
Fontmell Magna Neighbourhood Plan

Consultation Statement

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Why we have produced this Statement

Regulation 15 of The Neighbourhood Planning (General) Regulations 2012 requires that, when a Neighbourhood Plan is submitted for examination, the submission must include a Consultation Statement. This Statement must:

- contain details of the persons and bodies who were consulted about the proposed Plan, explain how they were consulted;
- summarise the main issues and concerns raised by the persons consulted; and
- describe how these issues and concerns have been considered and, where relevant, addressed in the proposed Plan.

This Statement is therefore a record of the consultations that have been carried out as part of the Fontmell Magna Neighbourhood Plan and the main issues raised both prior to drafting the Plan and through to the pre-submission consultation. Evidence of the consultations run is contained in the Appendices.

The consultation stages

In preparing the Neighbourhood Plan, we had a number of consultation stages:

Raising awareness	The parish was engaged through public meetings, regular Working Group committee meetings open to the public, agendas and minutes published on a dedicated page of the Parish Council website, and regular articles in the parish newsletter, The Gossip Tree.
Preliminary consultation	The period ran from 8 th -28 th May 2016. The aim was to engage with the entire parish, ensure they were fully aware of the importance of the final Plan on the future of the parish up to 2031, making it clear that this was an opportunity for everyone to have a chance to influence how development and other local issues would be shaped in the coming years.
Options consultation	The period ran from 18 th March to 8 th April 2017. A well-publicised 'drop-in' event was held in the Village Hall with display boards showing the draft Plan at that stage. There was a separate drop-in event on infrastructure in the Village Tearooms. Questionnaire forms encouraged feedback which was incorporated into the next draft of the Plan.
Pre-Submission Consultation	The formal consultation period ran from 2 nd October to 20 th November 2017. The aim was to share the latest draft of the Plan and seek feedback from statutory consultees which would be considered and incorporated into the final Plan as necessary.

The next sections describe in more detail what was done at each stage.

Raising Awareness

Following the introduction of neighbourhood planning in 2011 through the Localism Act, the Parish Council decided a neighbourhood plan would be an appropriate step for the community to take. The reasons were set out in an article in the parish newsletter, *The Gossip Tree*, in July 2015 and everyone in the parish was invited to attend an open meeting in the Fontmell pub on Tuesday 7th July 2015. This was attended by the Parish Council and 41 residents. The conclusions (see Appendix 2) reached at the 'Scoping Workshop' were used to shape the elements of a neighbourhood plan.

Following the open meeting, a Working Group (consisting initially of 12 residents, increasing later to 18) met for the first time in September 2015.

Over the life of the Neighbourhood Plan's development, all agendas and minutes of meetings of the Working Group have been published on a dedicated page of the Parish Council's website. Over 25 meetings have been held, all open to the public. Regular articles have been published in *The Gossip Tree*, the monthly parish newsletter, giving an update on progress (see Appendix 1)

Preliminary Consultation

How we consulted

In order to define the vision and objectives of the Plan, the first in depth consultation took place in May 2016. During the week commencing 8th May, the Working Group delivered a questionnaire to all 336 households in the parish with a deadline of 28th May. In addition, a separate questionnaire was issued to 48 business owners to explore the needs of businesses and employment in the parish. On the 7th May, the Working Group held an all-day 'drop-in' consultation in the Village Hall and invited people to come and discuss local green spaces in and around the village and any local housing or employment issues.

Representations received

50 people attended the consultation event in the Village Hall. There were 138 responses to the household questionnaire and 12 responses to the business and employment questionnaire.

The main issues raised

Focus Groups were asked to analysis the results in detail to identify the main findings from the consultation, how these findings should shape policies for the Neighbourhood Plan, and what further activities/work was needed to develop policies.

Main issues raised	Source	How was this considered?	Outcome
Traffic congestion and road safety, along the A350 in North St and South St, crossing the A350, and along village roads west and east.	Scoping Workshop & Community Questionnaire	Traffic management is outside scope of NP.	Objective 1c. Within the NP, promote support for the Fontmell Magna traffic management scheme. Include traffic impact in site assessment criteria.
Sustainability of Fontmell Magna (FM) School and provision of parking around the School at drop-off and pick-up times.	Scoping Workshop & Community Questionnaire	Work with School to identify potential parking improvements. Establish plans for future school size and numbers.	Objective 4b. Parking provision along West Street considered in site assessment process. Close liaison with School authorities in developing NP policies.

