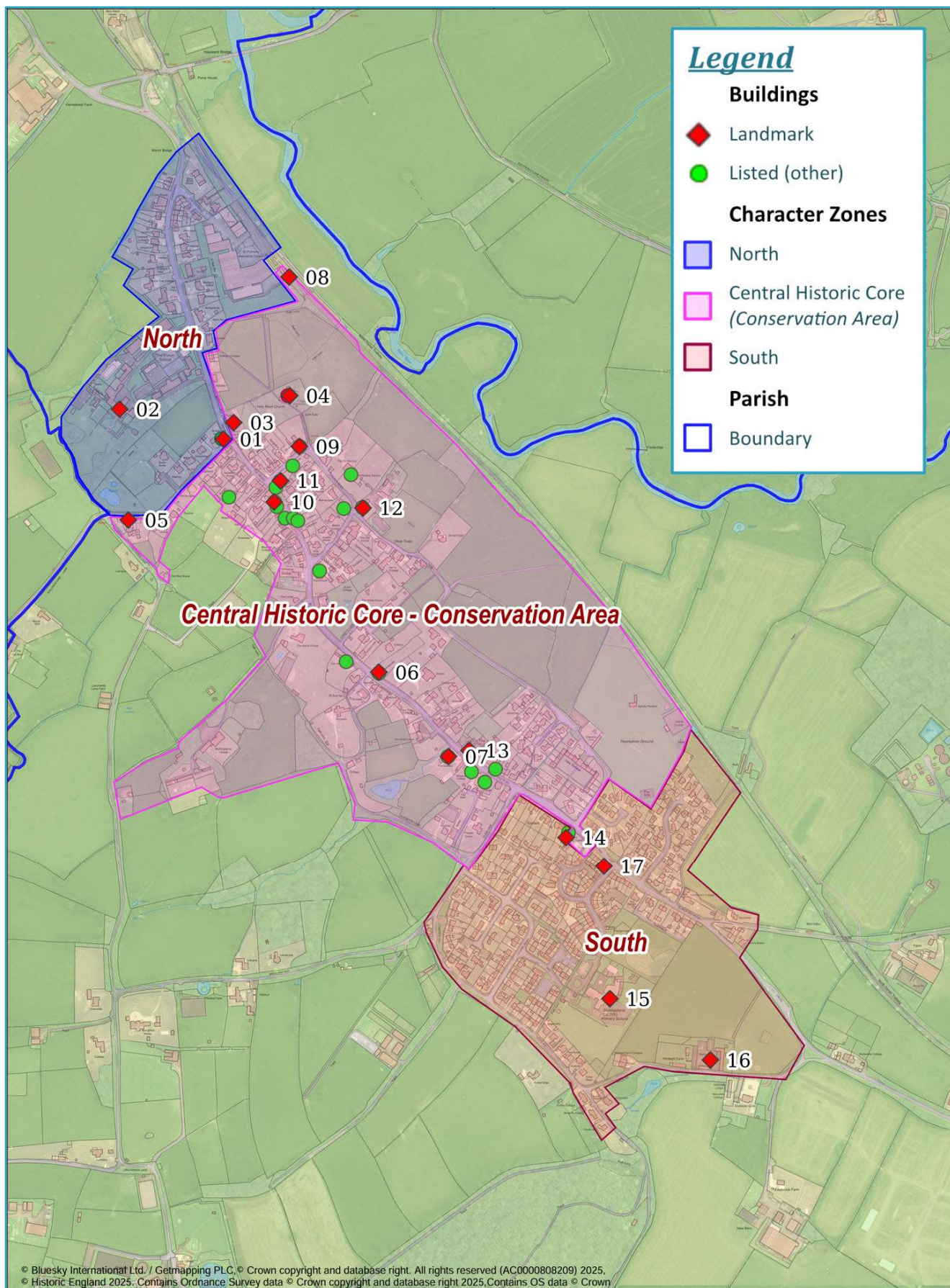
The new contemporary village school is on the southern edge of the village – this brings with it localised traffic ‘peaks’ at school start / finish times, with inconsiderate and potentially dangerous parking on the roads closest to the school. The adjoining development of Roman Way and Augustan Avenue, built in the 2000s, are of various designs and a whole range of materials including thatch, brick, render and timber. Houses are mostly detached with the many 3 storey houses combined with high density lending a rather vertical emphasis at variance to the surroundings and character of the area. Pebbledash and rendered brick typify the estate of 1950’s/ 1960’s semi-detached houses of Wessex Avenue and Coombe Road. The detached houses of 1980’s Spencer Gardens are of brick with concrete tiled roofs, the detached bungalows of Stour Close are rendered and with similar tiles. The Schelin Way development of the 1970/80’s is also brick and concrete tiles. The area currently lacks mature trees and open spaces which punctuate the older part of the village.

The west, Whitepit separates the built environment from the AONB designated farmland with views across farmland to the forested slopes of Okeford and Shillingstone Hills. The east side of this lane is lined mostly with bungalows of various designs and materials dating from the 1960’s to the present day. It continues south past a small group of post war houses to Whitepit Farm Buildings. Although there are large modern farm buildings adjoining, this late Victorian farmyard is surrounded by attractive red brick, slate roofed ranges, (unfortunately recently damaged by fire) and in this narrow-hedged lane creates an attractive rural aspect. Nearby is a pair of cottages of similar date and materials and an earlier farmhouse.



Overview - South Shillingstone character zone (See corresponding site locations on, page 22)

#	Landmarks	Locally distinctive features	Negative features
15	Village school	Green spaces and community orchard around school.	Extensive post war housing with no local character, materials or design features, suburban in nature.
16	Whitepit Farm Buildings	Whitepit area is more rural in nature, the old farm buildings forming an attractive group	Latest development is very high density with no consistency in styles and materials. Lack of parking.
17	Corner House, Augustan Avenue		Overwhelming 3-storey houses inappropriate for location. Few mature trees.



Map 5: Listed and Landmark buildings, Conservation Area and Character Zones

This brief review highlights many of the features and buildings that make Shillingstone what it is today. In taking forward new development, we think it is important that new development respects what makes a place special, reinforcing those aspects that provide its local character, and where possible removing or remedying features that detract from its character. This applies equally to the built form and the spaces and landscaping in between (including street furniture). Proposals for development should therefore justify how the design responds to the local context, and, in particular, how the design of proposals have sought to retain or enhance positive features of the area or address some of the negative features identified. Outside of the built-up area, the AONB Management Plan and landscape character assessments provide useful guidance on the characteristics of the wider countryside.

This does not prevent new buildings, and alterations and extensions to existing buildings, from achieving higher environmental standards and reducing their carbon footprint. This is best considered as part of the early design process, in order that the necessary measures can be successfully integrated into the build, rather than retrofitted. Dorset Council now expects most applications for new buildings and larger extensions to be accompanied by a sustainability statement demonstrating how sustainable design and construction have been considered, including:

- **reducing energy consumption and carbon emissions** – this could include the use of renewable energy such as solar panels, ground-source and air-source heat pumps, as well as considering the thermal efficiency of building materials, and designs to maximise solar gain whilst avoiding overheating, with a focus on reducing the use of fossil fuels. (See *Map 18: Heating Types within Shillingstone* on Page 70)
- **maximising the use of sustainable materials** – this tends to favour the use of local materials due to reduced transport, but also considers how these are sourced and their embodied carbon;
- **minimising waste and increasing recycling** – this could include whether it is possible to re-use materials where the proposals include some degree of demolition;
- **conserving water resources and sustainable drainage** – this could include the incorporation of rainwater and greywater recycling;
- **incorporating green infrastructure** – this mainly applied to landscaping and the retention or creation of wildlife corridors / areas, but would also be relevant in the use of sedum / green roofs and wildlife features such as swift and bee bricks;
- **encouraging sustainable travel** - this could include car charging points, cycle storage etc.

The use of sedum / green roofs is one such example where multiple benefits can be gained (in terms of low-impact building materials, wider wildlife benefits) and is not so different (given the rural character of the village and its thatched properties) that it would be unacceptably out of character, taking into account that sedum roofs can be pitched provided that the design has considered the water retention / run-off rates and how the substrate will stay in place. Lower pitches may be justified where this would help retain views out to the countryside.

To ensure that future developments are sensitive to the local character and effectively address community needs, we strongly urge developers to prioritise early and meaningful engagement with both the Parish Council and local residents right from the initial design concept stage. This proactive collaboration, before significant design decisions are finalised, will provide a genuine opportunity for community insights – including crucial understanding of local perceptions regarding the look and feel of the place – to be actively incorporated into the evolving plans. Recognising that the descriptions within this plan offer a snapshot in time and that other important aspects may emerge over the plan's lifetime, this early dialogue is considered vital for creating sustainable and well-integrated developments that resonate with the community.

Policy 3. The character and design of new development

All development proposals should contribute positively to Shillingstone's local identity and distinctive character, or (if outside the settlement boundary) be appropriate to a more rural setting and in accordance with the AONB's Management Plan.

Development should relate positively to public routes and local green spaces.

The general design should be in harmony with immediately adjoining buildings and the relevant character zone as a whole, and where appropriate and feasible, remedy any existing negative features. The scale, mass and positioning of any new buildings should reflect the purpose for which they are proposed and not overwhelm noted landmark buildings nearby. Design cues should be taken from locally distinctive features noted in the character zone or historic core. Materials where practical should be sourced locally, and there should be sufficient richness of detail in their design and materials.

Developments will be expected to incorporate existing mature trees and hedgerows and other landscape and wildlife features into the layout, and provide landscaping and sufficient spacing, appropriate to the rural character of the area.

The design of new buildings to achieve higher environmental standards will be strongly supported and may justify taking a different approach to the traditional vernacular, provided that the overall development would still reflect the character of the area and would be broadly in keeping with its immediate context. Such deviations from the traditional vernacular may be justified where this would make a significant improvement to the sustainability credentials of a building that cannot otherwise be accommodated, for example due to:

- The methods for optimising passive solar gain and cooling, and use of solar panels
- The use of high quality, thermally efficient building materials; and/or
- The use of wildlife-friendly features, such as sedum roofs
- The installation of water and/or energy efficiency measures, such as grey water systems air/ground source heat pumps and triple glazing

Important community facilities



There are many activities that take place in the village, using community places and buildings such as the recreation ground, pub and village hall. Without places where these activities can happen, people would have to go much further afield or go without. So, this plan protects the community facilities and current venues so that our community can continue to enjoy them over the coming years.

Community facilities rely on generating sufficient income from local people to sustain them. For example, there used to be three public houses in the village, but today there is only one, which in recent years has not been open as much as in the past. With competing facilities in the nearby towns, we need to make sure we all support the local facilities we want to retain.

Local residents have also indicated that they would support more facilities – particularly more shops and a post office. Since the initial consultation we have gained a Co-op convenience store at the northern end of the village, where DJ Motors used to be. There was also support for having a local doctor or dental surgery, but it is highly unlikely that this will be provided through the NHS in the foreseeable future given the national shortage in practitioners and the size of our village. Not many people felt that more community meeting places or sport facilities were needed.

Community Facilities

- Allotments
- Church
- Church Centre Hall and Post Office services
- Burton's Community Orchard
- Playground at Augustan Ave.
- Portman Hall (Village Hall)
- Primary School
- Sunbeams Pre-School
- Public House (Old Ox Inn)
- Recreation Ground and Pavilion
- Petrol Filling Station
- Village shop (Co-op)

Under the Community Right to Bid, the Parish Council can nominate community buildings and facilities that are important to local residents as an 'asset of community value'. Once registered, their sale can be

delayed allowing community groups to prepare a bid to buy and run them. The fact that a community asset is listed as an 'asset of community value' in itself can be a material planning consideration. In 2022 the Old Ox was registered by Dorset Council as an Asset of Community Value (ACV); when the pub was put up for sale a Community Group formed and raised sufficient funding to buy the pub, but the owner refused to sell it directly to the community.



The list of community facilities in the box at the top right of the page include those that the Parish Council would be minded to nominate under the Community Right to Bid, if their continued use as a community facility were likely to come under threat. These are also protected under the following policy – which recognises that these facilities may need to adapt over time, to remain fit for purpose for future generations. **Map 6: Community Facilities** on page 27 shows their general location. The list does not include services that do not require planning consent, such as the bus links to Blandford and Yeovil, or the network of recreational trails in the area, which are also much valued.

Most of these facilities are outside the settlement boundary (with the exception of the Co-op shop, the petrol filling station and the Old Ox Inn public house) and as such have the added protection of being 'countryside' where development is more strictly controlled. However, some degree of diversification, particularly of a nature directly related to the community use (for example on-site staff or visitor accommodation) may be acceptable where this will enable the community facility to be sustained in the long term. In such cases a planning obligation may need to be secured to ensure that the proposals when built are not severed



from the facility to provide a one-off capital gain.



The recent decision to allow the further severance/reduction of land associated with the Old Ox is a matter of local concern should this go on to impact on the business' viability. The initial phase of development on land to the rear (abutting Hine Town Lane) was to be accompanied by plans for a B&B/holiday letting, which at the time the owner stated was needed in order to secure the pub's long-term viability. This element of the application was adopted into the first draft of the Neighbourhood Plan which was being finalised, and whilst the houses were then subsequently built, the holiday accommodation to provide ongoing income to support the pub was never built. The more recent decision to build further houses to the rear (where the B&B / holiday lets had been planned) has not only precluded this option but has also further reduced the pub garden area and land available for larger functions and overflow car parking. This includes events such as the Traction Engine 'Steam Ups', which have been a regular feature at the Old Ox, and which draw in support and additional custom for the business.

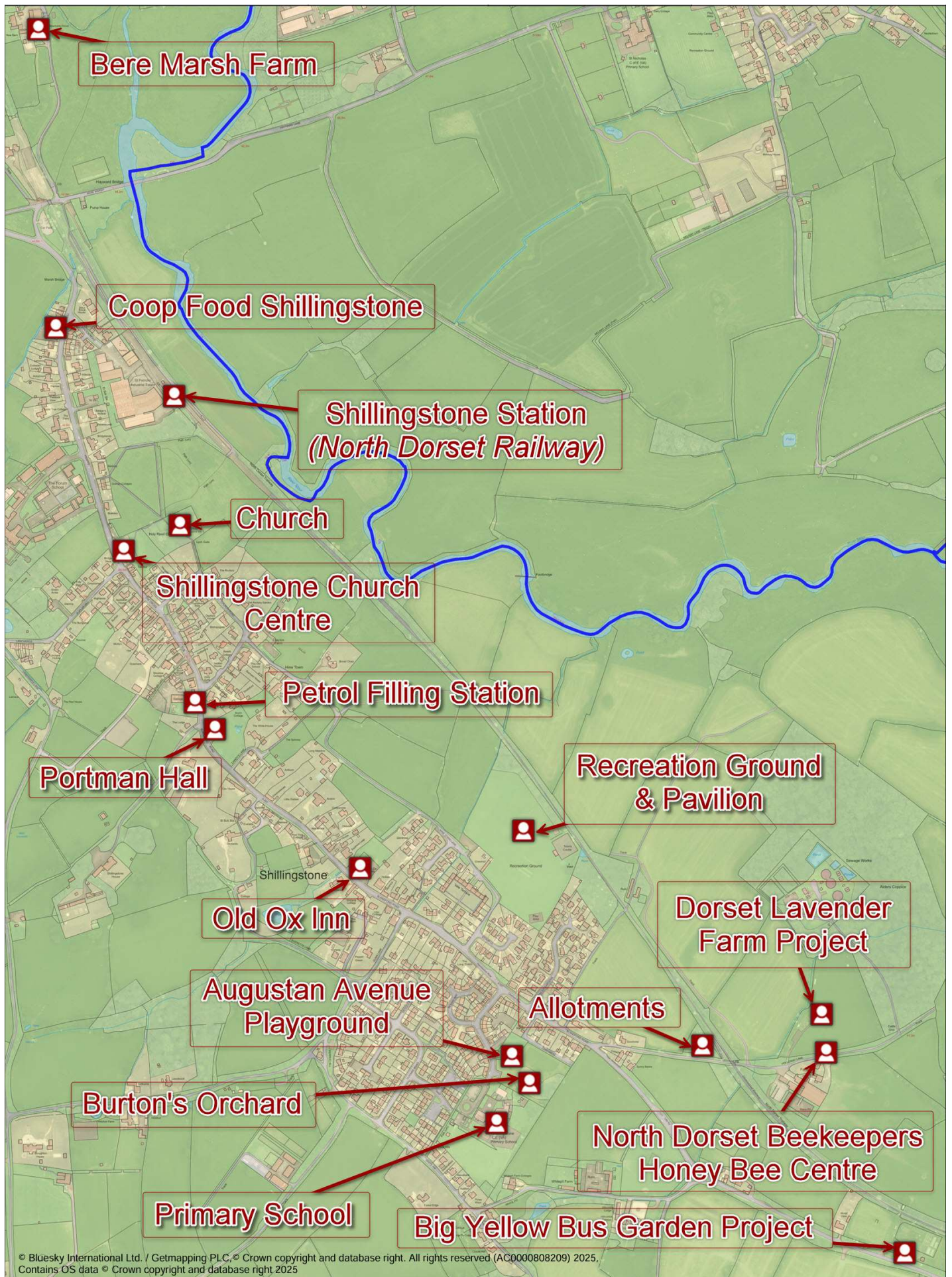
Whilst these concerns did mean that the area of pub garden retained was enlarged in relation to the rejected scheme (from 155m² to 305m²), and the formalised parking area extended slightly, it still amounts to an overall reduction that was not supported by the community, and only time will tell if our concerns over the pub's viability are well-founded. Where there is evidence of deliberate neglect or damage to a community facility that is considered to have impacted on its long-term viability, any viability appraisal should be based on evidence from the time before such neglect or damage was evident.

Policy 4. Important community facilities

Community facilities (as listed) are important to local residents and should be retained where possible. The loss or reduction of such facilities will only be supported if, after involving the local community in assessing potential solutions to retain the facility, it is clear that their retention would be unreasonable on the grounds of viability, or that there is clear, independently verified evidence that their loss should not compromise that facility's ongoing viability, or the change proposed has the community's backing. Proposals will be supported that allow such facilities to modernise and adapt for future needs, including diversification schemes linked to the long-term operation of that facility as a viable concern.

The provision of a new community facility to meet local needs, such as education, health services, cultural facilities, recreation and sport facilities, will be supported and should be well-located in relation to the main population that it is intended to serve.





Map 6: Community Facilities

Locations for new development

This neighbourhood plan is about allowing the right sort of development to take place. Our first plan was based on evidence suggest that about 40 new homes over the plan period would be a good amount of development for our area. This level of housing (about three new homes every year) would help deliver some affordable housing for local people (such as low-cost housing for sale) and bring in new people to the village using the community facilities that we all want to keep.

The review of the neighbourhood plan has tested whether this target should be updated based on more recent information. In particular, account has been taken of the higher housing targets based on the more recently published national policy and standard methods. This is shown in Appendix 3 on page 53, and suggests that if a reasonable uplift were applied, the revised target would be in the region of 54 homes.

It is difficult to work out how much demand there will be for new business premises. Certainly, local residents would support the provision of more light industrial business premises in or near the village. However, we cannot force anyone to locate here – and much of the demand for employment premises tends to be focused in the larger towns. The first version of this plan did not propose any specific new sites for employment sites, although it highlighted opportunities for live-work or small-scale employment on the larger sites. Since then, planning permission has been granted to convert the complex of former farm buildings at Gains Cross to a flexible commercial space of just over 680m² floorspace and associated parking¹¹.

It is also difficult to predict with certainty when sites will come forward for development. Whilst planning permissions require a material start of site to be made with three years of the permission being granted (or within two years of detailed matters being agreed where the initial application was in outline). In some cases, however, development starts and then may be paused, leaving the permission 'live' in perpetuity. In such cases, the Parish Council would expect developers to respect the community and keep sites clean, safe and tidy.

In terms of community facilities, although the local community would welcome a GP surgery located in the village, the Blandford Group Practice had no plans to set up such a facility at the time this neighbourhood plan was written, and it is unlikely that a new small independent partnership will be established. The modern primary school's current capacity is for 105 pupils, and although it has been around 10% below capacity around 2009-2013, by 2014 it was nearing capacity with 101 pupils on the school roll and was over-capacity for the first time in 2022/23 at 118 pupils¹² likely due to the recent closure of the school in Okeford Fitzpaine, and with further growth in the local area this higher level of take-up may continue. The school was built of modular design to

Affordable housing for local people

When we talk about affordable homes, what we mean is housing for people with a local connection to the parish (or adjoining areas which look to Shillingstone for their day-to-day needs) who cannot afford open market housing. This includes low-cost housing for sale (where the re-sale price is kept below market value in perpetuity through a legal agreement) and rented housing (where the rents are kept at least 20% below unrestricted market rents), shared equity properties (where people buy part and pay rent on part) or social rented housing managed by a housing association.



