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FONTMELL MAGNA NEIGHBOURHOOD PLAN Regulation 16 Consultation 27 April to 8 June 2018

Response Form

The proposed Fontmell Magna Neighbourhood Plan has been submitted to North Dorset District Council for examination. The neighbourhood plan and all supporting documentation can be viewed on the District Council's website via: www.dorsetforyou.gov.uk/planning/north-dorset/planning-policy

Please return completed forms to:

Email: planningpolicy@north-dorset.gov.uk

Post: Planning Policy (North Dorset), South Walks House, South Walks Road, Dorchester, Dorset, DT1

1UZ

Deadline: 4pm on Friday 8 June 2018. Representations received after this date will not be accepted.

Part A - Personal Details

This part of the form must be completed by all people making representations as **anonymous comments cannot be accepted.** By submitting this response form you consent to your information being disclosed to third parties for this purpose, personal details will not be visible on our website, although they will be shown on paper copies that will be sent to the independent examiner and available for inspection. Your information will be retained by the Council in line with its retention schedule. Your data will be destroyed when the plan becomes redundant.

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

	Personal Details (if applicable)*	Agent's Details (if applicable)*
Title		Mr
First Name		Diccon
Last Name		Carpendale
Job Title (where relevant)		Partner (Planning Consultant)
Organisation (where relevant)		Brimble Lea & Partners
Address		
Postcode		
Tel. No.		
Email Address		

Part B - Representation

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

Х	Submission Plan	
	Consultation Statement	
	Basic Conditions Statement	
	Other Please specify:	

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

	Location of Text
Whole document	
Section	9
Policy	
Page	
Appendix	

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

	Support
Х	Object
	Make an observation

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

The assessment of potential sites for housing development against a range of sustainability criteria is considered to be flawed.

The exclusion of sites 10.2 and 10.3 are based on a number of flawed assumptions and hence, inappropriate ranking of the sites against specific sustainability appraisal criteria.

In particular, and as set out in another objection, it is entirely inappropriate to include a presumption **against** development within a Neighbourhood Plan Policy. This runs directly counter to the NPPF. Whilst the setting of the AONB and views of the village from it from the east are material planning considerations, neither are justification to oppose development to the east of the A350 per se. Rather, sites in this location should be carefully considered to ensure that they integrate with the village in terms of scale and design and are visually contained through the retention of existing planting and provision of additional landscaping.

The Strategic Environmental Assessment also suggests that sites to the east of the A350 will be unacceptable, in principle, because, despite their close proximity to most of the facilities/services in the village, accessing these services on foot would require crossing the A350.

Pre-application consultation has been undertaken with the competent Highway Authority (Dorset County Council) and it has raised no objection to either sites 10.2 or 10.3 being developed on highway safety grounds.

In support of this objection please find attached a report and 3 drawings 1078 PL1, 1078 PL2 and 1078 PL3 prepared by Richard Payne, Chartered Landscape Architect which forms part of this objection.

	Continue overleaf if necessary
5. Please give details of any suggested modifications in t	the box below.

Unfortunately, the Neighbourhood Plan in its current form is flawed and potentially subject to judicial
review because it is based on a flawed strategic environmental assessment (SEA). This process should
be undertaken afresh with proper consideration given to the competent statutory consultees – AONB
Partnership and Dorset County Council Highway Authority.
Based on the responses from these parties to sites 10.2 and 10.3 it is considered that both sites should have been scored considerably higher (with fewer significant adverse impacts) and therefore taken forward for allocation.
Additionally, the SEA process has failed to give proper consideration to the integration of new dwellings with existing development proposing large scale accretions on the edge of the village where smaller scale high quality development on the sites referred to above could be attractively and unobtrusively integrated with the existing pattern of development without the need for large scale sprawl on the edge of the village.
Continue overleaf if necessary
6. Do you wish to be notified of the District Council's decision to make or refuse to make the
neighbourhood plan? Please tick one box only.
X Yes
No No
Signature: Date: 7 th June 2018
If submitting the form electronically, no signature is required.

Please use this box to continue your responses to Questions 4 & 5 if necessary		