Main issues raised	Source	How was this considered?	Outcome
Preservation of village amenities including school, shop, pub, surgery, and church.	Scoping Workshop	Identify which amenities are most valued.	Objective 4e. Specific question included in community questionnaire.
Inadequacy of broadband and wireless network services across the village and wider parish.	Scoping Workshop & Community Questionnaire	Service provision is outside scope of NP. Research current service levels and plans for improvement by service providers.	Objective 4e. Encourage Parish Council to lobby the service providers to improve services.
Protection of green spaces around the village and parish.	Scoping Workshop	Research existing IOWAs and potential Local Green Spaces that require protection.	Objective 3. Questions included in Community Questionnaire. Potential Local Green Spaces assessed.
Encouraging the development of small businesses in the parish. Re-use redundant buildings for business development.	Scoping Workshop	Research what businesses exist and their future needs to enable development.	Objective 4d. Supplementary Community Questionnaire issued specifically on business issues. Policy FM15 defined on supporting existing businesses.
Retaining the distinctive character of the neighbourhood.	Scoping Workshop & Community Questionnaire	Established which features made the neighbourhood distinctive and their relative importance. The main features are: - network of local footpaths - green spaces in built-up areas, - water courses - hedgerows and mature trees - dark skies	Objectives 2 & 3. Policies developed to recognise and protect locally important features.

Main issues raised	Source	How was this considered?	Outcome
Current housing stock does not cater for all types and tenures within the parish. Expressed preference for smaller houses to meet the needs of local people who wish to stay in the village, downsizers and older people.	Scoping Workshop & Community Questionnaire	Housing needs assessment undertaken.	Objective 4a. Policy developed to guide the types of housing required.
Use of local building materials to maintain the character of the neighbourhood	Scoping Workshop & Community Questionnaire	Assessment of which materials and styles contribute to the character.	Objective 2. Policy developed on building design. Conservation Area Appraisal produced.
Watercourses, wildlife corridors and green spaces are very important and must be preserved.	Scoping Workshop & Community Questionnaire	Establish the important features of the natural environment.	Objective 3. Policies developed on green spaces and wildlife corridors.
Footpaths are important to the character of the area.	Scoping Workshop & Community Questionnaire	Document existing footpaths and where new links could be developed to improve the connectivity of the parish.	Objective 3. Policy developed on pedestrian routes.
Concerns regarding maintaining open views and respecting the privacy of occupiers of existing development	Scoping Workshop & Community Questionnaire	Establish the important views across the parish and the important open spaces around the village.	Objective 2d. Policy developed on important views and development layout.
Conservative attitude to new housing development. Small scale development preferred, re-using existing buildings where possible.	Scoping Workshop & Community Questionnaire	Call for sites process to identify small sites for development.	Objective 2a. Policy developed on development layout.
New housing should not exacerbate the current congestion and safety issues of the road network.	Scoping Workshop & Community Questionnaire	Liaison with DCC Highways.	Objective 1b. and 1c.

Main issues raised	Source	How was this considered?	Outcome
Flood risks associated with new housing development.	Scoping Workshop & Community Questionnaire	Identify flood risks areas in the parish and the location of springs.	Objective 1a. Policy developed on flood risk management.

Business Questionnaire

48 questionnaires were issued to business and 12 responses received, i.e. 25% return.

Big themes to emerge are strong support for expansion of the Village School and the inadequacy of mobile phone coverage throughout the parish.

Consultation with Landowners

On 10th June 2016, an advert was placed in the Blackmore Vale Magazine (with a closing date of 26th July) to identify sites for potential development. On 12th July, the Working Group held an information/communication event in the School Hall which was attended by some 30 site owners or their representatives. As a result of these exercises, the Working Group identified the landowners of 44 sites with the potential for housing or employment or recreational use. Letters were sent to the landowners of all 44 sites following which 12 sites were submitted for consideration, visited by the Housing Focus Group and assessed for suitability against a range of sustainability criteria. Following the assessments, the landowners of the 12 sites were sent a letter confirming whether or not their site was to be included in the Neighbourhood Plan as a site that had potential for housing. The sites that were assessed to be included went forward to the Options Consultation, and the Housing Focus Group had meetings with these landowners.