¹¹ Planning application reference P/FUL/2024/00692 granted 26/04/2024

¹² Statistics from <https://explore-education-statistics.service.gov.uk/data-tables/school-capacity>

ease challenges when expansion is required. Other changes include the provision of the new Co-op convenience store towards the northern end of the village. The shop associated with the petrol station has nonetheless remained open and now carries a larger selection of goods. The previous chapter deals with both the retention of existing facilities and how proposals for new facilities, or the expansion and possible diversification of existing facilities, will be considered.

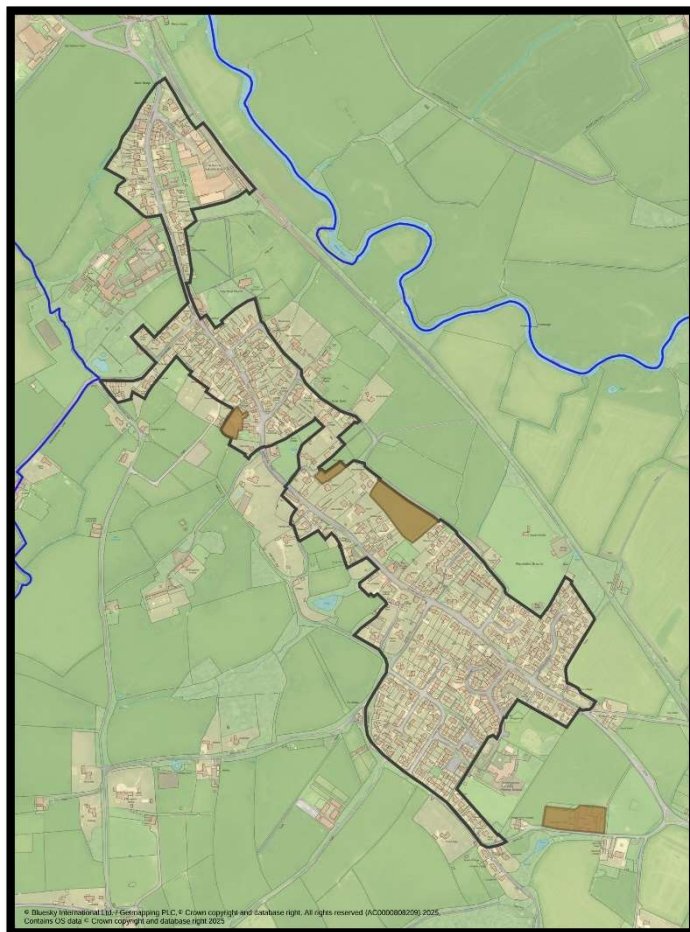
The settlement boundary

We reviewed the settlement boundary around the village in 2015, and again in 2025. It is intended to include the main built-up area where infill development will be acceptable. We have tried to make sure that, where possible, it is drawn along clear edges (such as lanes and field boundaries) where the main body and built form of the settlement gives way to a more rural character.

Most of the built-up area lies between the rural lanes running parallel to the main road (Hine Town Lane and Everetts Lane). The more scattered / loose knit development outside of these limits generally falls outside the boundary.

Inside this settlement boundary is where it makes sense to look for locations for new development, within what people perceive to be the main body of the village. However, just because a site is within this area, does not mean it will automatically be suitable for development. Factors such as flooding, access, overlooking, local character and other issues all play a part in deciding whether a site should be given planning consent.

Local green spaces are specifically protected from development and therefore have been excluded from the settlement boundary. Where community facilities in large grounds lie on the edge, these too are placed outside of the settlement boundary, as they are protected under Policy 4 (which does allow development that would support their long-term retention). The Forum School is similarly excluded as, although this is not a local community facility, it is supported through the North Dorset Local Plan as a school catering for children and young adults with special needs.



Map 7: Settlement Boundary (black line)

Policy 5. Development within the settlement boundary

In addition to sites specifically identified for development, the area within the settlement boundary (as shown on the Policies Map), will be the main area of search for development to meet the need for new homes, businesses or community uses.

The release of unallocated greenfield sites for open market housing outside of the village settlement boundary should be guided by the next review of this Neighbourhood Plan, which will extend the plan period.

Our Housing Land Supply – 2025 update

Now that we are a considerable way through the plan period, we have reviewed the housing land supply, which includes both the sites that were allocated and sites that have either been completed or have planning permission. Additional sites may still come forward as ‘windfall’ development within the settlement boundary, which would add further to this list in the course of time. The site at Gains Cross Farm has not been included, as although it does have planning permission for 6 homes¹³, given the more recent planning permission for employment it is no longer expected to provide new homes.

Table 3. Housing Delivery

Location	NP Ref	Notes	Units (net)
Completions April 2016 – March 2025			22
Townsend Farm, Blandford Road (Δ)		2/2015/0671/FUL	2
Eastbrook Farm, White Pit (Δ)		2/2015/1000/FUL	1
Land at the Old Ox (Δ)	OX	2/2015/1494/FUL	3
12 Wessex Avenue (Δ)		2/2015/1880/FUL	1
D J Motor Sales, Cookswell (Δ)		2/2016/0740/FUL	2
10 Wessex Avenue		2/2017/0869/FUL	1
2 Wessex Avenue		2/2018/0029/FUL	1
Mountview, Lanchards Lane		2/2018/1096/AGDWPA	1
The Cobbles – Coach House		2/2018/0694/FUL	1
Former Weigh Bridge Office, Lanchards Lane		2/2018/1508/FUL	1
Lynwood Knapps		2/2018/1763/FUL	1
Eastbrook House, White Pit		2/2019/1507/FUL	2
Hine Town Lane South of the Old Ox	HTL-S	2/2019/1722/FUL	3
Ridgeway Farm, Lanchards Lane		P/FUL/2021/02764	1
4 Wessex Avenue		P/FUL/2021/03289	1
Extant Consents at April 2025			17
Westleigh, Blandford Road (adj. garage) (Δ)		2/2017/0848/FUL - started	4
Mount View, Lanchard's		2/2018/1096/AGDWPA - started	1
21 Wessex Avenue		2/2019/0369/FUL - started	1
Land adj White Pit Farm Cottages		P/FUL/2020/00020 – granted 03/23	2
16 Wessex Avenue		P/FUL/2024/06220 – granted 01/25	1
Land adj the Cobbles	COB	P/FUL/2021/04865 - started	2
Ham Farm		P/FUL/2023/01744 - started	1
Land At Old Ox Inn		P/FUL/2023/05579 – granted 02/25	5
Remaining Allocations			38
Antell's Haulage Yard	AH		6
Land off Candy's Lane	CAN		1
Hine Town Lane of the Old Ox	HTL-N	includes affordable housing	12
White Pit Farm Buildings	WPF-B	includes affordable housing	19
Total			77

(Δ) indicates sites already consented at the time of the first Neighbourhood Plan

Any development will need to be in accordance with all other policies in this neighbourhood plan and relevant policies in the adopted local plan for North Dorset, in particular:

- the protection of important local green spaces, and the character of the rural lanes and tracks
- the protection of important wildlife habitats and corridors
- the protection of important sites or features of historic importance, including the surrounding land that forms part of their setting

¹³ Reference 2/2019/1338/FUL

- the avoidance of areas subject to flooding, or where development would increase flood risk to other properties
- checks for potential contamination and inclusion of any appropriate remediation
- the provision of safe road and pedestrian access routes to the facilities in that settlement, and adequate off-road parking
- protection of the living conditions for people in neighbouring properties, such as adequate daylight, outlook, no undue noise or disturbance. This applies equally to the living conditions of the people occupying any new building
- the design of new development should be sympathetic in character to the local area, and maintain a healthy mix of uses for a thriving rural community. For housing development there are specific policies to ensure a mix of house types and sizes

Housing types and sizes

The North Dorset Local Plan sets out the requirement for affordable homes as part of open market housing sites, and this applies to sites of 0.5ha or greater in size (or where 10 or more homes are proposed) in line with national policy. Given the need for affordable houses, it is important that potential sites that could deliver affordable housing are not artificially sub-divided / reduced in order to avoid the need to provide such homes – a practice that appears prevalent when comparing the number of applications for 9 and 11 dwellings across the Dorset Council area. It also suggests that there should be a mix of house sizes with both small (1 and 2 bedroom) and larger (3 or 4 bedroom) homes. The need for smaller homes is particularly relevant to our area, as our evidence suggests that there is little need for 4 bedroom or larger houses, which are already over-represented in the village¹⁴.

In determining the mix of types and sizes, another consideration will be the characteristics of the plot and surrounding area. In taking this into consideration developers should bear in mind that housing developments will be required to provide adequate space for parking (including cycle parking), storage for bins and recyclables, and space for sitting outside, and drying clothes.

There was community support for more individual ‘self-build’ schemes and as such this type of development is specifically encouraged.

Policy 6. Housing types and sizes

New open market housing should be guided by the characteristics of the plot and surrounding area, and the provision of sufficient storage, parking and outside amenity space, but is expected to comprise predominantly 2 and some 3 bedroom properties in order to meet local needs, and be suitable for young working individuals and families or suitable for older residents wishing to downsize. Any new applications to build 4+ bedroom properties should be justified by evidence to support the local need for their construction.

Open market housing schemes on sites where the land has been subdivided to create a site of less than 0.5ha in order to avoid the requirement for affordable housing under national planning policy are not considered an effective use of land and should be strongly resisted.

Developers are encouraged to make provision for self-build homes.

¹⁴ The 2021 Census data indicates that the average household size in Shillingstone is 2.29 persons, with only 17.4% of households having 4 or more residents, despite 29.5% of homes having 4 or more bedrooms. The percentage of under-occupied homes (where a household's accommodation has 2 or more bedrooms than required) is higher than the Dorset average (49.6% compared to 44.2%)

Development sites

Seven locations have been identified where new housing development, potentially including some self-build and live-work units, could take place, were identified in the first version of this Plan. As part of the review in 2025, four locations remain, with the others now largely complete. The allocation for land at the Old Ox has been adapted to recognise the most recent planning permission and ensure that the green spaces identified for retention are not subsequently lost, should further applications be forthcoming.

Other infill sites may come forward within the settlement boundary under Policy 5.

Where the sites are large enough, they will also bring forward some affordable housing for local people in line with the policies in the adopted local plan (which at the time of writing this plan would require 40% of the homes to be affordable, if there is an identified need at that time). It is expected that the allocation of these homes will prioritise eligible people with a local connection, followed by those with a connection to adjoining parishes.

The development sites are shown in the following table.

Site Allocations (remaining)

Ref	Description	Estimated potential	Size	Dwellings
AH	Antell's Haulage Yard	Site for housing or live-work units (estimated up to 6 dwellings in total)	0.18ha	6
CAN	Land off Candy's Lane	Site for 1 dwelling	0.16ha	1
HTL-N	Hine Town Lane North of the Old Ox	Site for up to 12 new dwellings, including some affordable housing for local people	0.64ha	12
WPF-B	Whitepit Farm buildings	Site for up to 19 new dwellings, including some affordable housing for local people	0.69ha	19

To provide a degree of certainty over the likely development issues that will need to be addressed through the planning application process, each site has its own policy, which should be read in conjunction with the policies set out in the earlier sections of this neighbourhood plan and also the local plan. ***All relevant policies in this plan, as well as the Local Plan, will need to be considered in relation to these sites.***

Site selection

When this plan was first prepared, potential sites put forward by landowners (either contacting the Parish or District Council at that time) were considered. All the brownfield and the potential greenfield sites that were well connected to the main body of the village were the subject to more vigorous assessment and consultation.

All sites in this plan have been checked in terms of their likely landscape impact (through consultation with the AONB team), their wildlife impact (as advised by qualified ecologists on the advice of Natural England) and heritage impact (as advised by qualified heritage expert in consultation with Historic England)

Antell's Haulage Yard (AH)

Whilst remaining in employment use, this site is still anticipated to be delivered within or just after the end of the plan period, taking into account that this will depend on the relocation of the existing businesses.

Site Description	Site Photo/s	Map
<p>A site within the settlement to the rear of the vehicle motor repair, garage and general stores, that is currently used primarily for haulage including an HGV repair and maintenance depot</p> <p>The adjoining site (to the east side) has planning consent for 4 dwellings.</p>		<p>© Crown copyright and database right. All rights reserved (AC0000808209) 2025</p> <p>AH = site identified in brown on image</p> 
Possible Issues		
<p>Possible contamination from hydrocarbons associated with this use</p> <p>Impact on motor repair / garage / shop viability – particularly access / parking / disturbance</p> <p>Loss of employment provision (although the site is not a defined employment site or noted in the 2007 Employment Land Review carried out by North Dorset District Council). The site is not anticipated to be available in the short term (2/2015/1910/FUL proposes change of use of part of the site to a secure storage facility) but has longer term potential within the plan period.</p> <p>The site is partially within the Conservation area. Possible archaeological interest (post-medieval orchard)</p>		

Policy 7. Antell's Haulage Yard (AH)




Antell's Haulage Yard (as shown on the Policies Map), is proposed for housing and the provision of live-work units would be supported in this location, in view of the previous employment use and juxtaposition with the motor repairs business, stores and petrol filling station.

The design and layout will need to be informed by and include any necessary mitigation in relation to contamination from its past uses. Archaeological investigation and recording will be required.

Development should ensure the future viability of the village general stores and petrol filling station and be compatible with the motor repair use that is to the rear of the general stores. In particular the design and configuration should ensure that there is sufficient customer parking and access to the stores and petrol filling station, including any deliveries, and take into account the likely noise and disturbance such ongoing activities will generate.

Land off Candy's Lane (CAN)

A planning application was made in December 2024 (P/FUL/2024/07332) for the replacement of the existing dwelling and ancillary workshop/store. Given the site area extends to 0.25 hectares, it is considered that the southern section of the site would still have capacity for a further dwelling.

Site Description	Site Photo/s	Map
<p>A level site off Candy's Lane. The southernmost part of this field could be developed without detracting significantly from the rest of this green space linking through to Hine Town Lane.</p>		<p>© Crown copyright and database right. All rights reserved (AC0000808209) 2025 CAN = site identified in brown on image</p> 
<p>Possible Issues</p> <p>The site is within the Conservation area and can be glimpsed from the public domain. Any design will need to respect the mass, scale and materials of neighbouring buildings.</p> <p>Candy's Lane relatively narrow and not suited to more traffic.</p> <p>Possible archaeological interest (post-medieval orchard)</p>		

Policy 8. Land off Candy's Lane (CAN)

Land off Candy's Lane (as shown on the Policies Map), is proposed for housing for one new home.

The design and layout will need to be sensitive to the character of the Conservation Area including the rural nature of Candy's Lane and nearby buildings.

Archaeological investigation and recording will be required.

Land adjoining the Cobbles (COB)

Planning permission was approved for the development of two dwellings on this site in October 2022 (ref P/FUL/2021/04865). The development was completed in 2024/25, and there is no capacity for any further development on this site or the intervening land adjoining the Grade II Listed Cobbles, and the policy has therefore been removed as it no longer serves any obvious purpose.

Policy 9. Land adjoining the Cobbles (COB) - completed

Hine Town Lane North of the Old Ox (HTL-N)

An outline planning application was made for the development of ten dwellings on this site in April 2017 (ref 2/2017/0595/OUT). The proposed development was refused and dismissed on appeal because of the proposed access off Hine Town Lane, contrary to the following policy and Policy 2.

It is anticipated that this site should still come forward, subject to the landowner negotiating an appropriate vehicular access. The approved plans for land at the Ox Inn / Squirrels Leap provide an obvious opportunity for such an access to now be provided, subject to highway safety checks. Having reviewed the site, the need to consider the relationship with the adjoining houses (whose rear gardens / privacy may otherwise be harmed) and views out to Hambledon Hill has been highlighted.

Site Description	Site Photo/s	Map
<p>The site is a field off Hine Town Lane (which runs along its north-east side). It backs onto existing houses accessed off the main Blandford Road to the west and south.</p> <p>The site slopes gently down to the south-east and is bounded by hedgerows with occasional mature trees.</p>		<p>© Crown copyright and database right. All rights reserved (AC0000808209) 2025</p> <p>HTL-N = site in high centre of image</p> 
<p>Possible Issues</p>		
<p>The site is in the Conservation Area. The rural character of Hine Town Lane is important and should not be upgraded or otherwise urbanised.</p>		
<p>The occupants of adjoining houses backing onto this site may lose the privacy within their private rear gardens if the scale and layout of the site is not carefully considered.</p> <p>The approved access that will be provided to serve the adjoining site at Squirrels Leap/Old Ox Inn, may be able to serve this development subject to highway safety checks (the Highway Authority raised no objection to the proposal serving 5 dwellings). This will need to be negotiated with the developed, or alternative access off Blandford Road explored.</p> <p>Possible archaeological interest (post-medieval orchard).</p> <p>The site is adjacent to an ordinary watercourse, which is not correctly depicted on most maps, and the disposal of surface water run-off is an existing issue at this location due to the restrictions in the watercourses draining to the north (this may require the culvert size to be increased, and a ditch maintenance plan agreed – see Appendix 2).</p> <p>Given all the above issues, it is important that a comprehensive approach is taken to the development of this site, including the scale/layout of development, and the provision of an appropriate landscape and drainage scheme, that will safeguard the rural character of views into and across the site from the A357 and Hine Town Lane, and privacy and amenity of residents whose properties back onto the site.</p>		

Policy 10. Hine Town Lane North of the Old Ox (HTL-N)

Land off Hine Town Lane North of the Old Ox (as shown on the Policies Map), is proposed for housing and should deliver up to 12 new homes, including some affordable housing to meet local needs and smaller dwellings to facilitate local starter home and downsizing requirements.

The scale, design and layout will need to be sensitive to the character of the Conservation Area, including the rural nature of Hine Town Lane. The main focus of built development should be on the lower ground towards the southeastern end of the site, with the use of single / 1½ storey dwellings that are below the height of surrounding properties, to reduce overlooking and maintain views out to Hambledon Hill.

The hedgerow boundary along Hine Town Lane should not be reduced or breached and development should be set well back from this edge and secure its long-term maintenance. The provision of a landscape scheme for the whole site will be required, including:

- Proposals to strengthen the existing hedgerow and treed boundary to screen the development from the lane and wider countryside
- To soften the appearance of new buildings in the rural English setting, consider planting native shrubs and trees that complement the existing landscape, such as hedgerows, woodland, and open spaces, to create a visual link to the countryside
- Areas of permanent green space through the development that will reinforce the rural character of the village
- Measures to protect the privacy and amenity of residents whose properties back onto the site

To sensitively integrate new development with the surrounding rural landscape, preserve its inherent character, and safeguard access to the area's valuable 'Dark Skies'¹⁵, highways serving the site should ideally avoid the installation of traditional street lighting to minimize light pollution. Furthermore, overhead telegraph poles should be avoided in favour of the underground delivery of all utilities. This approach will significantly reduce visual clutter, maintain a more natural and rural aesthetic, and help protect the nocturnal environment, benefiting both residents and wildlife.

An appropriate vehicular access would be from the main Blandford Road or through an adjoining plot.

A site-specific flood risk assessment that considers the adjacent Ordinary Watercourse and potential flood risk including issues relating to the disposal of surface water off-site (as highlighted in Appendix 2).

Archaeological investigation and recording will also be required.

¹⁵ See CPRE Light Pollution and Dark Skies in Appendix 4

Land at the Old Ox (OX)

Planning permission for three dwellings with garages, and the erection of a building to be used as annexed letting accommodation (bed and breakfast), was approved in May 2016 during the examination of the first version of this Plan (2/2015/1494/FUL). The dwellings were built, but the landowner then indicated that they no longer intended to build the holiday accommodation and sought to apply for planning permission on part of the pub garden, in conjunction with adjoining land to the rear of Squirrels Leap. Plans for 7 dwellings (P/FUL/2022/02998) were dismissed at appeal in August 2023, due to the impact on character and potential harm to the ongoing viability of the pub. Revised plans for 5 dwellings were then submitted (P/FUL/2023/05579), leaving a slightly larger area to be retained as pub garden and parking. In addition, land to the rear of the retained pub garden is proposed as a landscape buffer in recognition of the potential for noise / disturbance associated with the pub and will be managed as a wildflower meadow in order to provide biodiversity mitigation. The Parish Council vigorously objected to both applications due to the loss of pub garden and potential impact on the long-term viability of the pub, and the impact of the development on the landmark status of the Old Ox and character of the Conservation Area. However, Dorset Council has now permitted this latest application, and on this basis the policy has been amended to ensure that those elements relating to the ongoing viability of the pub are retained should a new application come forward in the future. Once these are delivered, their status as a potential Local Green Space will be considered through a future review of this plan.