Options Consultation

How we consulted

On 18th March 2017, the Working Group held an Options Consultation in the Village Hall on development sites and green spaces, open to all members of the parish. The event was publicised by posters, on the Parish Council website and in The Gossip Tree. Information was displayed on large display boards with large scale maps. Members of the Working Group were on hand to provide explanations and information. Everyone attending was given a Questionnaire (see Appendix 7) which they were invited to either complete there, hand in at the Village Shop or email to the Working Group via the Parish Council website. For those unable to attend, copies of all the documentation, including the Questionnaire, was included on the Parish Council website. The deadline for comments was 8th April.

There was a separate consultation event on business and employment growth, transport, community energy saving, broadband and network coverage and important infrastructure etc. on 5th May in Village Tearooms. This was also advertised by posters, on the Parish Council website and in The Gossip Tree. Information was displayed on large display boards with large scale maps. Members of the Working Group were on hand to provide explanations and information. Everyone attending was given a Questionnaire (see Appendix 8) which they were invited to either complete there, hand in at the Village Shop or email to the Working Group via the Parish Council website. For those unable to attend, copies of all the documentation, including the Questionnaire, was included on the Parish Council website. The deadline for comments was 19th May.

Representations received

Over 100 people visited the event in the Village Hall and the Working Group received 71 completed questionnaires. Of these, 61 agreed with the Vision and Objectives (2 did not), 58 agreed with the Local Green Spaces (8 did not) and 61 agreed with the housing policies (2 did not). There was strong support for site 20 as the preferred option, but significant opposition to the development of both site 24 and site 1.

Additional people visited the consultation event in the Village Tearooms and 13 questionnaires were completed.

The main issues raised

A summary of the feedback from the Options Consultation (General) is contained in Appendix 9 while Appendix 10 contains a summary the feedback from the Options Consultation (Infrastructure).

The main issues arising from the Options Consultation are shown in the table below.

Topic	Main issues raised	Respondent/s	Outcome
Housing Sites	All development proposals must give appropriate consideration to any prevailing flood risk and the management of surface water runoff. Accordingly all development proposals are to be supported by a site specific and deliverable strategy for surface water management. Having screened the Fontmell Magna NP area in terms of BGS mapping, and relevant ground conditions, the dominate bedrock type is variable. Bedrock ranges (west to east) from West Walton & Kimmeridge Clay, Greensand, Gault Mudstone, Limestone to Chalk, overlain by limited superficial deposits of river deposits of sand & gravel. On this basis potential infiltration rates and therefore possible use of soakaways will be viable, with infiltration more likely towards the east. Where potential infiltration is unlikely to match the required design standard (i.e. 1:100 year plus climate change uplift of 40%), alternative SuDS methodologies and techniques for regulating the discharge of surface water are to be considered within preliminary proposals, together with consideration of potential exceedance events.	Dorset County Council (Flood Risk Management)	Included as mitigation requirements in all sites allocated for housing.
Local Green Spaces	Object to the designation of school playing fields as Local Green Space as this is unnecessary (given the safeguards for the disposal of such sites) and could prevent necessary development, unless the policy wording allows development which is ancillary to the purpose for which the land is held.	Dorset County Council	Ensure policy wording allows for ancillary development if included as a LGS.
Local Green Spaces	Object to the designation of allotments as Local Green Space unless the policy wording allows development which is ancillary to the purpose for which the land is held.	Dorset County Council	Ensure policy wording allows for ancillary development if included as a LGS.

Topic	Main issues raised	Respondent/s	Outcome
Housing Sites & SEA	It is not clear how outcomes have been determined or that mitigation or even reducing levels of development to those stated is sufficient to avoid causing significant levels of harm. Has appropriate (ie informed) judgement been used throughout the assessment process to ensure appropriate weighting is given to key outcomes? It is clear from the map of the Conservation Area that its boundary is deliberately thrown wide of the settlement to embrace a significant part of its rural context and these open areas must therefore be deemed significant to the area's special architectural and historic interest. It is therefore likely that the development of the preferred options would cause significant harm, which should be avoided unless outweighed by public benefits. All sites need to be re-evaluated where adverse effects are identified as a different, potentially less harmful, outcome may occur.	Historic England	Clarify that the SEA reflects the NDDC Conservation Team comments and the methodology they used. Consider undertaking further evaluation of the preferred options to be included in the draft plan.
Housing Sites & AONB	The AONB is to the east of the A350 road and on the elevated ground, Open Access land, and public Rights of Way, there are extensive views over the village of Fontmell Magna. Development proposals should, therefore, consider the impact on the appearance and character of the village from those viewpoints. The village is very much part of the setting of the AONB as the AONB is, in return, part of the setting of the village. The character of buildings, roof materials and colours, open spaces, and tree and hedge planting, should all be considered in relation to both the location of proposed development and the mitigation of potential impacts of it.	Cranborne Chase & West Wiltshire AONB	These principles to be incorporated into the relevant policies.
Housing Sites & AONB	I note that the development of site 20 could impact on the approach to the village and the entry to the village. Great care would be necessary in the handling of not just the design of the site layout and buildings but also the materials and landscape treatments. Similarly sites 24 and 27 would impact	Cranborne Chase & West Wiltshire AONB	These principles to be incorporated into the relevant policies.

Topic	Main issues raised	Respondent/s	Outcome
	on the entry through West Street. Although this is a much less trafficked route development would be on both sides of the road and the existing character of the road should be sustained and, preferably, enhanced. Maintaining the rural character, rather than allowing urbanisation, should be part of a sensitive approach to accommodating necessary development.		The preferred sites for housing development will be selected to minimise any addition to traffic along West St.
Housing Site 20 Access	A roundabout providing access to Site 20 from the A350 may not be suitable.	Dorset County Council (Highways)	Further discussion of options with DCC Highways.
Housing Development	<p>Policy 9 in the Local Plan Part 1 provides some further detail on the strategic approach to Rural Exception Affordable Housing sites which doesn't seem to have been reflected upon in the housing needs assessment.</p> <p>When assessing site potential I think it is worth highlighting the challenge of balancing density, in units per hectare, with the considerations of housing type/mix in terms of the size and affordability of those units, affordable housing provision and the viability 'envelope', especially where infrastructure improvements are considered to be a major factor.</p> <p>Where infrastructure and other obligations are important for your selection of sites I would encourage the Neighbourhood Planning group to ensure the relevant policies detail what will be required and have a robust reasoning for it being necessary in order for those developments to be acceptable in planning terms. This should help ensure that those ambitions are achievable within the limitations on Section 106 agreements under the Community Infrastructure Levy Regulations (the reg. 122 tests).</p>	North Dorset District Council (Planning Policy)	Noted. Policies will be reviewed to provide sufficient detail and justification.
Vision & Objectives Statement	A priority should be ensuring Fontmell Magna does not in future run in to Sutton Waldron	Residents	Site assessment covers a range of criteria to balance the benefit

Topic	Main issues raised	Respondent/s	Outcome
			of development and the potential harm.
Local Green Spaces & Wildlife Corridors	The School playing field should be an LGS. Gupples Lane, Hartgrove and the green at Bedchester crossroads should be included as LGSs.	Residents FM Parish Council	Included in draft Plan.
Housing	Strong support for site 20, Land to South of Home Farm, as the preferred site for new housing. Concern over the scale of development on this site and impact on traffic along the A350.	Residents	Scale of development on Site 20 could be between 30-40 dwellings. Discuss further with landowner/developer.
Housing	Significant opposition to potential development of Site 24 and Site 1 off West St. Any development would increase traffic along already congested rural road.	Residents	Sites 24 & 1 not allocated for housing.
School Parking	Strong support for the Site 20 development to include parent parking and coach drop-off facilities at rear of school.	Residents	Requirement to be included in policy.

Pre-Submission Consultation

How we consulted

The Pre-Submission Consultation ran from Friday 2nd October to Monday 20th November 2017. This was publicised in both the October and November issues of The Gossip Tree, by a public notice in the Blackmore Vale magazine on 6th October, on posters throughout the parish, and on the parish council website. In addition, statutory consultees were alerted by email or letter as appropriate.

Two open meetings were held in the Village hall – on Wednesday 1st November from 6.00 to 8.00pm and on Saturday 4th November from 10.00am to 4.00pm. At these events, the latest version of the Neighbourhood Plan reflecting feedback from previous consultations was available to view and take home if needed. Members of the Working Group were present to answer questions or provide more information. Everyone attending was given a Questionnaire (see Appendix 11) which they were invited to either complete there, hand in at the Village Shop or email to the Working Group via the Parish Council website. The draft Plan and supporting documents were made available on the Parish Council website and copies of the Consultation documents were also made available in the Village Shop, the Surgery, the School Office and the Fontmell pub.