Policy 11. Land at the Old Ox (OX) - completed

Land to the rear and south side of the Old Ox (as shown on the Policies Map), is to be retained as open space and parking provision, with a minimum of 305sqm of pub garden and at least 18 car parking spaces to remain available for use by the pub staff / visitors.

Hine Town Lane South of the Old Ox (HTL-S)

Planning permission was approved for the development of three dwellings on this site in February 2020 (ref 2/2019/1722/FUL). The development was completed in 2022/23, and there is no capacity for any further development on this site. The policy has therefore been removed as it no longer serves any obvious purpose.

Policy 12. Hine Town Lane South of the Old Ox (HTL-S) - completed

Whitepit Farm buildings (WPF-B)

A planning application was made for the development of nineteen dwellings on this site in December 2019 (ref 2/2019/1429/FUL). This included a mix of barn conversions and new dwellings. Feedback from the consultees highlighted the need for the applicant to consider a number of issues relating to the proposed quantum and design, including access arrangements and flood mitigation, and the application was not progressed. It is anticipated that a fresh application should come forward within the next 12 months.

The remaining land between the farm buildings, school site and Blandford Road (and extending the other site up to the Trailway) has been put forward as a potential development site in response to Dorset Council's 'call for sites' but the site as a whole has been dismissed by Dorset Council due to the scale proposed and related landscape impacts. This wider site area is also potentially affected by flooding from surface water and groundwater emergence. However, should further development take place at this end of the village, this could allow for a new access road to be provided to the rear of the school (with parking and a turning area to allow children to be dropped off) negating the need to use an already heavily congested Augustan Avenue.

Site Description

The site is part of Dorset County Farm's estate, with many of the older buildings in a poor state of repair due to fire damage. However, most of the older buildings are structurally sound and would lend themselves to conversion.

The more modern farm buildings are of no architectural merit.

Site Photo/s



Map

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Possible Issues

The site lies on the edge of the Dorset AONB and is slightly separate from the main built up areas of the village, with no easy pedestrian access.

The rural character of Whitepit Lane is important and should not be upgraded or otherwise urbanised.

The repair and restoration of the older farm buildings that are believed to date from the turn of the 20th century and subsequent buildings in the same red brick and slate tiles (and use of clay ridge tiles, timber and cast iron) should be secured if possible given their contribution to the character of the area, but this will need to be undertaken sensitively and may have implications for the viability of the site. The removal of asbestos may be required if found to be present.

The old farm buildings do provide suitable habitat for bats and surveys in 2019 confirmed the presence of bats on the site at that time. An up-to-date bat survey would therefore be required before any work is carried out in the vicinity of the buildings. Slow worms and grass snakes have also been noted as present on the site.

Policy 13. Whitepit Farm buildings (WPF-B)

Land at Whitepit Farm buildings (as shown on the Policies Map), is proposed for housing and may include some small-scale employment or live-work units, to deliver up to 16 – 19 new homes within the curtilage of the existing buildings, including some affordable housing to meet local needs.

The development should primarily be through the sympathetic conversion and re-use of the older farm buildings, and the removal of the more utilitarian modern farm buildings. Additional new buildings may be incorporated provided this will benefit the site layout and mix of uses.

The design of any new buildings, extensions and alterations should be in keeping with the character of the older farm buildings, particularly in terms of scale, external openings, materials and detailing.

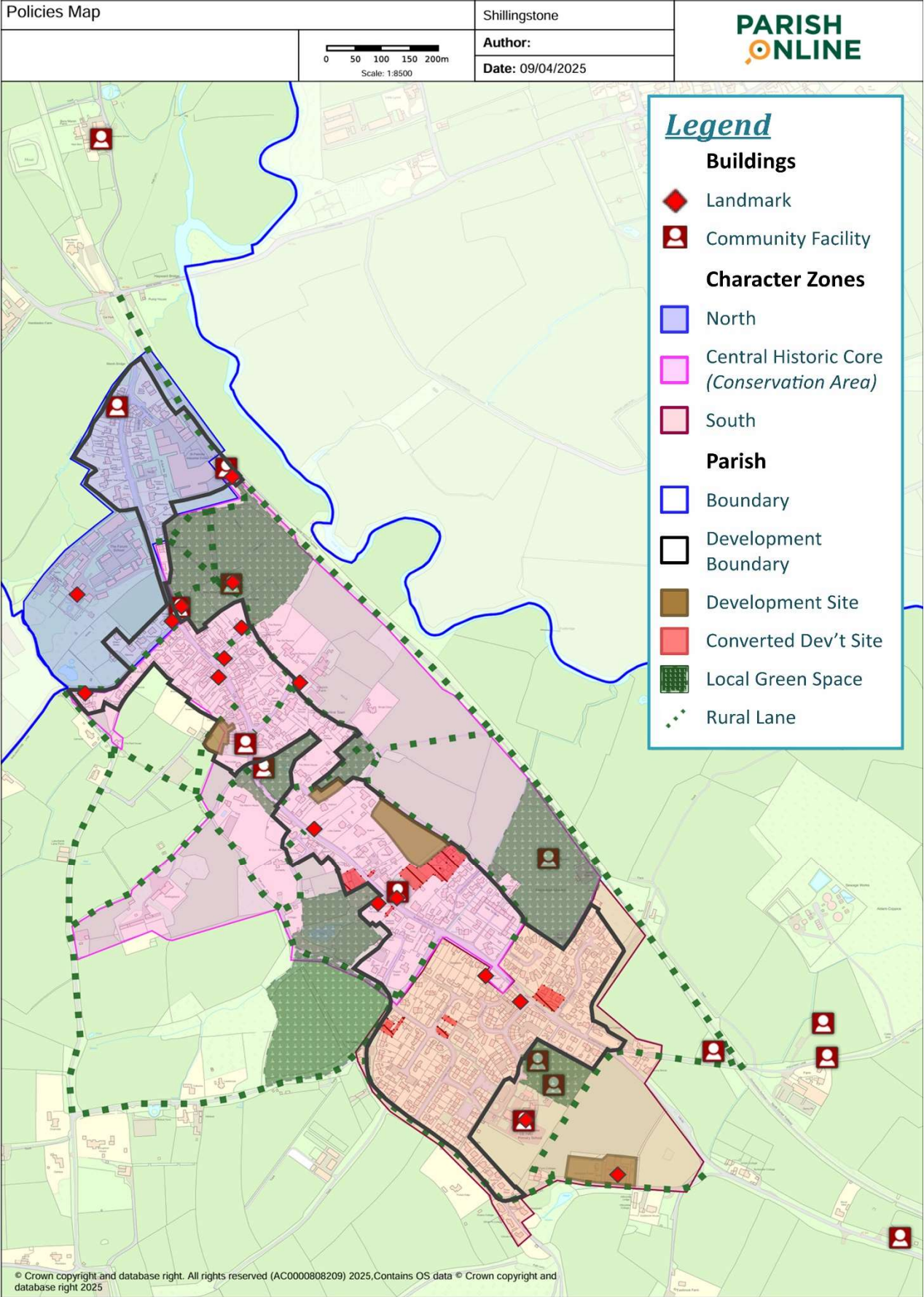
Sufficient parking provision (including visitor parking) should be provided on-site, and incorporate hard and soft landscaping to ensure it does not dominate the character of the internal courtyards.

To sensitively integrate new development with the surrounding rural landscape, preserve its inherent character, and safeguard access to the area's valuable 'Dark Skies'¹⁶, highways serving the site should ideally avoid the installation of traditional street lighting to minimize light pollution. Furthermore, overhead telegraph poles should be avoided in favour of the underground delivery of all utilities. This approach will significantly reduce visual clutter, maintain a more natural and rural aesthetic, and help protect the nocturnal environment, benefiting both residents and wildlife.

The rural character of Whitepit Lane should be retained. The provision of improved pedestrian access to the school and the rest of the village will need to be secured.

¹⁶ See CPRE Light Pollution and Dark Skies in Appendix 4

Policies Map



Map 8: Policies Map

A photograph of a train on tracks. In the foreground, a large silver tank car with the number 6069 is visible. The train is moving away from the viewer along a set of tracks that curve slightly to the left. The background shows a hazy, overcast sky and some trees on the left side. The word "Appendices" is overlaid in a blue, italicized font, centered between two horizontal blue lines.

Appendices

Appendix 1: Landscape and Heritage Studies

Landscape and Heritage Study: Shillingstone

Shillingstone extract from Strategic Landscape and Heritage Study for North Dorset Area - Assessment of land surrounding the larger villages (Final report) prepared by Land Use Consultants¹⁷ (LUC) for Dorset Council, October 2019.

Introduction

This report presents the methodology and results of the landscape and heritage assessment of the land surrounding the larger villages within the former North Dorset District Area.

This report is one part of the Strategic Landscape and Heritage Study for North Dorset Area. The other related documents are as follows:

- Stage 1 Report: Presents the results of a high-level scoping exercise of areas of search around the four main towns and Stalbridge included in the Issues and Options Consultation document, based on a consideration of landscape and heritage constraints to development.
- Stage 2 Report: Sets out the purpose, policy context, methodology and overall results of the Stage 2 element of the study, in relation to the four main towns and Stalbridge.
- Five individual town reports: These contain the detailed landscape and heritage sensitivity proformas produced during the Stage 2 element of this study for the four main towns and Stalbridge. All of the individual town reports were produced in draft in April 2019, for consideration by Dorset Council. Comments received were accounted for in the final versions of these reports.

Purpose of the Strategic Landscape and Heritage Sensitivity Study

The Dorset Council Local Plan¹⁸ will need to accommodate a significant amount of new growth in an area that is characterised by its high-quality landscape and rich variety of natural and built heritage features. Development could have differing degrees of impact on these assets. This study provides robust and up-to-date evidence to feed into the local plan to help inform the scale, form and location of future development to minimise harm to the landscape, heritage assets and the historic character and setting of the settlements within the North Dorset area. **Figure 1.1** provides an overview of the study area in the context of the main landscape and heritage designations.

The overall aim of this study was to appraise the key landscape and heritage sensitivities of land surrounding the 18 larger villages¹⁹ with the North Dorset area to the effects of development. The assessment is only concerned with potential impacts on the landscape and historic environment. The location of these villages is displayed in **Figure 1.2**.

The outputs of this work will be used by the local planning authority to:

- Identify land where development would have least impact on areas of landscape value or heritage significance.
- Help establish site options for consideration through the sustainability appraisal process and for future consultation and more detailed study.

Limitations of study

This is a strategic level study; it does not replace detailed landscape and visual appraisals or impact assessments. Additionally, it is not an assessment of the landscape and heritage sensitivity of a given area to a specific proposal. Rather, it assesses each assessment area for landscape and

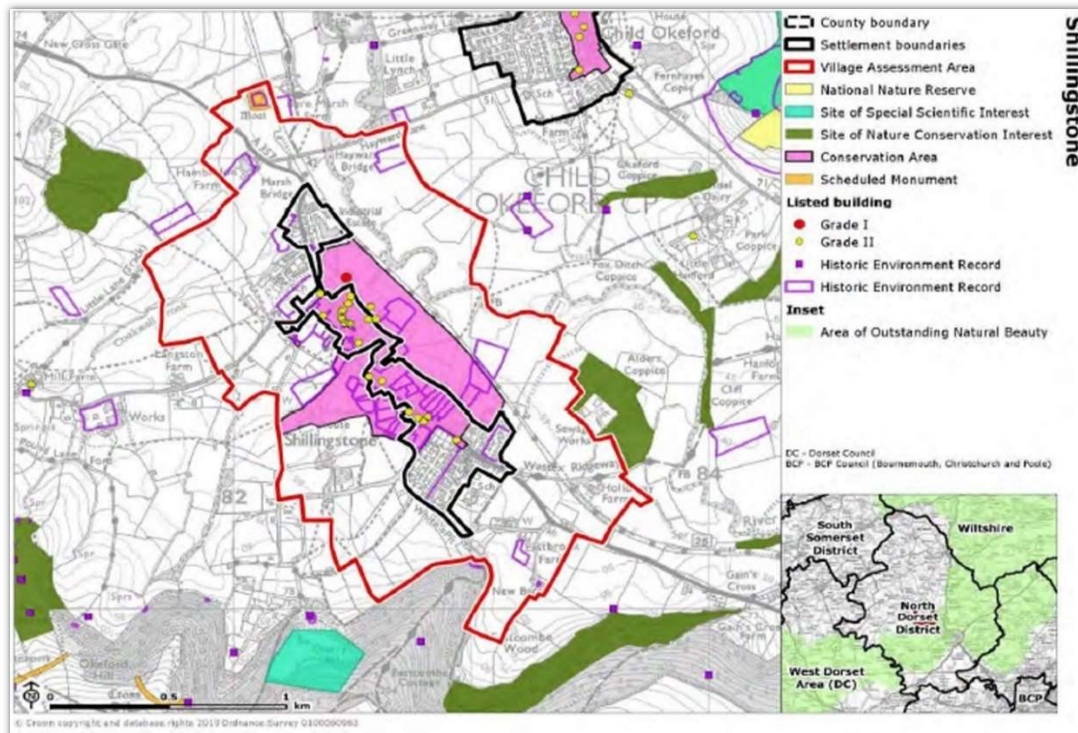
¹⁷ <https://www.landuse.co.uk/about/>

¹⁸ On 1/4/19 North Dorset District Council became part of Dorset Council, the decision being made on 25/6/19 to discontinue work on the North Dorset Local Plan Review with all existing work carried out on the review to be used where possible to shape the new Dorset Council Local Plan.

¹⁹ As defined under Policy 2 of the North Dorset Local Plan Part 1

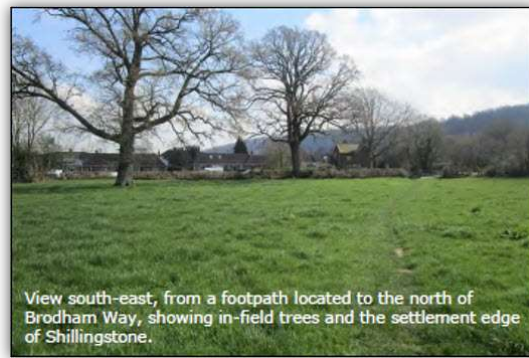
heritage sensitivity to the 'principle' of built development, without knowing the specific size, configuration or exact location (as this would be detailed at the planning application level). All development proposals within the areas assessed as part of this study will need to be assessed on their own merits by the local planning authority.

Shillingstone



Map 9: Shillingstone Landscape and Heritage Study

Representative photographs



Location and Summary of Landscape character

The village of Shillingstone is situated in the centre of the former North Dorset District. The village and the south-west of its surrounds are located in the South Blackmore Rolling Vales landscape Character Area, whilst the north-east of the village's surrounds are within the Upper Stour Valley Landscape Character Area. The far north of the village's surrounds includes a small area of the North Dorset Chalk Escarpment Landscape character Area. The village itself is situated on a narrow ridge which is marked by the route of the A357. The Dorset AONB wraps around the south of the village; part of the south of the assessment area lies within the AONB. Wooded escarpments within the AONB form an important skyline feature in views to the south and south-west of the village. The River Stour flows past the village to the north-east.

Key sensitivities

Landscape

The majority of the settlement is located on a linear and slightly elevated ridge. The surrounding landform to the north-east gently slopes down towards the floodplain of the River Stour. There is minimal built development on the sloping land surrounding the village.

A series of Biodiversity Action Plans [BAP] priority habitats including floodplain grazing marsh near Hayward Bridge, pockets of deciduous woodland and traditional orchards. Alders Coppice Site of Nature Conservation Interest is located to the east of the village.

The well-wooded character of the area, with frequent mature trees in hedgerows. Most agriculture surrounding the village is pasture grazing. There is an area of parkland planting to the south of the village associated with Shillingstone House.

The linear settlement pattern of relatively densely packed properties along the ridge. There is a high concentration of listed buildings along the A357 within the conservation area which are constructed in a traditional vernacular which includes red brick buildings and thatch roofs.

High density of public rights of way including the Wessex Ridgeway long distance recreational route and the North Dorset Trailway (which is also a traffic free part of National Cycle Route 25).

The wooded escarpment to the south of the village and other hills to the east (including the Hambledon and Hod Hills) which form an important undeveloped backdrop to the village and are part of the nationally important landscape of Dorset AONB. The village of Child Okeford is visually prominent in views to the north-east of the village over the floodplain of the River Stour, with the tower of the Church of St Nicholas forming a landmark feature.

The landscape has tranquil and removed perceptual qualities away from the A357.

Heritage

The Historic Landscape Characterisation [HLC] indicates a primarily agricultural landscape, with medieval to post-medieval field enclosures. These have some time-depth and may include features that are heritage assets²⁰ and susceptible to physical change. Parts of the historic landscape have further value as they contribute to the heritage significance of assets within and beyond it²¹.

The assessment area directly abuts and partly overlaps the east and west sides of Shillingstone Conservation Area, which includes the grade I Church of the Holy Rood [1324658], multiple grade II listed buildings, and some non-designated built heritage assets (e.g. Shillingstone House). Development could affect the special interest of the conservation area as a result of development within it, or its rural setting. The heritage significance of built heritage assets within it, particularly the church, Shillingstone House and any farmhouses and cottages may also be susceptible to setting change and where they fall within the assessment area, physical change²².

In the wider area Okeford Fitzpaine Conservation Area lies to the west and Child Okeford Conservation Area is to the north-east. The former is intervisible with the assessment area and may be susceptible to setting change as a result; however, intervening development makes effects to Child Okeford Conservation Area unlikely.

There is a cluster of Listed Buildings to the east of the assessment area including the grade II* Hanford House [1110146] and Church of St Michael and All Angels [1110147]. Due to intervening vegetation

²⁰ Such as hedgerows that qualify as historically important under the Hedgerow Regulations (1997), ridge and furrow earthworks and historic paths, etc.

²¹ Such as Shillingstone Conservation Area

²² Although as per the NPPF paragraph 194 substantial harm to or the loss of a Listed Building should be exceptional or wholly exceptional. Listed Building Consent would be required for or all works of demolition, alteration or extension that affects its character as a building of special architectural or historic interest. See <https://histoncenqland.oro.uk/advice/hog/consent/lbc> for more information.

these would unlikely experience affects from development within the assessment area. Other grade II listed buildings in the wider area also appear unlikely to be affected.

There is the potential for setting change to scheduled monuments in the wider vicinity of the assessment area, particularly those that derive significance from their spatial location and its visibility, such as the sites at Hambledon Hill and Hodd Hill.

The Historic Environment Record [HER] records the former sites of several post-medieval orchards. These are of negligible archaeological interest and rooting action from the trees is likely to have resulted in damage to any potential archaeological deposits. Multi-period activity in the wider area highlights a potential for unknown archaeological remains and alluvial deposits relating to Cookwell Brook and the River Stour may have a potential for geoarchaeological/paleoenvironmental remains. Any archaeological remains would be highly susceptible to physical change.

Guidance and opportunities for mitigation

Avoid siting development on sloping land or where it would areas that are visually prominent such as the gentle slopes down towards the floodplain of the River Stour

Protect and conserve important wildlife habitats and corridors of surrounding countryside, such as BAP priority habitats including: floodplain grazing marsh, deciduous woodland and traditional orchards, Alders Coppice Site of Nature Conservation Interest, mature tree hedgerows, and parkland planted areas.

Retain the historic linear settlement pattern, ensuring that development is in keeping with the local building vernacular of red brick buildings and thatch roofs. Care should be taken to ensure new development does not detract from the setting of listed buildings.

New development should not result in the loss of public rights of way or detract from views experienced from these locations, particularly the Wessex Ridgeway long distance recreational route and a traffic free cycle route (part of National Cycle Route 25 and the North Dorset Trailway).