The Statutory Consultees invited to comment (and those who responded) were:

Type	Organisation	Contact	Response Received
Local Planning Authority	North Dorset District Council	Allan Bennett	Yes
Local Planning Authority	North Dorset District Council	Paul Wyeth	Yes
County Council	Dorset County Council	Richard C Dodson	Yes
District Councillor	North Dorset District Council	Catherine Langham	
County councillor	Dorset County Council	Graham Carr-Jones	
Natural England	Natural England	John Stobart	
	Cranborne and West Wilts AONB team	Richard Burden	Yes
Environment Agency	Environment Agency	Mike Holm	Yes
Historic England	Historic England	David Stuart	Yes
	National Trust	Michael Calder / Mark Funnell	

	Dorset Gardens Trust	Chris Clark	Yes
Infrastructure provider	Scottish and Southern Energy	Katie Vanzyl	
Infrastructure provider	Southern Gas Network	Thomas Beaver	
Infrastructure provider	Wessex Water	Ruth Hall	Yes
Parish Councils	Sutton Waldren	Marianne Wheatley	
	Iwerne Minster	Nicola Phillips	
	Ashmore	Vivian Hitchmough	
	Compton Abbas	Marianne Wheatley	
	Melbury Abbas and Cann	A Kaile	
	The Orchards and Margaret Marsh	P Knott	
Village School	St Andrews School, Fontmell Magna	Vanessa Orton	
Church	St Andrews Church, Fontmell Magna	Lucinda Meadows	
Housing Provider	Homes and Communities Agency	Matthew Dodd	
Developers/Agents	Ken Parke Associates	Adam Bennett	Yes
Developers/Agents	Symonds & Sampson	Eric Dyke	
Developers/Agents	Pennyfarthing Homes	Guy Peirson-Hagger	Yes
Developers/Agents	Gladman Developments Ltd	Richard Agnew	Yes

Representations received

The open meetings were successful, with 22 and 55 residents attending respectively. 145 questionnaire responses were received, with strong support (over 90% favourable) from residents for most of the policies. Support was less strong but still favourable (above 75%) for the housing policies.

The main issues raised

A summary of the feedback from the Pre-Submission Consultation (Statutory Consultees) is contained in Appendix 12 while Appendix 13 contains a summary the feedback from the Pre-Submission Consultation (Residents).

The main issues arising from the Pre-Submission Consultation, and the Working Group's response, are shown in the table below. While the general thrust of the Plan has been retained, some significant changes have been made with several policies reworded, and many amended. In particular, a maximum of 30 units has been set for site 20.

Section	Main issues raised	Respondent/s	Response
Executive Summary	Suggest that the frequency and disposition of local green spaces identified as a special characteristic that makes Fontmell Magna locally distinctive could be emphasised in the Executive Summary	CCWWD AONB	Include reference to LGS and Collyer's Brook and Fontmell Brook as distinctive features.
Policy wording (general point)	An overarching point to make is the need for all policies to be worded in a way which remains sufficiently flexible to remain reasonable and implementable. For example the use of 'must' is unlikely to be appropriate in the majority of cases, especially where policies do not identify the other relevant considerations.	NDDC	Policies reviewed to determine where to use "should" and where to use "must" ("Should" means we expect this condition to hold but there may be exceptional circumstances where the applicant must provide evidence on why the condition cannot be met).
Consistency	p.(i) Foreword – "village shop and tea-room", p.37 6.1 "village shop and post office", p.38 FM13 "Village Stores, Post Office and Café".	Resident	Change all three to: "village shop, post office and tea-room"
Map 1 / 2 / 5	It would be helpful to show the AONB boundary on all maps	CCWWD AONB	AONB boundaries added to maps.
Section 1 Paragraph 1.2	The population data showing the lack of adults in their 20's and 30's seems to be quite a key element in setting out a case for affordable housing and maintaining the viability and vitality of the village facilities that could be given greater emphasis.	CCWWD AONB	Wording added to 1.2 that the gap may be attributable to the lack of affordable housing.
Section 1 Paragraph 1.10	The Vision is distinctively positive, but would suggest changing 'preserve' in the second sentence to 'conserve'.	CCWWD AONB	Agreed, wording changed.