Retain the picturesque rural setting to the village ensuring new development does not detract from key views to the undeveloped wooded escarpment to the south of the village and other hills to the east which form a distinctive backdrop to the village or detract from views to the neighbouring village of Child Okeford.

Retain the overall rural and tranquil character of the landscape away from the A357. The character of rural lanes and tracks should be protected²³, by ensuring that any required upgrades to the rural road network are sensitively designed. Avoid excessive road widening, signage, lighting etc.

Any proposals affecting landscape that retains time-depth and heritage assets, such as historic hedgerows, pathways, etc., should look to retain and draw upon these features to help create a sense of place.

Any development should seek to preserve or enhance the special architectural and historic interest of the conservation areas and the elements of their setting that contribute to this. Since much of Shillingstone conservation areas setting remains rural and contributes to its legibility, opportunity for development that does not result in harm is likely to be limited.

Conservation Area Appraisals should be prepared so that the special interest of Shillingstone, Child Okeford and Okeford Fitzpaine is clearly delineated and can be properly considered in development proposals²⁴.

²³ Taken from the Shillingstone neighbourhood Plan 2016-2031(2017).

²⁴ Ideally, the Conservation Area Appraisals would be planning orientated and identify areas of high, medium and low sensitivity to development, as well as provide guidelines for design.

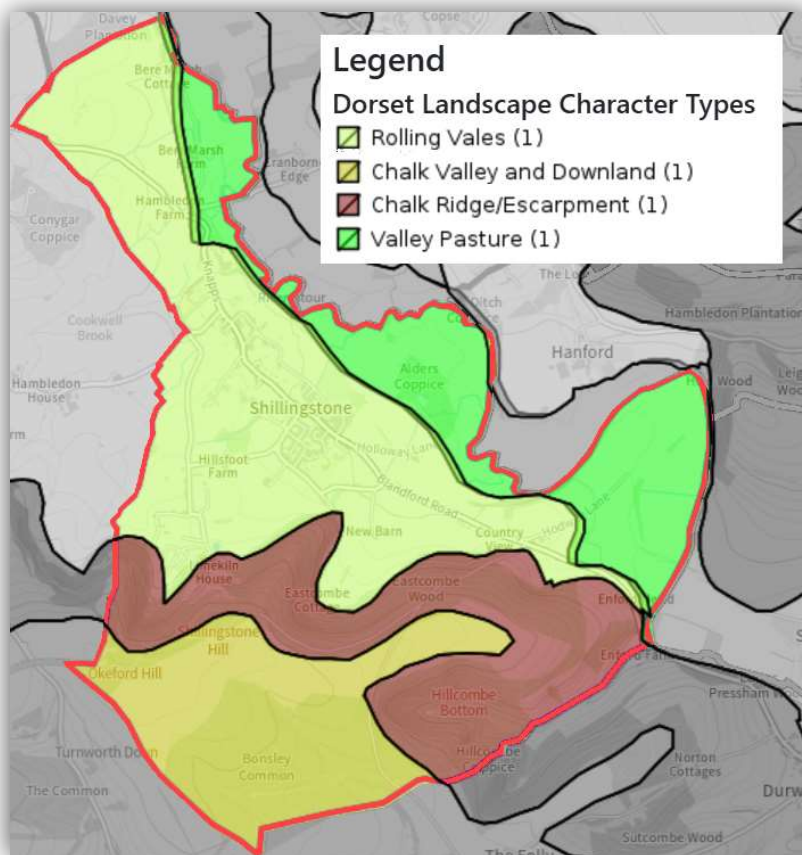
A Local List²⁵ (and Geographic Information Systems [GIS] shapefile) of non-designated heritage assets should be compiled to ensure that proposals for development fully assess any potential impact/enhancement to such assets²⁶.

Listed buildings and non-designated built heritage assets should be retained. Elements of their setting that contribute to their heritage significance should be preserved or enhanced.

Heritage statements would be required for any proposals that may affect the heritage significance of a designated heritage asset. Historic England would need to be consulted for any proposals with the potential to affect a grade I or II* listed building and/or scheduled monument.

Archaeological potential, and the potential for adverse effects, will need to be clarified via desk-based assessment and potentially field evaluation. The outputs of this process should be used to inform an appropriate mitigation strategy, agreed in advance with the local authority archaeological advisor.

Dorset Council Landscape Character Assessment - Parish of Shillingstone



Map 10: Landscape Character Types

Rolling Vales

The landscape features undulating terrain, transitioning from low vales to high chalk, forming rolling foothills that gradually flatten out. Varied pastures, woodlands, and dense hedgerows define the landscape, with the chalk escarpment a prominent backdrop, with open valley view's revealing hedgerow oaks, a feature enhanced by the vales' openness. Twisting, hedged lanes with narrow verges wind through the area, and the settlement of Shillingstone is clustered along spring lines. A pastoral landscape, with scattered farms, brooks, and damp flushes, fostering a tranquil, secluded, and undeveloped character and feel to it.

²⁵ <https://historicenland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

²⁶ This could be undertaken with community involvement.

- **Management Objectives:** Preserve and enhance its diverse landscape: trees, woodlands, hedgerows, small fields, watercourses, and narrow lanes. Crucially, maintaining the area's rural tranquillity is a primary objective.
- **Key land management guidance notes:** Protect streams, ponds, and marshes, with new planting mimicking existing woodland patterns. Soften urban edges with native woodlands or natural regeneration, enhancing the landscape's natural character.

Valley Pasture

The rivers are the key context for this landscape type, which have flat, wide meandering floodplains that historically support transport routes and major development around the fringes of the areas. There are large open fields with a mosaic of smaller fields and copses along the river edges which are all prone to flooding. These groups of riverside trees and woodland form key landscape features. The area is a predominantly pastoral grazed landscape with some arable towards the river terraces. A series of wet ditches and small channels, wet woodlands, small pastures and old water meadows are typical of this landscape type as are the presence of old bridges and causeways. The lower reaches merge with extensive areas of pasture, reed bed and marsh associated with the Harbour/wetland/lagoon landscape type. The valley floors are the focus for settlements, transport and infrastructure corridors and historic river crossings. The later being the historic focus for settlements such as Wool and Sturminster Marshall. Settlements such as Dorchester, Wareham, Burton, West Stafford, Moreton, Spetisbury and Shapwick are often on the slightly elevated low terraces to the side of the valleys. The area is also where sand and gravel extraction has and still is taking place, creating its own set of impacts.

- **Management Objectives:** Preserve visual unity and diverse habitats. Restoration of wet woodlands, meadows, boundaries, and historic features is crucial. Large-scale landscape restoration, particularly in the Stour Valley, should be actively pursued.
- **Key land management guidance notes:** Promote pasture reversion on valley edges, linking habitats, maintaining parkland boundaries and restore water meadows. Plant native floodplain trees and expand wet woodlands. Restore meadows for flood storage and encourage grazing. Create low-intensity river corridor edges. Enhance tree, woodland, and hedgerow management, especially veteran trees. Support river corridor projects and improve river access. Provide 'green open space' to serve as recreational links from urban areas. Restore traditional structures like mills and bridges using local materials. Strengthen character of landscapes eroded by urban development, e.g. linking existing ribbons of trees with native planting.

Chalk Ridge Escarpment

Dominating the landscape, thus providing panoramic views and a dramatic backdrop. It's a bold, open features with a distinctive skyline, enclosing surrounding areas. Chalk grassland and hanging woodlands create varied patterns on steep slopes, acting as visible landmarks. Field patterns transition from small to large as they ascend the scarp. Shillingstone is clustered at the base, along spring lines, with a few scattered farms dotting the landscape. Its undeveloped character and visual impact are key features, with the ancient hillforts of Hod & Hambledon Hills key landmarks.

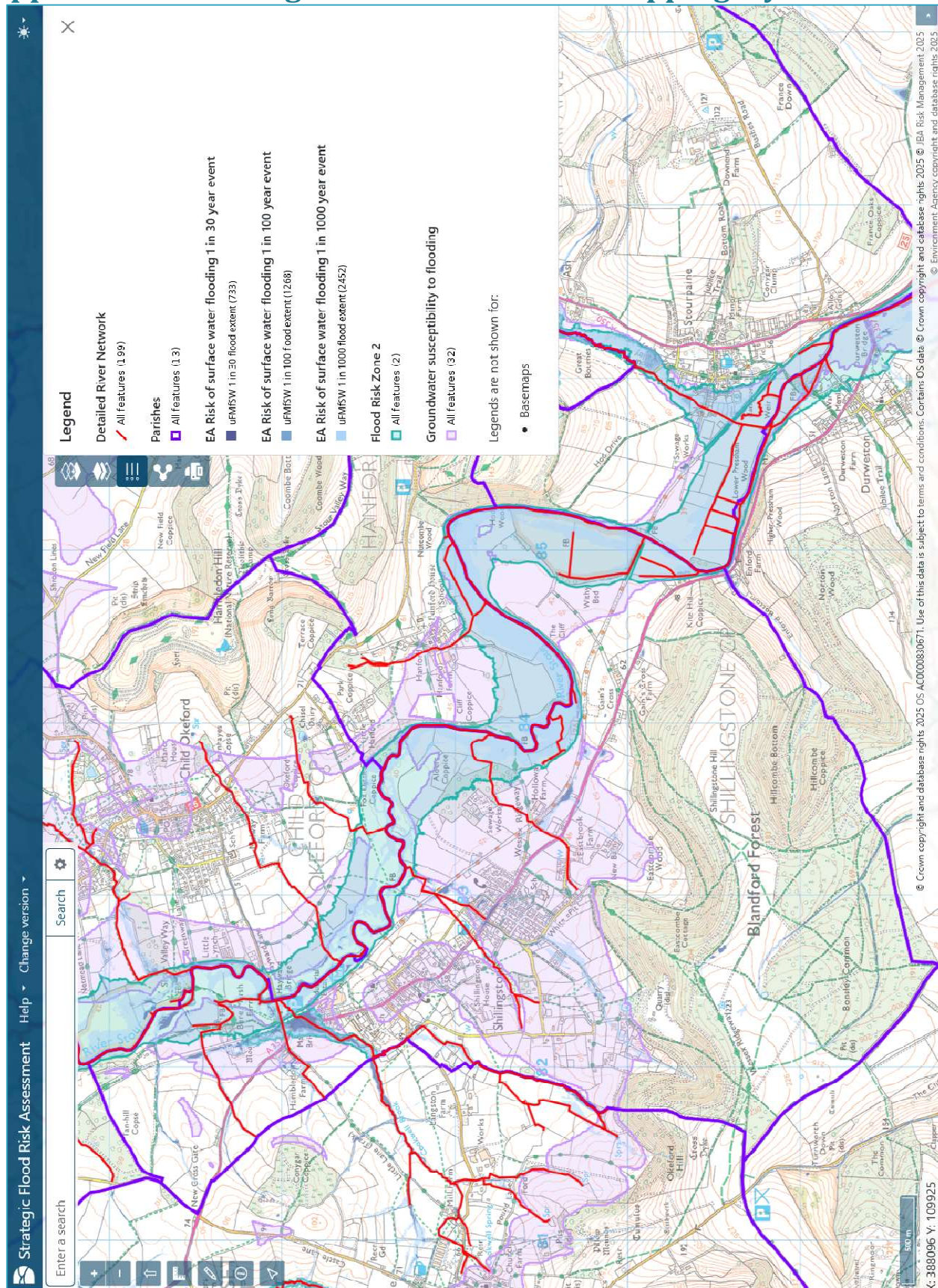
- **Management Objectives:** Prioritise conserving its uninterrupted landform, open skyline, and mosaic of woodland, scrub, and chalk grassland. Restoration and enhancement of habitats and historic features are also key objectives
- **Key land management guidance notes:** Maintain the escarpment's openness with visually permeable boundaries and manage scrub for habitat, avoiding straight-line cutting. Restore grasslands, buffer from intensive farming, and manage woodlands for balance. Protect prehistoric features with low-impact grazing. Promote sustainable access and minimize game crop visibility. Preserve the scarp's undeveloped character and control settlement growth. Conserve sunken lanes and hedgebanks. Identify and protect key views.

Chalk Valley & Downland

This elevated, undulating landscape, on Shillingstone's southern boundary, dominates the region to the south with expansive views. Its inverted saucer shape slopes gently towards the Poole Basin, connecting with the escarpment. Distinct north-south chalk valleys, secluded and draining into the Stour, define the area. The valley possesses unique character, diverse habitats, and cultural features. Chalk streams are particularly significant, acting as crucial habitats and landscape landmarks. The landscape's elevated nature and the valleys' distinct alignment contribute to its strong visual and ecological impact.

- **Management Objectives:** To conserve the strong settlement pattern, whilst restoring woodlands and meadows, chalk grasslands and important boundary features.
- **Key land management guidance notes:** Prioritise chalk stream conservation, addressing over-abstraction. Enhance valley woodland management, especially coppicing. Encourage small broadleaf woodlands (oak, ash and hazel), avoiding conifers. Restore and link chalk grasslands, balancing with woodland edges. Plant parkland trees, retaining veteran trees for wildlife purposes, and wet woodlands along rivers. Conserve water meadows and historic boundaries such as parkland railings & flint walls. Conserve pattern & character of valley floor 'ribbon development' villages, protecting key landmarks & views through local planning initiatives.

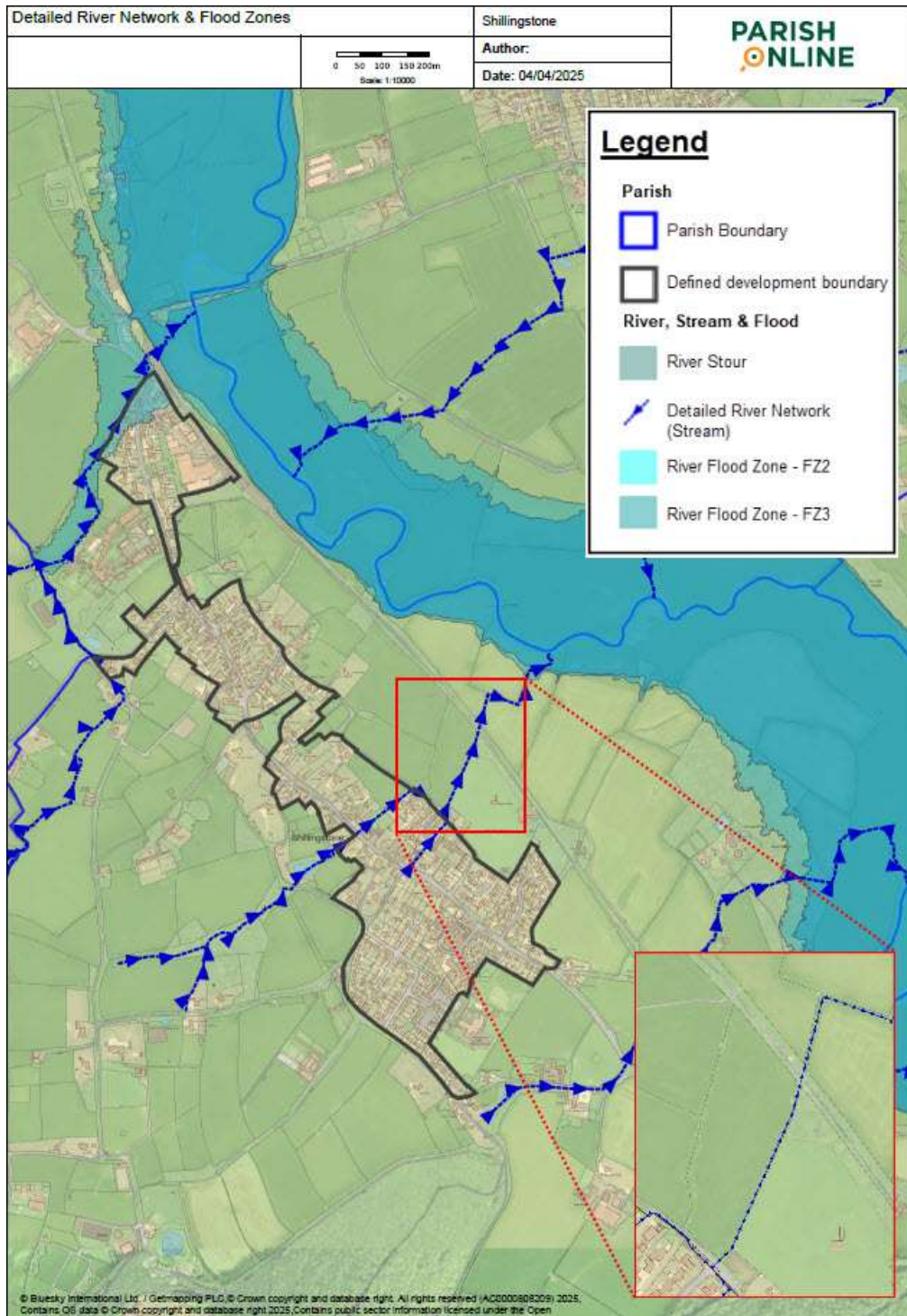
Appendix 2: Flooding - Extract from SFRA mapping layers



Map 11: Strategic Flood Risk Assessment

Flood Risk along Hine Town Lane

Existing maps inaccurately represent the watercourses in this area, which are now primarily piped underground. The stream originating near the Permissive Path along the base of the plot at Hine Town Lane North, and the stream adjacent to the Honeysuckle Gardens Sewage Treatment Plant, are both conveyed through pipes (approximately 18 inches and 20 inches in diameter, respectively) beneath the northbound carriageway of Hine Town Lane. These pipes converge at a sump located within the apron of Honeysuckle Gardens. From this sump, a 20-inch pipe traverses Hine Town Lane to connect with the open stream that runs along the boundary of the Recreation Field. This stream then flows into a 20-inch culvert passing beneath the Trailway. Any drainage proposals for this area must account for this piped infrastructure and include provisions for the potential replacement of these culverts. Please refer to the highlighted area on the map below for visual context.



Map12: Detailed River Network and Flood Zones

The Risk of Flooding from Surface Water

Overview

Risk of Flooding from Surface Water (RoFSW) are products that show the chance of flooding from surface water to areas of land. It is our main way of communicating flood risk from surface water to the public through our 'Check Your Long Term Flood Risk' service on gov.uk.

Why they are created

RoFSW has been created to support the public and other decision makers in understanding, managing and responding to flood risk.

What they show

The RoFSW products are an assessment of where surface water flooding may occur when rainwater does not drain away through the normal drainage systems or soak into the ground, but lies on or flows over the ground instead. It includes information about flooding extents and depths.

Risk is displayed as one of three likelihood categories:

High	Greater than or equal to 1 in 30 (3.3%) chance of flooding in any year
Medium	Less than 1 in 100 (1.1%) but greater than or equal to 1 in 100 (1%) chance of flooding in any given year
Low	Less than 1 in 1000 (0.1%) but greater than or equal to 1 in 1000 (0.1%) chance of flooding in any given year

Map 13 on the following page illustrates these three predictive states, showing the extent of expected surface flood waters impacting the village.

Climate Change

As well as present day risk of flooding from surface water, climate change scenarios have been produced to indicate the predicted impacts of climate change on future flood risk. The climate change allowances are based on the latest UK Climate Projections (UKCP18) from the Met Office, using the Representative Concentration Pathway (RCP) 8.5.

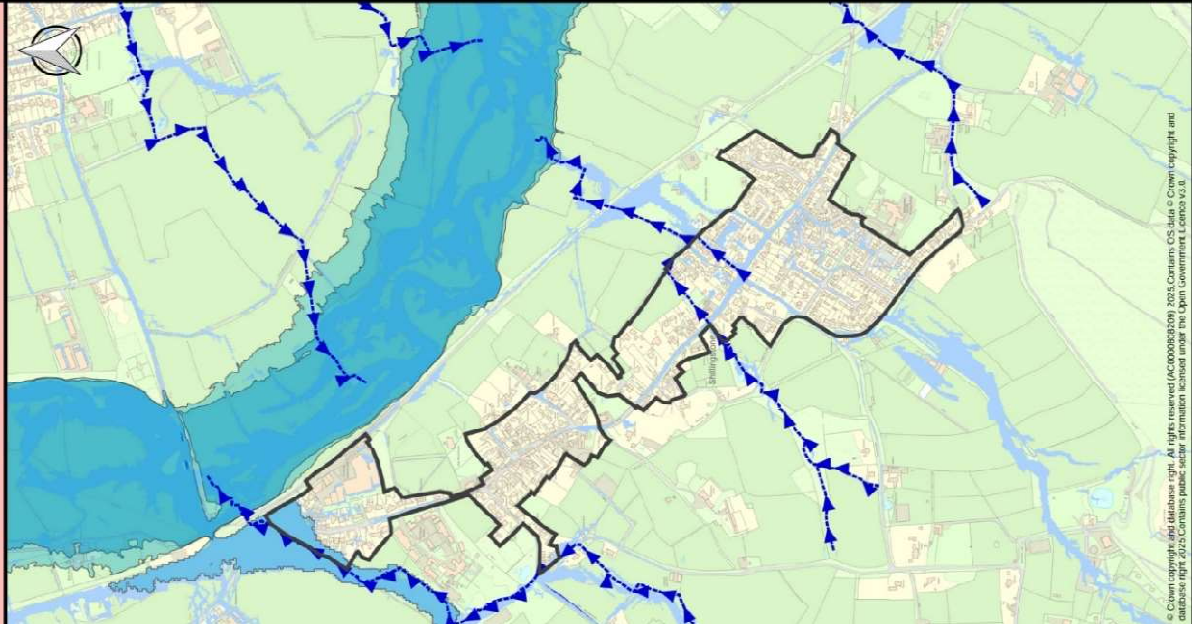
A near-term epoch (2040 - 2060 "2050s" epoch) and central allowances are being used initially, to support short and medium-term decisions informed by the highest flood likelihood projections.

This information, sourced from the environment agency²⁷, and supported by Map 13: Detailed River Network with Surface Flood Risk Assessments on the following page.

²⁷ This information is taken from the document "Risk of Flooding from Surface Water – WMS" taken from <https://environment.data.gov.uk/dataset/b5aaa28d-6eb9-460e-8d6f-43caa71fbe0e>

PARISH ONLINE

Result from a flood with a 0.1% chance of happening in any given year



Page 52

Appendix 3: Housing Needs and Supply Calculations

Policy 6 of the North Dorset Local Plan Part 1 (NDLP, adopted 2016) included a housing target of 5,700 dwellings in total over its plan period 2011-2031, equivalent to 285 dwellings per annum (dpa). This was distributed primarily to the four main towns, but a target of least 825 dwellings was agreed for Stalbridge and the 18 larger villages, including Shillingstone, equivalent to 41.25dpa.

The population of Shillingstone in 2021 was 1,165, and total population of Stalbridge & 18 larger villages in 2021 was 20,486. On this basis:

Shillingstone as a percentage: of Stalbridge & 18 larger villages = $1,165 / 20,486 = 5.69$

Shillingstone pro-rata share of NDLP target = $5.69\% \times 41.25\text{dpa} = 2.35\text{dpa}$ ²⁸

From this base rate, various uplifts to target have been applied, based on the evidence included in the local housing needs data/assessments for that year, for the period from 2016 on. This included:

- Eastern Dorset 2015 Strategic Housing Market Assessment, August 2015 (2015 SHMA)
- North Dorset Local Plan Review, Issues and Options Consultation, November 2017 (with Covid reduction applied at the recommended amounts during 2019/21) (2017 NDLP I&O)
- Dorset and BCP Local Housing Needs Assessment, November 2021 (2021 LHNA)
- Standard method using the NPPF 2023
- Revised Standard method using the NPPF 2024 (adjusted for North Dorset)

In the absence of a published North Dorset figure under the latest the Revised Standard method, the equivalent rate has been calculated as shown below.

- NDDC Dwelling Stock (2023) = 33,184, 0.8% of stock = $33,184 \times .08 = 265$
- DC affordability ratio (5 year average) = 11.06 (North Dorset equivalent not available)
- Adjustment factor = $95\% \times ((\text{affordability ratio} - 5) / 5) = 1.15$
- Target = $0.8\% \text{ of stock} \times (1 + \text{adjustment factor}) = 571\text{dpa}$

The resulting target is 54 dwellings over the plan period (*as shown below, also see Table 3 on Page 30*)

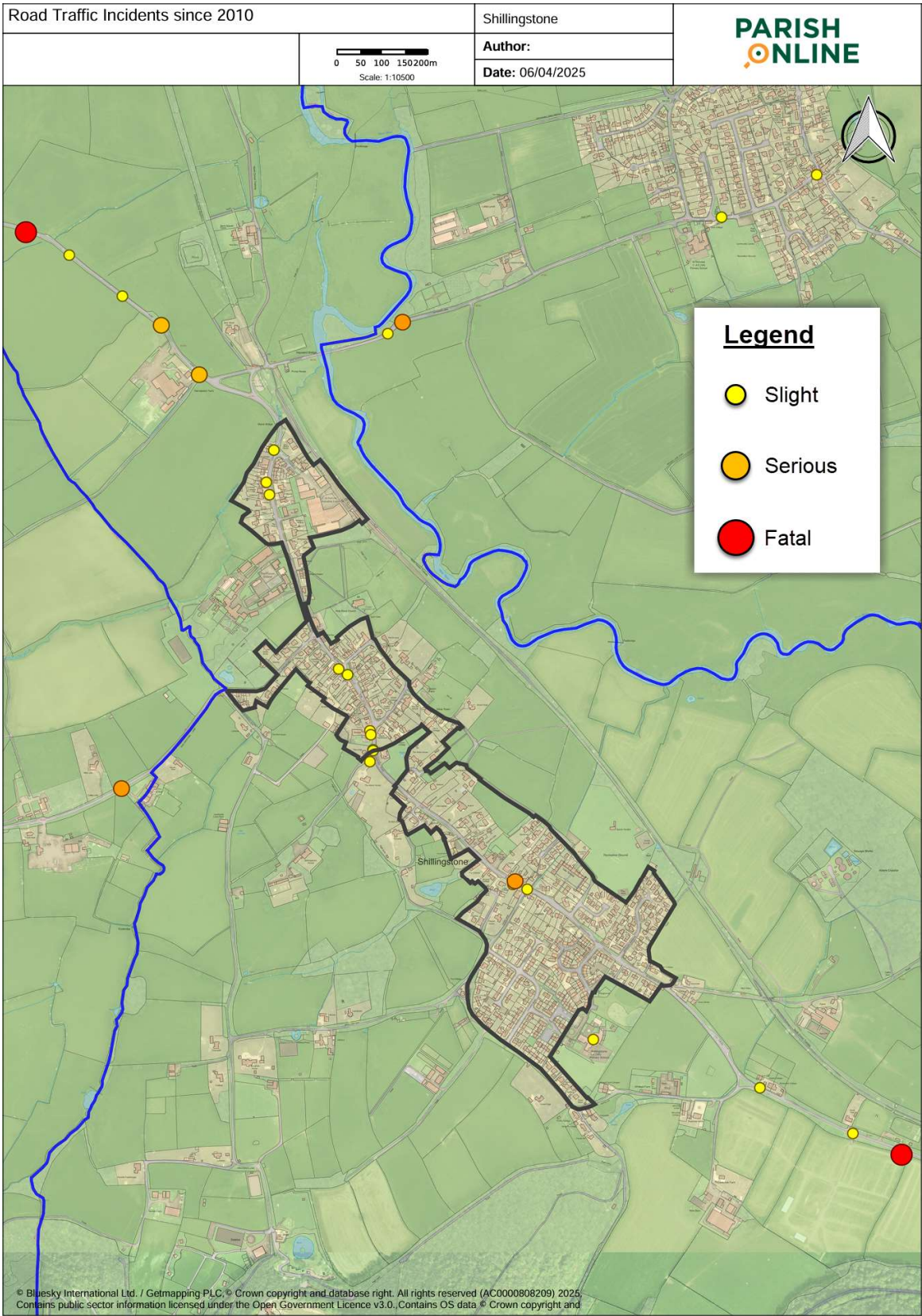
Year	Basis	NDLP target with uplift applied	Proportional uplift on 285	Shillingstone target (dpa)	Cumulative target
2016/17	2015 SHMA	330	15.8%	2.72	2.72
2017/18	2017 NDLP I&O	366	28.4%	3.01	5.73
2018/19	2017 NDLP I&O	366	28.4%	3.01	8.74
2019/20	2017 NDLP I&O (-1/12 Covid)	335.5	17.7%	2.76	11.50
2020/21	2017 NDLP I&O (-4/12 Covid)	244	-14.4%	2.01	13.51
2021/22	2021 LHNA	332	16.5%	2.73	16.24
2022/23	Standard method	377	32.3%	3.10	19.35
2023/24	Standard method	373	30.9%	3.07	22.42
2024/25	Standard method	364	27.7%	3.00	25.41
2025/26	Revised Standard method	571	100.4%	4.70	30.11
2026/27	Revised Standard method	571	100.4%	4.70	34.81
2027/28	Revised Standard method	571	100.4%	4.70	39.51
2028/29	Revised Standard method	571	100.4%	4.70	44.21
2029/30	Revised Standard method	571	100.4%	4.70	48.91
2030/31	Revised Standard method	571	100.4%	4.70	53.61

²⁸ As the difference between population and household 'shares' is not statistically significant, the slightly higher (population-based) data has been used

Appendix 4: Further maps and 2021 Census Data Analysis

Road Traffic Incidents since 2010

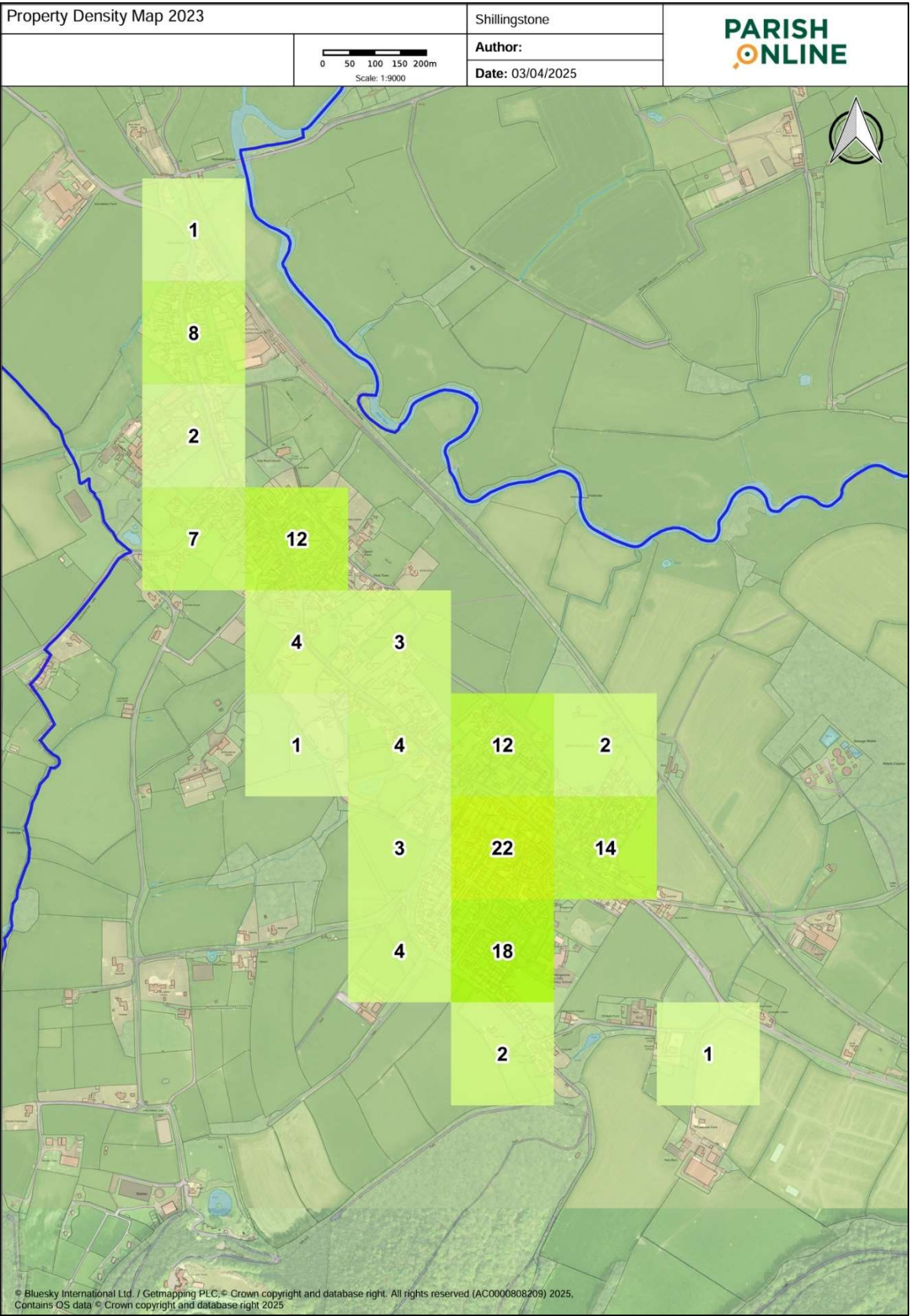
Road Traffic Incident severity & location between 2010 to 2024, identified on the map below.



Map 14: Road Traffic Incidents

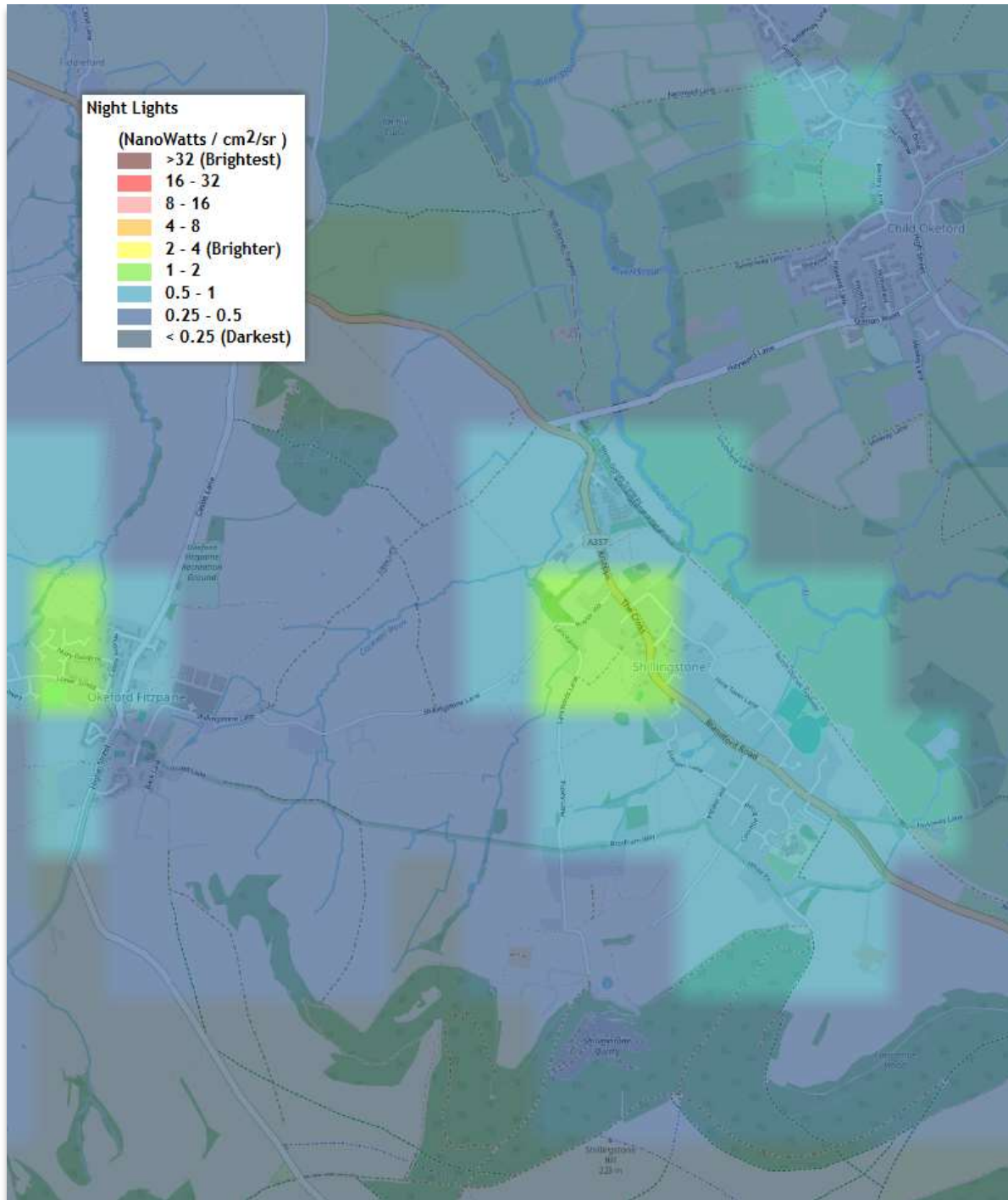
Property Density Map – 2023

Residential property density grid. Each grid area counts the number of residences per hectare.



Map15: Property Density Map

CPRE Light Pollution and Dark Skies



Map 16: Light Pollution and Dark Skies

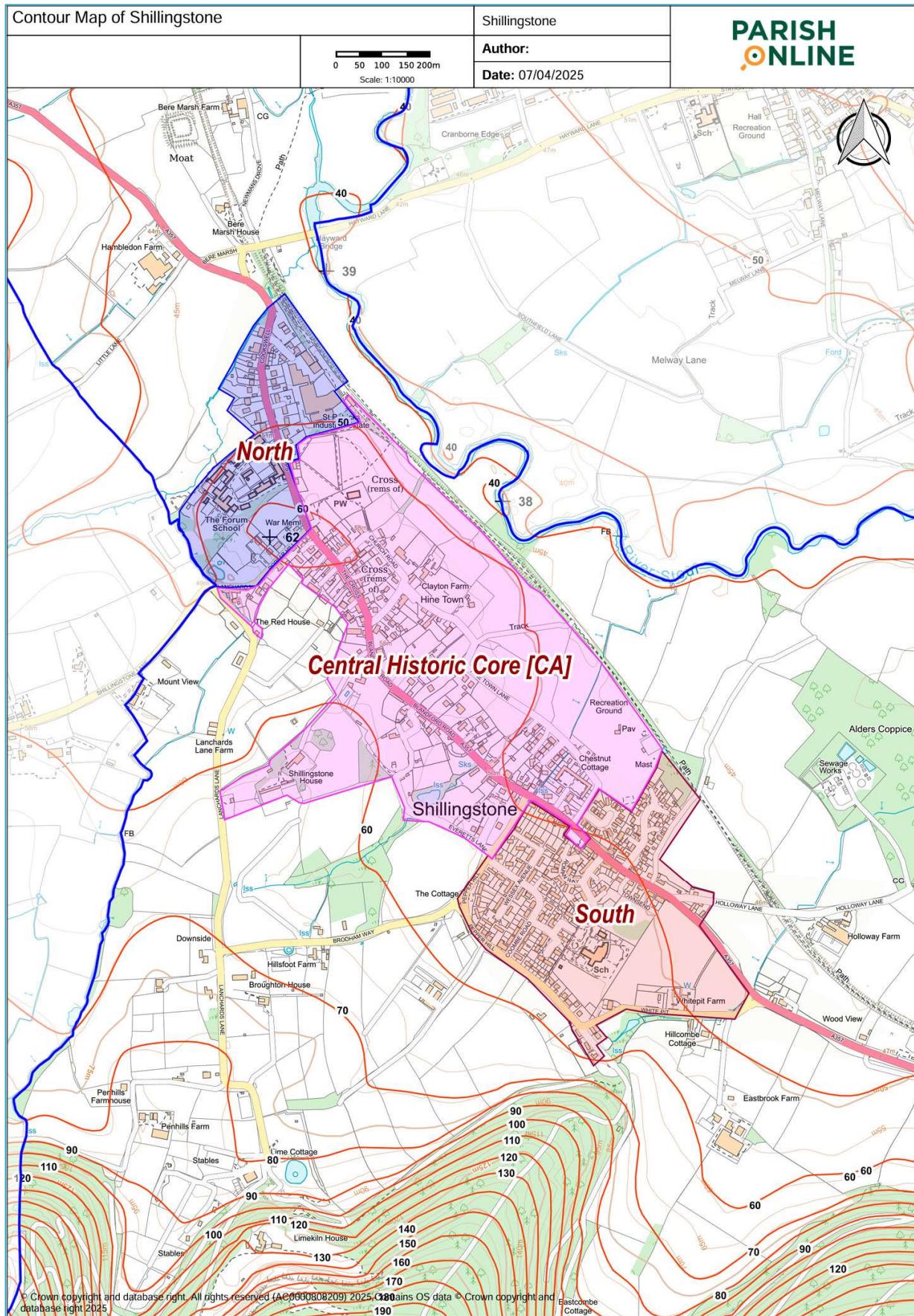
Light Pollution & Dark Skies: Each pixel shows the level of radiance (night lights) shining up into the night sky. These have been categorised into colour bands to distinguish between different light levels.