Section	Main issues raised	Respondent/s	Response
Section 2 Table 2	The contribution of LGS to the character of the village, described in later sections as a chequer board of green spaces, should be given greater emphasis at this point in order to support the case for designation of local green spaces.	CCWWD AONB	Agreed, wording added to 2.3. New LGS – the triangle of land adjacent to access to Home Farm - added.
Section 2 Policy FM1	After detailed assessment against LGS criteria not all of the currently proposed areas may be suitable for designation. It is not clear whether the respective landowners have been consulted on the designation.	NDDC	Criteria used to assess LGS should include heritage, landscape, recreational and wildlife factors as set out in NPPF. All LGS' reviewed and three sites withdrawn.
Policy FM1	3 separate responses questioned the appropriateness of including green spaces that were private gardens (i.e. those numbered 5, 6, 7, 8 & 16)	Residents	All LGS sites have been reviewed and 3 sites have been withdrawn, numbered N05, W02, W06. The decision criteria are available as an appendix to the Plan.
Section 2 Policy FM2	This policy needs to reflect the appropriate thresholds for BMP – ie: applies to all development sites of 0.1ha or greater in size or where there are known protected species or important habitats/habitat features.	NDDC, London and Wessex Limited	This is broadly covered in the policy by the phrase "where potential adverse impacts may otherwise arise" with reference in 2.9 to when this may be triggered, having had regard to the county guidelines (which are not adopted policy). Footnote added in paragraph 2.9 to link to webpage on Dorset Biodiversity Protocol.
Section 2 Policy FM3	Note that six photographs on page 5 relate to the Special Views. However seven are listed on map 5.	CCWWD AONB	Photos on p.5 numbered and linked to Map 5.
Policy FM3	The view SW from below the C13 looking down Longcombe Bottom has been described as "One of the ten best views in England" (Daily Telegraph travel section c.1985) and surely should be included as 'View of Fontmell Magna	Resident	Viewpoint included in the updated Plan.

Section	Main issues raised	Respondent/s	Response
	from the head of Longcombe' and featured on Map5.		
Section 2 Policy FM4	It is recommended that this policy is reviewed to more closely reflect national policy and the approach adopted in Policy 4 in the Local Plan Part 1. A presumption against development is not in line with the NPPF whose only presumption is the presumption in favour of sustainable development (para 14) and the setting of the AONB is not cited as an exception to this, implying that a planning balance judgement should still be exercised.	NDDC, Gladman, London and Wessex Limited	Minor amendments suggested to more accurately reflect the LP policy that development will be managed in a way that conserves and enhances the natural beauty of the area. "Within the visually sensitive area skirting the eastern extent of the village (see map 5 below), which forms part of the setting for the AONB, there will be a strong presumption against development that fails to conserve and enhance the natural beauty of the AONB." Amend supporting text to reference AONB online guidance.
Policy FM4	It is not just the land next to the AONB designation which forms part of its setting – what is read as forming part of the setting must be considered in terms of its impact upon views, landscape character and importance. There is absolutely no planning justification to preclude any development to the east of the A350.	London and Wessex Limited	Early advice received from the AONB officer (email dated 14/12/16) stated that "The AONB boundary to the east of the village is a little unusual as generally the boundary follows fixed features. It was drawn on the OS 1 inch to a mile scale plan and is clear enough to show which side of the A350 it follows and then it clearly indents eastwards. Nevertheless, the parts of the village east of the A350 are closely related to the AONB and hence fairly obviously the setting of the AONB. I am also conscious that not only are there significant public rights of way that overlook the village but also there are extensive areas of Open Access Land that overlook the eastern side of the village. That eastern side is, therefore, very sensitive. It would also be