Campaign for Rural England²⁹ has created a map of the UK identifying the levels of light pollution emanating from lights at night.

The map above shows Shillingstone in contrast to its neighbouring villages of Child Okeford and Okeford Fitzpaine.

²⁹ <https://www.cpre.org.uk/light-pollution-dark-skies-map/>

Contour Map of Shillingstone



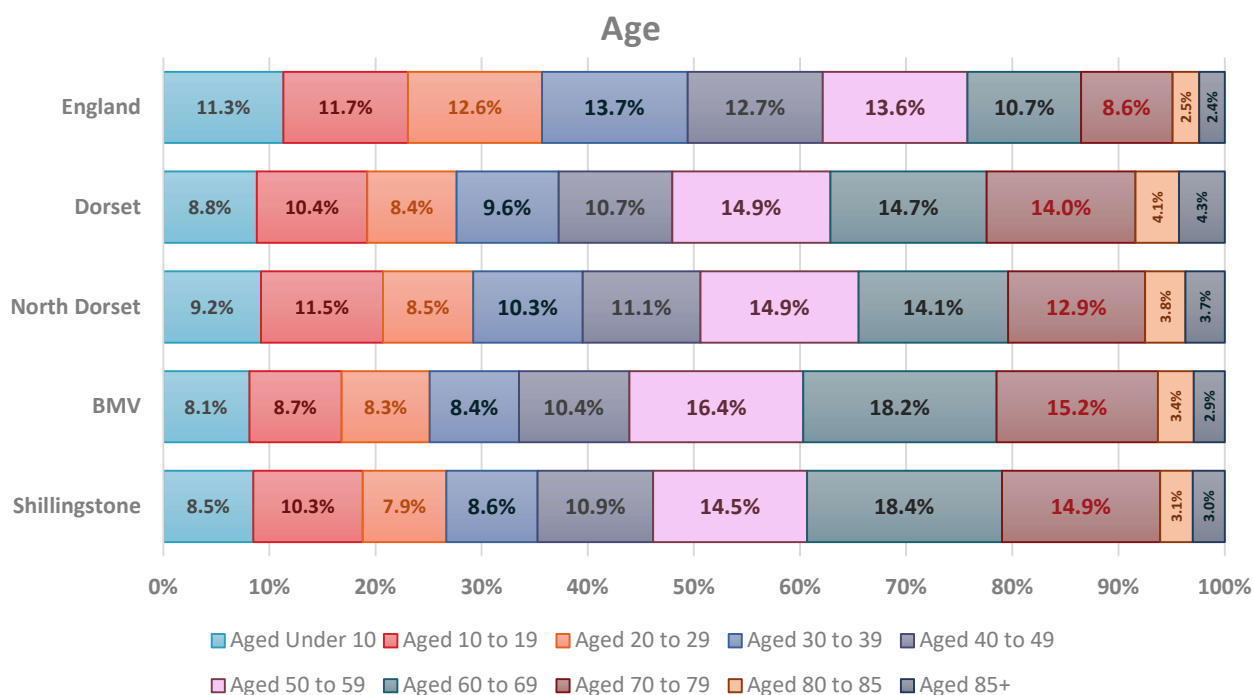
Map 17: Contour Map of Shillingstone

2021 Census Data – Understanding Shillingstone

To give a wider comparison we have included data drawn from the Dorset Unitary Council ward of the Blackmore Vale (BMV), Parliamentary boundary of North Dorset, the County of Dorset and England.

Age

This data provides a detailed age breakdown of the population in Shillingstone compared to Blackmore Vale, North Dorset, the broader Dorset area, and England. Here's an analysis of the age distribution in Shillingstone relative to these other areas:



Overall Age Distribution

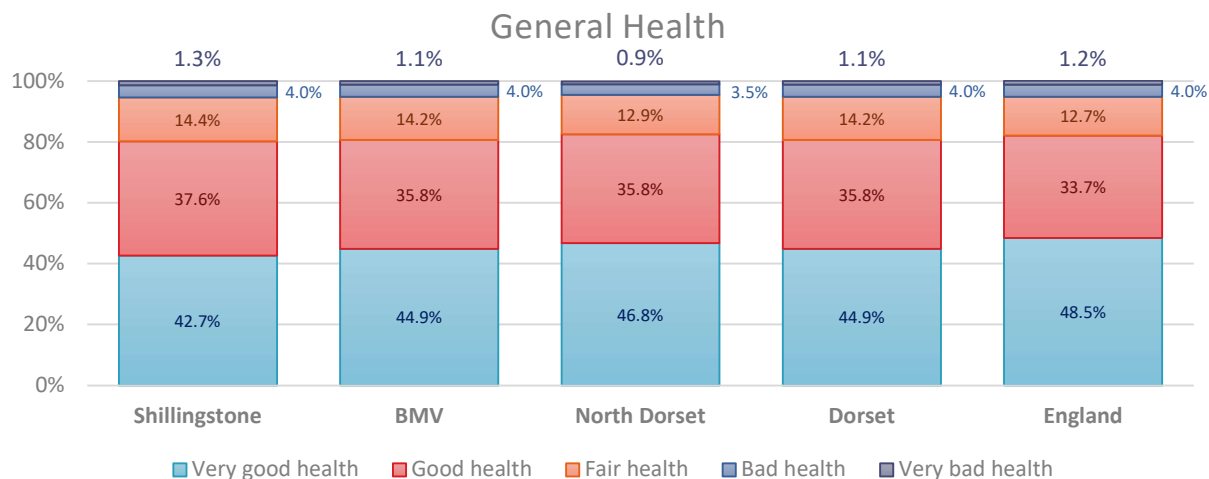
- **Fewer Young Adults and Younger Middle-Aged:** Shillingstone has a notably lower proportion of residents in their 20s and 30s compared to all other areas, especially England. The proportion of those under 20 and in their 40s is generally similar to the local Dorset areas but lower than England.
- **Higher Older Population:** Shillingstone has a significantly higher proportion of residents in their 60s and 70s compared to all other areas, particularly England. The proportion of the very oldest (80+) is more varied but generally similar to the local averages and slightly higher than England in the 80-85 age group.
- **Aging Population:** The data strongly suggests that Shillingstone has an older age profile compared to the other areas, with a smaller representation of younger adults and a larger representation of older individuals.

Conclusion

The population of Shillingstone is characterised by a noticeably older age structure compared to Blackmore Vale, North Dorset, and the wider Dorset area, but most particularly England. There is a lower proportion of younger adults (20-39) and a significantly higher proportion of older individuals (60-79). This demographic profile likely has implications for various aspects of our community, including healthcare needs, social services, the labour market, and housing requirements.

Health

This data presents a comparison of the self-reported general health of residents in Shillingstone with those in Blackmore Vale, North Dorset, Dorset, and England. The categories range from "Very good health" to "Very bad health," indicating a subjective assessment by the individuals. A person's assessment of the general state of their health from very good to very bad, with the question "How is your health in general?"



Overall Comparison of General Health in Shillingstone

- Lower percentage of "Very good health": Fewer residents in Shillingstone perceive themselves to be in excellent health.
- Slightly higher percentage of "Good health": A slightly larger proportion reports being in good, but not excellent, health.
- Higher percentage of "Fair health": More residents report their health as being fair.
- Similar percentage of "Bad health": The proportion of those reporting bad health is consistent with most other areas compared.
- Slightly higher percentage of "Very bad health": A slightly larger proportion reports the poorest level of health.

Conclusion

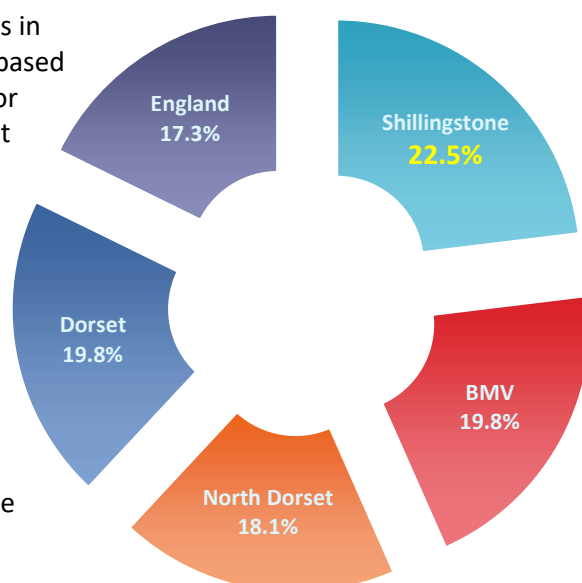
The data suggests that the overall state of general health in Shillingstone might be slightly less positive compared to the other four areas. While a slightly larger proportion reports "Good health," there's a notable lower percentage reporting "Very good health" and a higher percentage reporting "Fair" and "Very bad" health. The percentage reporting "Bad health" is on a par to the other regions. On face value This could indicate a slightly higher prevalence of underlying health conditions but is more likely to relate to the different demographic profile in Shillingstone that influences self-perceived health status. It's important to remember that this data reflects self-assessment and may not directly correlate with objective health measures. Further investigation into the demographic and socio-economic factors within Shillingstone could provide more context to these health trends.

Disability

This data provides a comparison of the percentage of residents in Shillingstone who identify as disabled under the Equality Act, based on their response to the question: "Do you have any physical or mental health conditions or illnesses lasting or expected to last 12 months or more?".

Comparison Across Areas:

- Shillingstone shows a notably higher rate of reported disability, not only compared to the average for England, but also compared to the other local areas.
- North Dorset has the lowest reported rate of disability among the compared areas (18.1%).
- BMV and Dorset have the same reported rate of disability (19.8%), which is higher than England's average but lower than Shillingstone's.

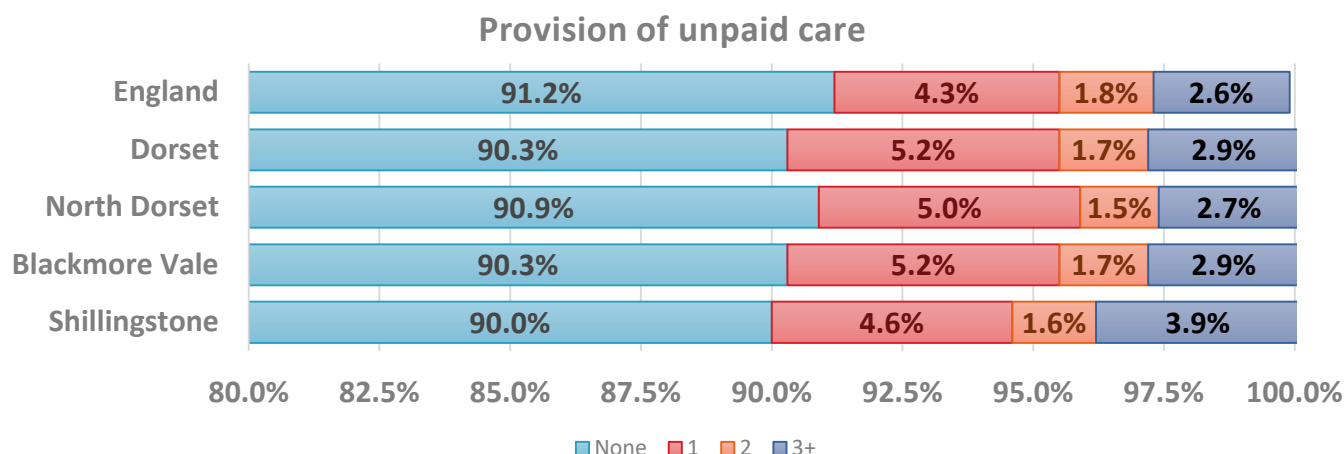


Conclusion:

The data strongly suggests that residents in Shillingstone are more likely to report having a long-lasting physical or mental health condition or illness that meets the criteria for disability under the Equality Act compared to residents in all the other areas. This could be due to various factors such as the age distribution of the population in Shillingstone, the prevalence of certain health conditions, socio-economic factors, or even differences in how residents perceive and report their health conditions.

Provision of Unpaid Care

This data compares the percentage of residents (aged 5 and over) in Shillingstone who provide unpaid care with specific areas of Dorset as well as the average for England as a whole, based on the amount of care provided per week.



Overall Comparison of Unpaid Care Provision in Shillingstone

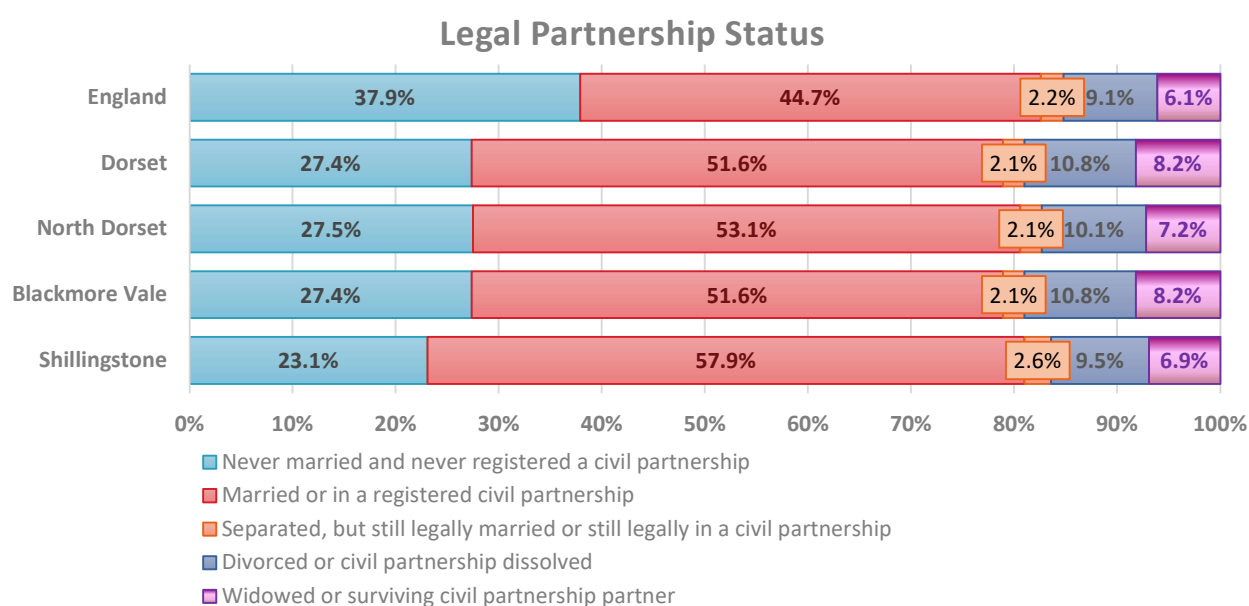
- Lower percentage of "Provides no unpaid care"*: A slightly higher proportion of residents in Shillingstone are involved in providing some level of unpaid care.
- Slightly lower percentage of "1 to 19 hours or less unpaid care a week"*: Fewer residents provide a smaller amount of care compared to local areas.
- Consistent percentage of "20 to 49 hours unpaid care a week"*: The proportion providing a substantial amount of care (but less than full-time) is comparable to other areas.
- Significantly higher percentage of "50 or more hours unpaid care a week"*: A much larger proportion of residents in Shillingstone are heavily involved in providing unpaid care.

Conclusion

The data reveals a distinct pattern of unpaid care provision in Shillingstone. While the overall proportion of residents providing some unpaid care is only slightly higher than other areas, there is a notably higher concentration of individuals in Shillingstone who are providing a very high level of unpaid care (50 or more hours per week). This suggests that within Shillingstone, a smaller group of individuals carries a significantly heavier burden of unpaid care responsibilities compared to the other areas in our comparison. This could have implications for the well-being, employment opportunities, and support needs of these carers in Shillingstone.

Legal Partnership Status

This data compares the legal partnership status of residents in Shillingstone with those identified areas of Dorset as well as the average for England as a whole.



Overall Comparison of Legal Partnership Status in Shillingstone

- Significantly lower percentage of "Never Married": Fewer people in Shillingstone have remained single.
- Considerably higher percentage of "Married": Being in a legal partnership is much more common in Shillingstone.
- Slightly higher percentage of "Separated": A slightly larger proportion are separated but not legally dissolved.
- Lower Divorce Rate: The percentage of divorced individuals here is marginally lower than some local areas and aligns with the national average.
- The proportion of widowed or surviving partners in Shillingstone is slightly lower than the immediate surrounding areas but slightly higher than the national average.

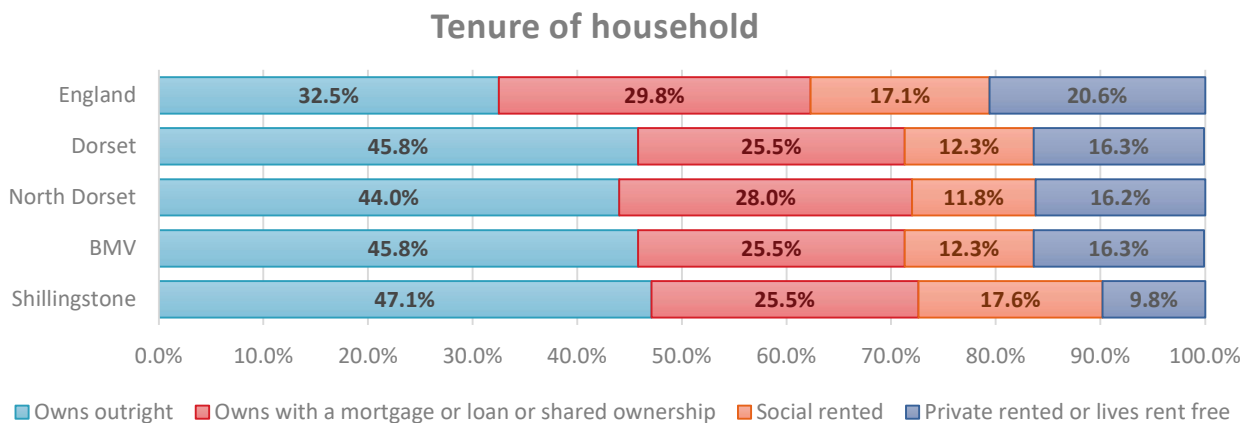
Conclusion

The data paints a picture of Shillingstone having a population with a higher propensity to be in a legal partnership (either marriage or civil partnership) and a lower proportion of individuals who have never been married or in a civil partnership compared to other areas of focus in Dorset, and significantly so when compared to England. The rates of separation and divorce are relatively similar to the other local areas and the national average. This could suggest a different demographic profile in Shillingstone, potentially with a higher average age at first marriage/partnership or a greater tendency towards forming and maintaining legal partnerships. This pattern suggests a demographic profile in Shillingstone that favours legal partnerships, potentially linked to factors such as the age distribution of the

population, social norms, and lifestyle preferences within the area. The lower percentage of never-married individuals and the higher percentage of married/civil partnered individuals are the most striking differences compared to the other areas, especially England.

Tenure of Household

This data provides a breakdown of household tenure in Shillingstone compared to identified areas of Dorset as well as the average for England as a whole. It shows the percentage of households in each area that fall into different ownership and rental categories.



Overall Conclusion about Household Tenure in Shillingstone

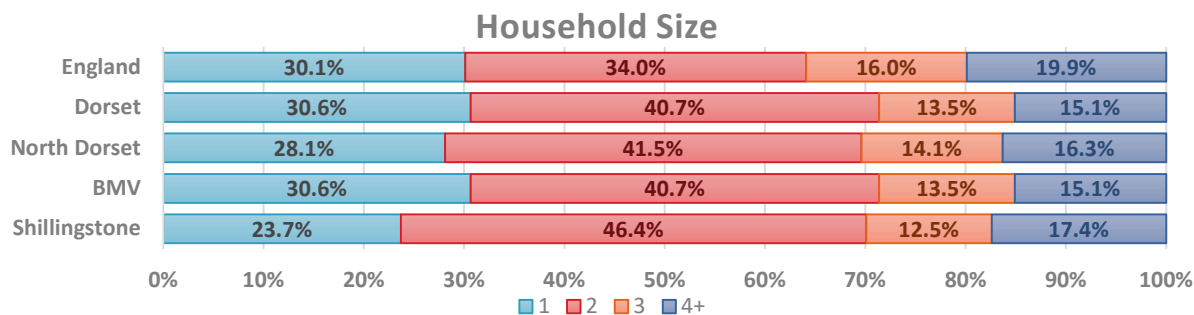
Shillingstone exhibits a distinct pattern of household tenure compared to the other areas:

- Significantly higher rate of outright home ownership: A much larger proportion of households in Shillingstone own their homes without a mortgage.
- Lower rate of ownership with a mortgage: A smaller proportion of households are still paying off a mortgage compared to North Dorset and England.
- Slightly higher rate of social renting compared to local areas: A slightly larger proportion of households rent from social landlords compared to BMV, North Dorset, and Dorset, but similar to England.
- Substantially lower rate of private renting: Private renting is significantly less common in Shillingstone compared to all the other areas.

This tenure profile indicates that Shillingstone has a more established and older population, with a higher proportion of homeowners who have paid off their mortgages. The lower rate of private renting supports understood local issues such as availability of rented housing and affordability of private rental properties, with an overall prevalence of homeownership in the area.

Household Size

This chart identifies the number of people make up a household. This data allows a comparison of the percentage of households with a specific number of people in Shillingstone versus BMV, North Dorset, Dorset, and England.



Overall Comparison of Household Size in Shillingstone

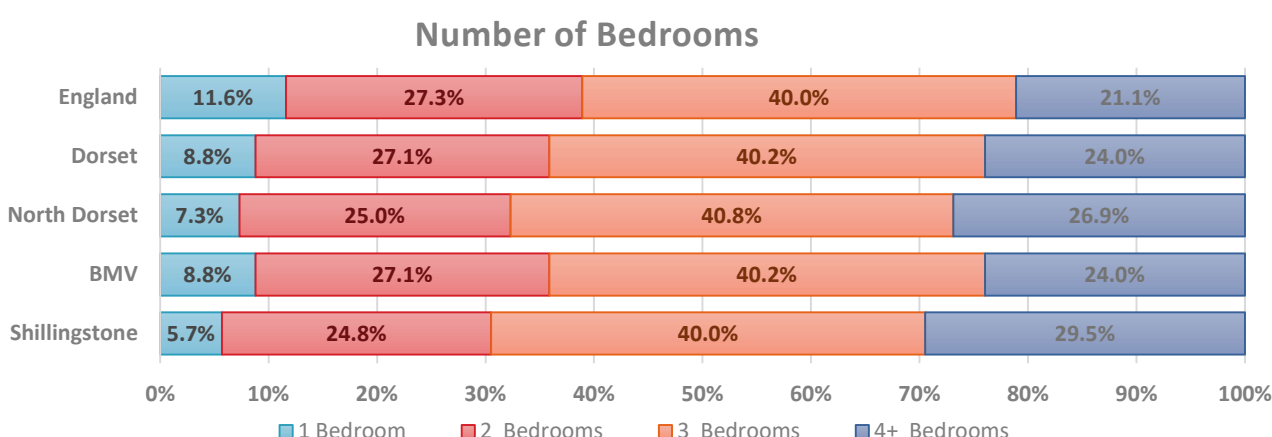
- Fewer 1 person households: Single-person living is less prevalent in Shillingstone.
- Significantly more 2 person households: This is a defining characteristic of household size in Shillingstone.
- Fewer 3 person households: Households with three individuals are less common.
- A slightly higher proportion of 4 or more person households compared to local areas, but lower than the national average.

Conclusion

Shillingstone exhibits a distinct household size profile, characterised by a significantly higher concentration of two-person households and a lower proportion of single and three-person households compared to the other reference areas. While larger households (4+) are slightly more common locally (vs. BMV & Dorset), they are less prevalent than the national average for England. This suggests a demographic leaning towards couples, potentially older or with grown children, and fewer single individuals, potentially influenced by housing factors, availability and affordability, coupled with age distribution in Shillingstone.

Number of Bedrooms

This data compares the percentage of homes with a specific number of bedrooms in Shillingstone to specific areas of Dorset as well as the average for England as a whole.



Overall Comparison

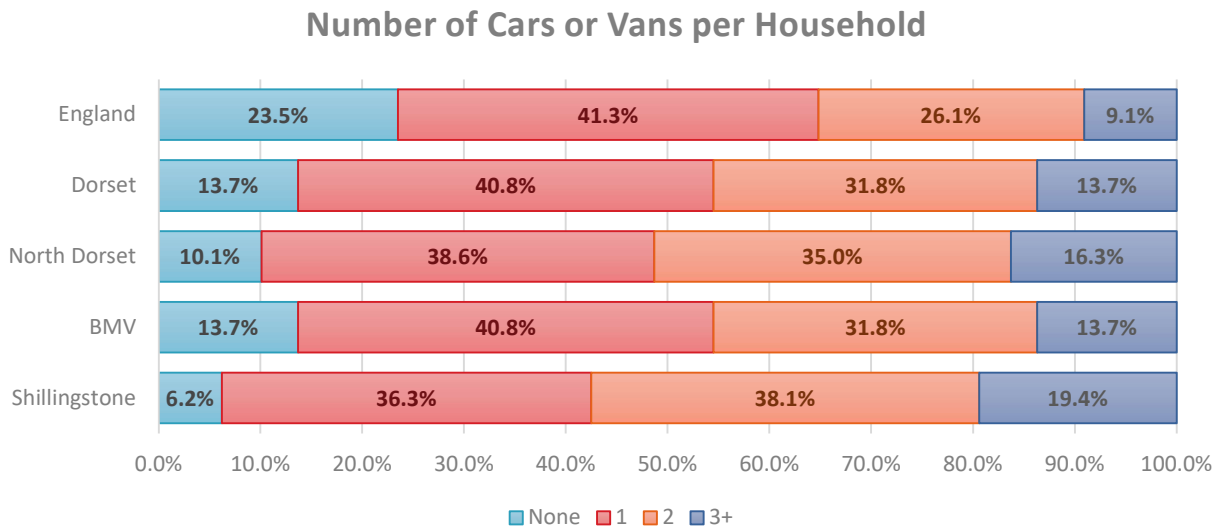
- **Fewer 1 bedroom homes:** Shillingstone has a smaller proportion of the smallest type of housing.
- **Slightly fewer 2 bedroom homes:** The difference is not substantial, but Shillingstone has a slightly lower share.
- **A similar proportion of 3 bedroom homes:** Shillingstone aligns closely with the national average for this common housing type.
- **Significantly more homes with 4 or more bedrooms:** This highlights a key difference, with Shillingstone having a larger proportion of bigger properties, both when measured against local and national data.

Conclusion

The data indicates that Shillingstone has a housing stock characterised by a lower proportion of smaller homes (1 or 2 bedrooms) and a significantly higher proportion of larger homes (4 or more bedrooms) when compared to the Blackmore Vale, North Dorset, Dorset, and England, although the percentage of 3-bedroom homes in Shillingstone is very close to the national average. This suggests that Shillingstone is an area with more families or retired individuals who favour or can afford larger properties, potentially reflecting factors like rural locations offering more space, different demographics, or varying economic conditions compared to the other areas.

Number of cars or vans per Household

This data provides a snapshot of car and van ownership levels in Shillingstone compared to other specific areas of Dorset as well as the average for England.



Summary of Car and Van Ownership in Shillingstone Compared to Other Areas

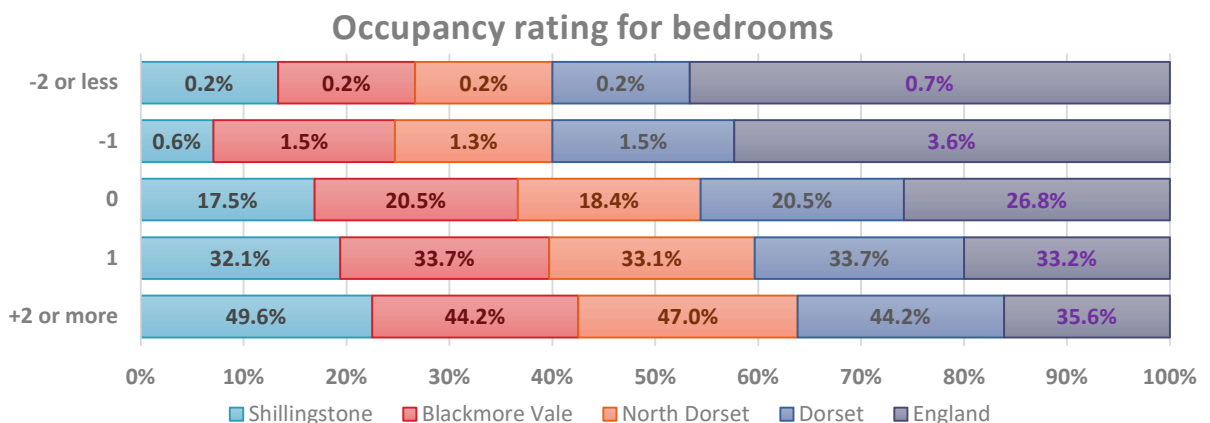
- Lower proportion of households with no cars or vans: Indicating higher overall vehicle ownership.
- Slightly lower proportion of households with one car or van: Suggesting that while single vehicle ownership is common, the difference isn't drastic.
- Significantly higher proportion of households with two cars or vans: A key characteristic of vehicle ownership in Shillingstone.
- Substantially higher proportion of households with three or more cars or vans: Pointing towards a greater prevalence of multi-car households and dependence on motor vehicles.

Overall Conclusion

Based on this data, Shillingstone exhibits a pattern of higher car and van ownership compared to all the other reference data (Blackmore Vale, North Dorset, Dorset, and England). A smaller percentage of households in Shillingstone are without a vehicle, and a larger percentage own two or more vehicles. This reflects the influence of different factors such as the rural location, access to or lack of reliable public transportation such as buses, household income, and lifestyle preferences within Shillingstone.

Bedroom Occupancy

This data reveals the following about bedroom occupancy in Shillingstone households compared to Blackmore Vale, North Dorset, Dorset, and England.



Bedroom occupancy breakdown

Whether a household's accommodation is overcrowded, ideally occupied or under-occupied. This is calculated by comparing the number of bedrooms the household requires to the number of available bedrooms.

- **Overcrowding (-1 or less bedrooms)**

-2 or fewer bedrooms: Shillingstone has a significantly lower percentage of households with two or fewer bedrooms than required compared to England but is on a par with other Dorset areas.

-1 bedroom: Shillingstone has a significantly lower percentage of households with one fewer bedroom than required compared to others in Dorset, but substantially lower than England as a whole.

Overall Overcrowding: Combining these, only 0.8% of households in Shillingstone are overcrowded (0.6% + 0.2%). This is considerably lower than Blackmore Vale (1.5% + 0.2% = 1.7%), North Dorset (1.3% + 0.2% = 1.5%), Dorset (1.5% + 0.2% = 1.7%), and substantially lower than England (3.6% + 0.7% = 4.3%).

- **Ideal Occupancy (0):** Shillingstone has the lowest percentage of households with an ideal number of bedrooms compared to Dorset, and significantly lower than England. This suggests that a smaller proportion of households in Shillingstone have a number of bedrooms that precisely matches their needs according to the Bedroom Standard.

- **Under-Occupancy (+1 or more bedrooms)**

+1 bedroom: Shillingstone has a lower percentage of households with one more bedroom than required compared to other Dorset neighbours, but similar to England.

+2 or more bedrooms: Shillingstone has the highest percentage of households with two or more extra bedrooms compared to Blackmore Vale, North Dorset and Dorset, but is significantly higher than England.

Overall Under-Occupancy: Combining these, a substantial 81.7% of households in Shillingstone have one or more spare bedrooms. This is significantly higher than the other focus locations in Dorset, but considerably higher than England.

In summary

Shillingstone stands out with the lowest proportion of households having the ideal number of bedrooms. However, it also has a significantly lower rate of overcrowding compared to all other areas, especially the whole of England. Conversely, Shillingstone has the highest level of under-occupancy, with a particularly large percentage of households having two or more spare bedrooms.

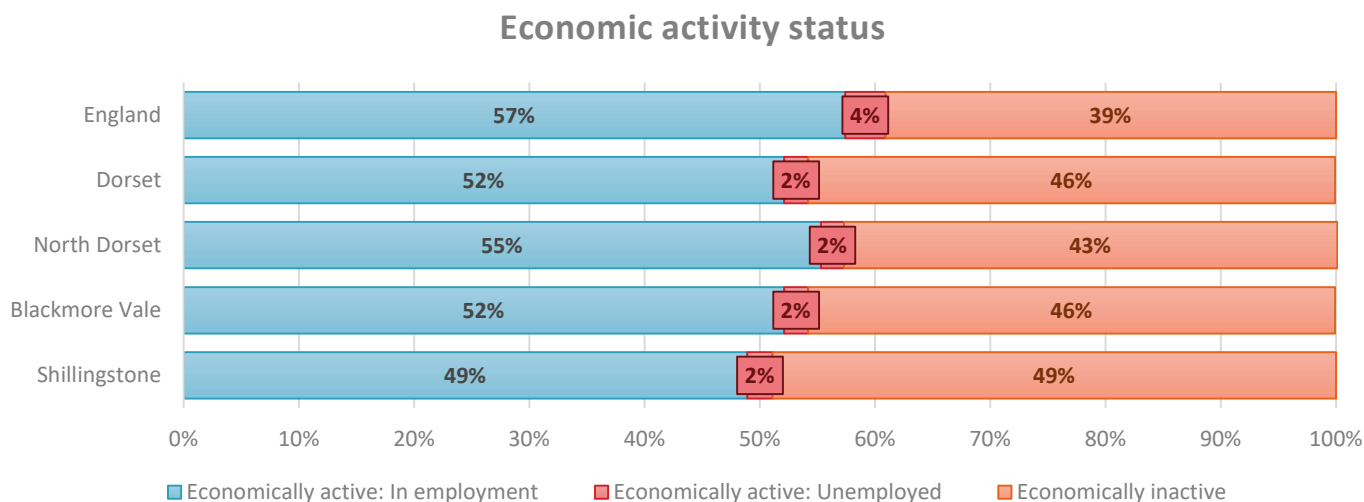
Conclusion

The housing situation in Shillingstone, supported by this data, is characterised by a notable level of under-occupancy, with a large majority of households having more bedrooms than required by the Bedroom Standard. While the proportion of households with an ideal number of bedrooms is lower, the rate of overcrowding is very low. This suggests that households in Shillingstone tend to have more bedrooms available than they strictly need based on the defined criteria.

This analysis shows that Shillingstone has a significant proportion of larger properties with 3, 4 or more bedrooms, many of which are under-utilised. A demand exists for smaller 1-to-2-bedroom properties to satisfy both the demand for starter homes to assist local young people to stay in the area, as well as the provision of properties to allow the older generations to downsize locally.

Economic activity status

This data provides a snapshot of the economic activity status of residents aged 16 years and over in Shillingstone compared to Blackmore Vale, North Dorset, Dorset, and England. It breaks down the population into three main categories and splits out full-time students from those who are not full-time students when they are employed or unemployed.



Economically Active: This represents the proportion of residents who are either in employment or unemployed and actively seeking work.

Shillingstone has a significantly lower percentage of economically active residents all other groups used for comparison. This indicates that a smaller proportion of the adult population in Shillingstone is participating in the labour market.

Economically Active - In employment: This is the proportion of residents who have a job.

Shillingstone has a lower percentage of residents in employment (46.7% - calculated as 48.9% (Economically active) - 2.2% (Unemployed)) compared to Blackmore Vale (50.0%), North Dorset (53.3%), Dorset (50.0%), and England (53.9%). This aligns with the lower overall economic activity rate.

Economically Active - Unemployed: This is the proportion of residents who do not have a job but are actively seeking work and available to start within two weeks.

Shillingstone has a slightly higher percentage of unemployed residents compared to the other parts of Dorset in this focus group, but significantly lower than England as a whole. This suggests that while a smaller proportion of Shillingstone residents are economically active, those who are unemployed have a rate closer to the local averages and lower than the national average.

Economically Inactive: This represents the proportion of residents who are not in employment and are not looking for work or unable to start work within two weeks. This category includes students (if not working or unemployed), retirees, those looking after home or family, and those with long-term illnesses or disabilities preventing work.

Shillingstone has a significantly higher percentage of economically inactive residents compared to all other groups. This is the inverse of the economically active rate and indicates that a larger proportion of the adult population in Shillingstone is outside the labour market.

Summary of Economic Activity in Shillingstone

- **Lower Economic Activity:** A smaller percentage of Shillingstone residents aged 16+ are economically active compared to the other areas.
- **Lower Employment Rate:** Correspondingly, a smaller percentage of Shillingstone residents are in employment.

- **Unemployment Rate Closer to Local Average, Lower than National:** While fewer are economically active, the unemployment rate among the active population is similar to the local areas and lower than England's average.
- **Higher Economic Inactivity:** A larger percentage of Shillingstone residents are economically inactive.

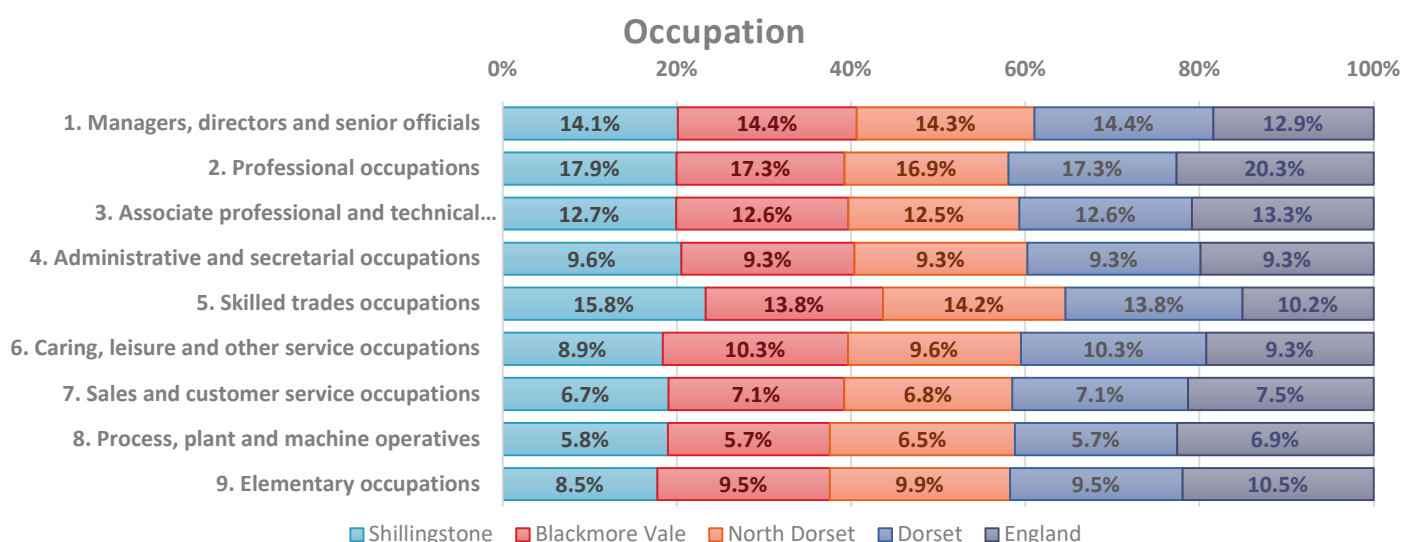
Possible Implications

- The higher economic inactivity rate in Shillingstone could be due to several factors, such as:
- Higher proportion of retirees: Areas with older populations often have higher economic inactivity rates.
- Higher number of individuals looking after home or family: This could reflect different social structures or childcare availability.
- Higher prevalence of long-term illness or disability: As suggested by previous data on disability.
- Lower proportion of students (if the economically active student population is higher elsewhere): Although the definition attempts to separate full-time students.
- Fewer job opportunities locally: This could discourage job seeking and lead to inactivity.

It's important to consider these potential underlying factors when interpreting the economic activity data for Shillingstone.

Occupation

This data provides a breakdown of the occupations of residents aged 16 years and over who were in employment at the time of the 2021 Census in Shillingstone compared to Blackmore Vale, North Dorset, Dorset, and England, using the Standard Occupational Classification (SOC) 2020.