Section	Main issues raised	Respondent/s	Response
			<p>prudent to check the extent of views of the central and western parts of the village from these vantage areas. Views to the AONB should be considered by the NP group as the AONB scenery is an important characteristic of the village and is a major contributor to the sense of place of the village.”</p> <p>This policy does not apply to land east of the A350 within the defined settlement boundary. Paragraph 2.14 amended to incorporate advice from Richard Burdon of AONB and to say that other areas of the village contribute to the setting of the AONB but not as sensitive as the east side.</p>
Section 2 Policy FM5	<p>It is recommended that this policy is reviewed to more closely reflect national policy and the approach adopted in Policy 4 in the Local Plan Part 1</p> <p>The policy as worded is too restrictive – for example, changes to highway frontages which involve the removal of hedgerows can be designed to remain rural in their design and not provide an urban appearance to the street scene and thus not give rise to harm.</p>	NDDC, London and Wessex Limited	Policy FM5 amended to “Development should protect, and should reinforce, the local landscape character...” and change to “West St from Village Hall to Bedchester” - to more accurately reflect the LP policy that seeks the protection and retention of landscape features that characterise the area.
Policy FM5	Why not West Street?	Resident	Agreed to start the rural road to Bedchester from the Village hall rather than Pipers Mill.
Section 2 Policy FM6	The policy could be made more precise (and less subjective) by saying lighting must achieve zone E1 of the environmental lighting zones [Institute of Lighting Professionals]. That then means street lights aren’t banned, but have to meet the	CCWWD AONB	Agreed - Policy FM6 wording amended in line with the suggested approach.

Section	Main issues raised	Respondent/s	Response
	criteria. It sets current criteria that a lighting designer/engineer can work to.		
Policy FM6	Fully agree with this policy – but is it likely that a significant development as proposed for Site 20 (which will include homes for the open market) will comply?	Resident	Policy FM6 wording has been strengthened.
Section 3 Policy FM7	Springhead is not EH designated, but is on the DGT's Local List, and is just partly within the area of the NP. You will know of the history of this site and its current Trust ownership and objectives. You will also know of its cultural history, particularly - but not only - music. It may be that there is no threat to this site, but the DGT does suggest that some reference to this site within any consideration of Local Heritage Assets would be beneficial. I attach two pages from the DGT Gazetteer, the brief description and map.	Dorset Gardens Trust	Agreed that this needs to be referenced. Add "Gardens at Springhead" to policy FM7.
Policy FM7	The policy should be modified to accord with paragraph 135 of the NPPF that suggest assets are afforded protection commensurate to their significance, with a balanced judgement being undertaken where regard is had to scale of any harm or loss to these assets.	Gladman	Policy FM7 amended to state "...and should be afforded protection having regard to the scale of any harm or loss and the significance of the heritage asset."
Section 3 Map 7	Site 24 partly overlaps with the pattern of open spaces identified on Map 7	London and Wessex Limited	Map 7 amended to resolve overlap.
Section 3 Policy FM8	The requirements of this policy to be overly restrictive, conflicting with Paragraph 58 of the NPPF which seeks to optimise the potential of a site to accommodate development, and the Local Plan policies in respect of design which advocate that development should take account of the	Gladman, London and Wessex Limited	Para 58 also refers to the need to respond to local character and history. Policy 24 on Design is not a strategic policy, and the policy in the NP has taken into account local character and context.

Section	Main issues raised	Respondent/s	Response
	character of the settlement and its context. Housing density of a scheme should be should be considered on its merits on a case by case basis.		The density restriction only applies to new greenfield development for open-market housing. However the wording to be clearer - Policy FM8 wording amended, together with new para 3.6.
Policy FM8	12dph may not be achievable in viability terms given the need to provide affordable homes and other infrastructure, and the developable area of site 20 (1.4ha), equates to a gross density of 29dph for 40 dwellings.	Pennyfarthing Homes	Mention of 12dph density removed from Policy FM8. The homes planned for site 20 is also reduced to a maximum of 30, based on heritage concerns. Noted that the January 2018 developer consultation was based on revised lower density.
Policy FM8	Amend Policy FM8 in order to remove reference to cul-de-sacs if the term is intended to describe any single access development	Pennyfarthing Homes, London and Wessex Limited	The reference to cul-de-sac is relevant to the style of development and is not intended to prohibit any single-access development – and this is clear as it does not prohibit courtyard-style development. Policy FM10 deals with road connectivity. Minor amendment to clarify.
Policy FM8	Given the proposed development of site 20, I don't understand why it is stated that "the village edge is a transition area and is to be protected by a lower density of development". It will be a higher density than anywhere else in the village.	Resident	The maximum number of houses permitted on site 20 reduced to 30.
Policy FM8 3.3 p.23	Totally agree with this paragraph. However, development of 40 houses on Site 20 will be precisely like the denser suburban areas found in towns and totally out of balance with village development. A smaller development with houses in the Northern section of Site 20 combined with those in Site 22 (but divided by the existing treeline) would create a single logical site much	Resident	The maximum number of houses permitted on site 20 reduced to 30.