Summary of occupations in Shillingstone

- **Similar to Local Areas:** For many of the higher-skilled and white-collar occupations (Managers, Professionals, Associate Professionals, Administrative), Shillingstone's distribution is relatively similar to the other local areas (Blackmore Vale, North Dorset, Dorset).
- **Lower than England in Some Skilled Areas:** Shillingstone has a lower representation in Professional and Associate Professional occupations compared to the national average.
- **Significantly Higher in Skilled Trades:** A much larger proportion of employed residents in Shillingstone work in skilled trades compared to all other areas, especially England.
- **Lower in Service and Elementary Roles:** Shillingstone has a lower representation in Caring, Leisure & Other Service, Sales & Customer Service, Process Plant & Machine Operatives, and Elementary occupations compared to the other areas, particularly England.

Conclusion

The occupational profile of Shillingstone shows a stronger representation in Skilled Trades compared to the surrounding areas and within England as a whole. It has a slightly lower representation in some higher-skilled professional areas compared to England and a lower representation in service and elementary occupations. This suggests a local economy that may have a greater emphasis on traditional skilled trades and potentially a different mix of industries compared to the national average.

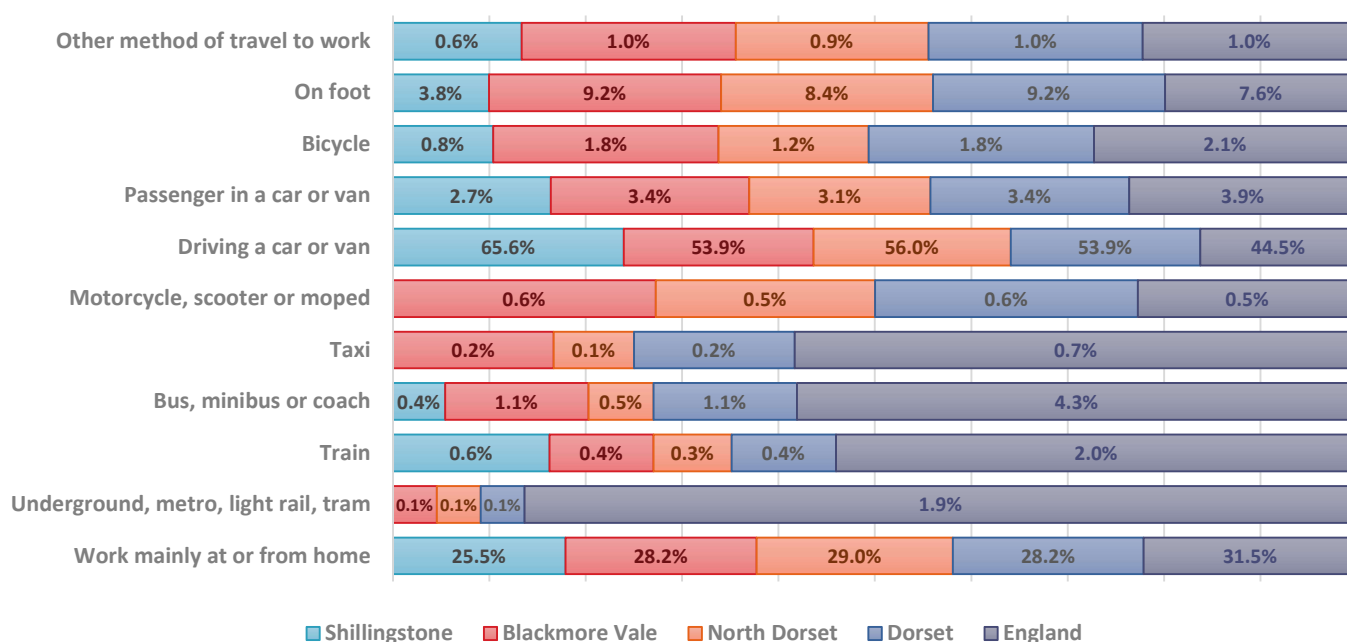
Method of travel to workplace

This data reveals the primary methods of travel to work for residents in Shillingstone compared to Blackmore Vale, North Dorset, Dorset, and England, as reported in the 2021 Census.

People who were furloughed (about 5.6 million) were advised to answer the transport to work question based on their previous travel patterns before or during the pandemic. This means that the data does not accurately represent what they were doing on Census Day. This variable cannot be directly compared with the 2011 Census Travel to Work data as it does not include people who were travelling to work on that day. It may however, be partially compared with bespoke tables from 2011.

Never the less, it provides some indication of changes in how travel residents have changed their commuting patterns as a result of new technological advances, but also how some occupations preclude the ability of taking advantage of them.

Method of travel to workplace



In summary, compared to the other areas, residents in Shillingstone are:

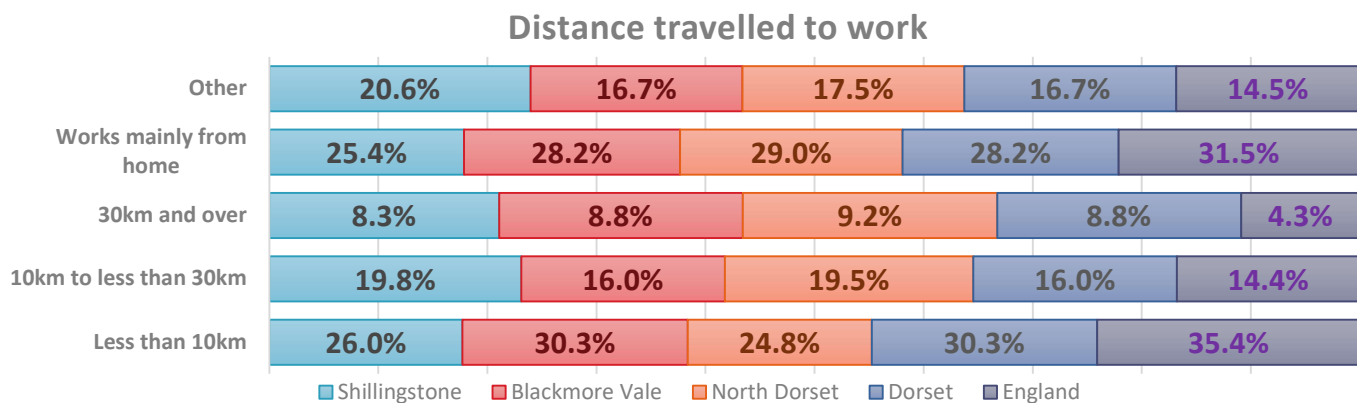
- Less likely to work mainly at or from home.
- Far less likely to use public transport (underground/metro/light rail/tram, train, or bus).
- Less likely to travel as a passenger in a car or van.
- Less likely to cycle or walk to work.
- Much more likely to drive a car or van to work.

Conclusion

The dominant mode of transport for getting to work in Shillingstone is overwhelmingly driving a car or van. There is a very low reliance on public transport and active travel (walking and cycling) compared to the other areas, especially England. This reflects Shillingstone's rural nature, with well-known limited public transport options, longer distances to workplaces or nature of employment requiring a vehicle.

Distance travelled to work

This data provides insights into the distance travelled to work by residents in Shillingstone compared to Blackmore Vale, North Dorset, Dorset, and England, as reported in the 2021 Census. It also includes those who work mainly from home and a category for "Other" distances.



Summary of Commuting Distance in Shillingstone

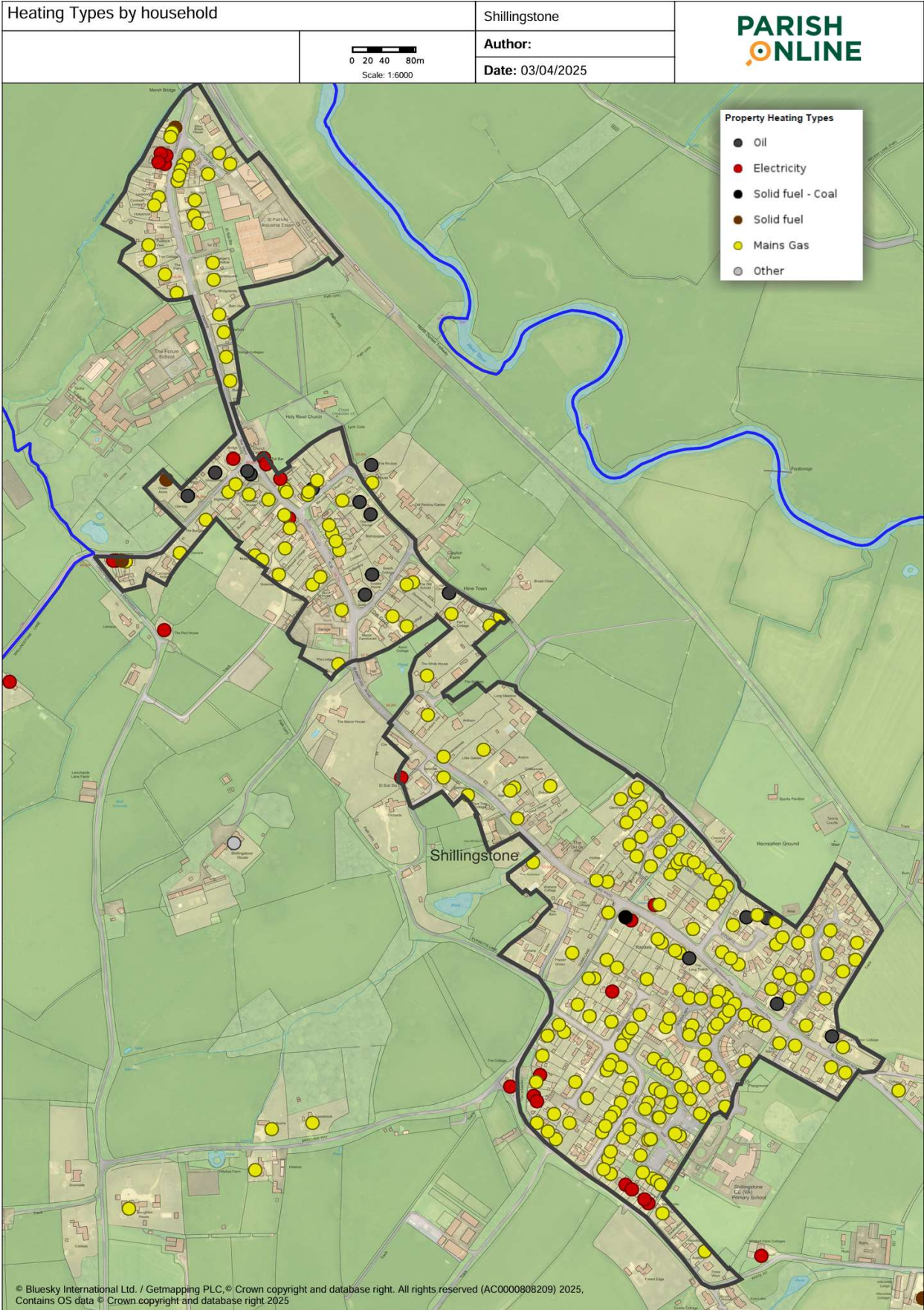
- Fewer very short commutes: A smaller proportion travel less than 10km compared to most other areas, especially England.
- More medium-distance commutes: A larger proportion travel between 10km and 30km compared to Blackmore Vale, Dorset, and England.
- More long-distance commutes (than England): A higher percentage commute 30km and over compared to the national average.
- Less working from home: A smaller proportion work mainly from home compared to all other areas identified in this analysis.
- Significantly higher "Other" category: A much larger percentage falls into the "Other" distance category, suggesting a different pattern of employment or data reporting.

Conclusion

Residents in Shillingstone exhibit a commuting pattern characterised by fewer very short commutes, more medium-distance commutes, and a much higher proportion of long-distance commutes compared to England. Notably, a significantly larger percentage falls into the "Other" category for commuting distance, which requires further investigation to understand its composition. The lower rate of working from home also distinguishes Shillingstone from the other areas, suggesting that employment opportunities for Shillingstone residents may be more dispersed geographically, leading to longer than average commute distances for those who do travel to a workplace. The high "Other" category is a key area for further exploration to fully understand the commuting patterns, maybe the Parish Council could initiate a survey to refine and better understand the data created by the raw census data.

Heating Types

Heating types by Household in Shillingstone



Map 18: Heating Types within Shillingstone

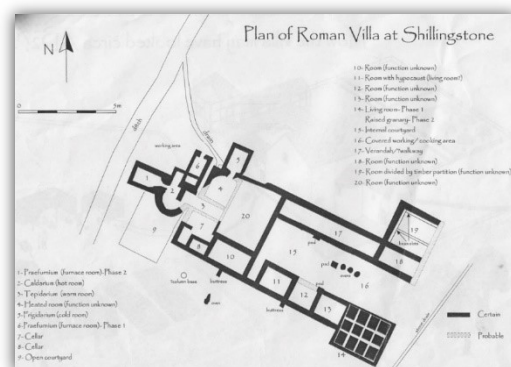
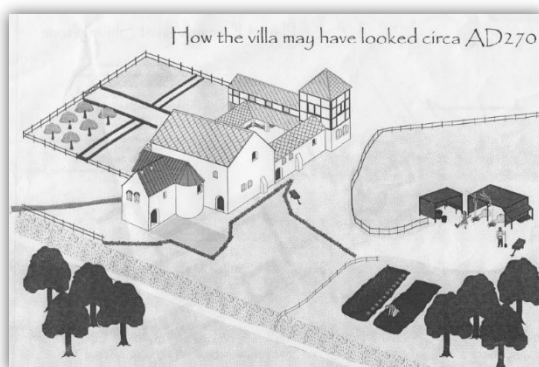
Appendix 5: Shillingstone through the ages

A brief history in time

Shillingstone and its surrounding area bear evidence of human activity stretching back at least 6,000 years. The landscape was significant in prehistory, marked by a major Neolithic burial and religious site near Hambledon Hill. Later, a prehistoric settlement existed on Shillingstone Hill itself. During the Iron Age, the Durotriges tribe inhabited the region, establishing a defended settlement on Shillingstone Hill, the remnants of which include the still-visible "cross dyke." These early inhabitants were subsistence farmers, their lives closely connected to the land and their settlements strategically located, even benefiting from the ancient Wessex Ridgeway trade routes and further highlighting its historical significance.



During Roman times, the area around Shillingstone, though part of the wider Roman Empire following the invasion of AD43, likely saw a continuation of agricultural practices for most of its inhabitants. Evidence suggests the presence of Roman villas in the Stour valley, indicating some level of Roman influence and settlement. While a native settlement on Shillingstone Hill may have persisted, the most significant Roman find within the parish is the remains of a substantial villa with an elaborate bathhouse discovered in 2004 during the construction of a new housing estate and primary school, hinting at a wealthy Romano-British presence. This suggests the area was integrated into the Roman economic and social landscape, albeit with a blend of Roman and local customs.



Following the Roman withdrawal around AD410, the Saxon era saw the invasion and eventual settlement of Shillingstone. The Saxons likely navigated the River Stour to establish their village near the site of the present-day church, a location chosen for its strategic advantages and fertile land. Their agricultural practices, utilising ox-drawn ploughs, transformed the landscape. While the native population was gradually assimilated, the Saxon influence became dominant, marked by their language and the early establishment of Christianity, traditionally linked to St. Birinus and the foundation of the Church of the Holy Rood, though the current building dates later. The village grew as part of the Kingdom of Wessex until the arrival of Viking and Danish raiders.

The Norman invasion of 1066 brought significant changes for Shillingstone, as Norman lords replaced Saxon landowners and imposed new systems of governance and taxation. The Domesday Book of 1086 provides the first written record of the village, detailing its land ownership, population, and resources under the Norman lord Schelin, who gave his name to the manor and the village name. While the lives of ordinary villagers, largely engaged in agriculture, continued with feudal obligations, the Norman influence established a new social hierarchy and integrated Shillingstone more firmly into the broader

feudal system of England. The subsequent rebuilding of the church in stone during the 12th century also reflects the Norman architectural style and the ongoing development of the village.

Medieval Shillingstone evolved as a typical rural community centred around agriculture and the Church of the Holy Rood. Following Norman Conquest, the village was part of a manor with a feudal social structure. The population grew, and the landscape saw the development of open-field farming and later, the subdivision of the manor. The 12th century witnessed the rebuilding of the church in stone, a testament to the village's growing importance. However, the 14th century brought significant hardship with colder weather, poor harvests, and the devastating Black Death, which drastically reduced the population and altered village life. Recovery was gradual, with shifts in settlement patterns and the establishment of markets and fairs, marking the village's ongoing adaptation to both natural and societal changes throughout the medieval era.



The English Civil War directly impacted Shillingstone in 1645 when a significant local force of Clubmen, formed to protect the interests of the rural population, was routed by Cromwell's cavalry on nearby Hambledon Hill. This event brought disruption and loss to the village, with casualties among the villagers. The subsequent period saw the imposition of Puritanical rule, leading to the banning of traditional festivities, the destruction of religious symbols including the village's preaching crosses, and the desecration of the parish church, marking a significant and disruptive chapter in Shillingstone's history.



The Industrial Revolution and the advent of the steam engine brought both subtle and transformative changes to Shillingstone, a village rooted in agriculture. While improved transport via the earlier Turnpike Road had already connected it to regional markets, the opening of Shillingstone Railway Station on the Somerset and Dorset Joint Railway in 1863 marked a pivotal moment. This provided a significant link to wider transport networks, facilitating the movement of goods, agricultural produce, and people, fostering new opportunities for trade and

travel. Although large-scale industrialisation didn't occur within the village itself, the railway era introduced new employment possibilities and spurred a greater integration of Shillingstone into the broader economic and social landscape. Simultaneously, the steam engine's influence was felt indirectly through national infrastructure improvements and the gradual introduction of more efficient agricultural machinery, slowly easing some manual labour. This period, coinciding with the final stages of common land enclosure, saw Shillingstone begin its transition beyond a purely agrarian existence, embracing the connectivity and emerging opportunities of the industrial age.

The Great War profoundly impacted the village, with many of our young men enlisting and tragically suffering heavy losses on the battlefields. Despite its small size, the village demonstrated remarkable resilience and a deep commitment to the war effort, with those at home contributing significantly to the cause. The disproportionate number of volunteers relative to its population, coupled with the unwavering spirit of its remaining residents, led to the poignant title of "The Bravest Little Village in England," a testament to the sacrifices made by Shillingstone during the First World War and the enduring strength of its community in the face of profound loss.

Between the two World Wars, Shillingstone, still bearing the heavy losses of the Great War, experienced a period of gradual recovery and adaptation. Agriculture remained a central part of village life, the interwar years saw some social and economic changes, influenced by national trends. The community focused on rebuilding and remembering the sacrifices of the previous conflict with the construction and dedication of the War Memorial in 1919. Rural life continued, but increased access to emerging technologies and greater connectivity, although



slow, began to subtly alter traditional ways of life in the village as the shadow of another global conflict loomed on the horizon.

World War II brought Shillingstone into the national war effort, with villagers contributing to agriculture and civil defence while its men and women served in the forces. Rationing and shortages impacted daily life, and the community welcomed evacuees, primarily children, from urban areas threatened by bombing. Notably, during the build-up to D-Day, North American troops were stationed in and around Shillingstone, their presence significantly impacting the local community and landscape. This period saw a unique interaction between the villagers and Allied forces preparing for the invasion, adding a distinct chapter to Shillingstone's wartime history before the troops departed for Normandy.



The post-World War II era ushered in significant modernisation for Shillingstone, mirroring national trends with the establishment of the welfare state and expanded public services. While agriculture remained a core part of the local economy, improved road transport and greater connectivity facilitated more diverse employment opportunities outside the village, leading to a gradual decline in farming's dominance. A defining moment in this period of change was the closure of Shillingstone Railway Station in 1966, a consequence of Beeching's national railway restructuring. This loss severed a vital transport link that had connected the village for decades, impacting travel, trade, and accessibility, and contributing to a shift in the village's character and its increasing reliance on road transport. Alongside these changes, housing developments expanded, gradually altering the traditional village layout and fostering a more diverse community with a mix of long-term residents and newcomers, reflecting the broader social and technological transformations of the late 20th century.



The 21st century has seen Shillingstone continue to evolve while striving to retain its village character. Increased connectivity and access to technology have further integrated it into the wider world, with more residents commuting for work.

The discovery of the Roman villa in 2004 brought significant archaeological interest to the area, highlighting its historical depth. While facing pressures from development and the changing nature of rural life, Shillingstone remains a community that values its heritage, as evidenced by local initiatives and the ongoing presence of long-standing families alongside newer residents. The focus has been on balancing modernisation with the preservation of its unique identity and landscape in the face of contemporary challenges.