Section	Main issues raised	Respondent/s	Response
	<p>closer to the goals of the Neighbourhood Plan. This single logical site could provide around 20-25 houses over both physical sites and in conjunction with other small developments around the village satisfy both local needs (the priority) and some additional housing capacity. This maintains a green space to the South West of the village with links to the West and East. This may or may not jeopardise the desirable school drop-off zone – but does the character of the village have to be severely impacted by two busy periods in West Street (some of which is likely to continue anyway) for around 30 minutes per period on five days per week for 42 weeks of the year!</p>		
Policy FM8 3.5 p.24	<p>Very much agree with the need to avoid excessive housing density and the figure of 12dph seems reasonable (based on St. Andrew's View being 11.8dph). However, it depends on how this is measured – would roads and the school drop-off zone be included in the measurement to achieve compliance when the density of "housing" is in reality non-compliant? We would anticipate a density higher than 12dph as this is the trend for "modern housing" and maximises the Developer's profits.</p>	Resident	Policy FM8 updated to remove housing density as a direct condition.
Policy FM9	<p>Concerns re appropriateness of policy wording in respect of permitted development rights, and whether this implies an Article 4 Direction</p>	NDDC, London and Wessex Limited	As worded this could be interpreted as suggesting an Article 4 direction is made to remove PD rights from all dwellings, when the intent was that this should be applied only to new dwellings. Policy FM9 wording amended to clarify.

Section	Main issues raised	Respondent/s	Response
Policy FM9	3 respondents questioned the removal of permitted development rights of second storey loft conversions. This is an affordable way for growing families (the demographic breakdown shows a significant drop in the numbers of residents between 28 and 45) to remain in the village. The conservation area planning restrictions already restrain excessive loft conversions. "I have lived here for many years and cannot say that I have witnessed loft conversions springing up across the village". Proliferation of ground floor extensions build under P.D.R. without any design control will also erode the character of the Conservation Area. Surely within the Conservation Area Article 3 and 4 powers should be implemented.	Residents	Policy FM9 wording amended to clarify PDR rights.
Policy FM9	The Plan suggests building affordable houses that are adaptable 'to suit future housing needs': should this not also be extended to existing residents?	Resident	Policy FM9 wording amended to clarify PDR rights.
Policy FM9 3.8 p.26	It is very difficult to see how a development of 40 houses within the defined conservation area that includes Site 20 could ever enhance the character of the village or even be neutral.	Resident	See amended Policies FM8 & FM9
Section 4 Policy FM10	Further consideration is needed on the policy approach to onward routes in order to ensure it is proportionate and implementable.	NDDC	Third paragraph of Policy FM10 amended to be clearer.
Policy FM10	4 respondents favoured reducing speed limits on the A350 to 20mph to improve traffic/pedestrian safety, as well as on West Street and Mill Street.	Residents	This is under consideration by DCC Highways. Roads are not within the scope of the Plan.

Section	Main issues raised	Respondent/s	Response
Section 4 Project P1. Delivering traffic management solutions	The comments on creating safer roads and pedestrian routes are particularly relevant for a village that evolved at a time when car ownership was significantly lower and goods vehicles were significantly smaller. However, the proposed traffic management solutions (Project P1) eg gateways and road marking may standardise, urbanise, and diminish the local distinctiveness of the village. Reference the adopted Dorset County Council Rural Roads Protocol	CCWWD AONB	Rural Roads Protocol included as new paragraph 4.8 (ref discussions are ongoing between Dorset CC and C13/A350 Community Group). Policy FM10 amended to include a paragraph: “the design of any road improvement scheme should be consistent with the Rural Roads Protocol set out in 4.8.”
Section 5 Policy FM11	We support the inclusion of the policy to reduce flood risk from new development. The requirement for a Flood Risk Assessment to be submitted for all development is more rigorous than the current NPPF and LP thresholds. The EA would only provide flood risk comments on applications within the flood map for planning, and the Lead Local Flood Authority (Dorset County) are only consulted on major development sites drainage.	Environment Agency / NDDC	EA Support noted. Reference to FRA for all sites has been discussed with DCC who agree that due to the prevalence of springs / flooding this would be appropriate and would comment in their role as LLFA Supporting text in paragraph 5.4 amended to include description of surface water flooding and run off issues, affecting West St and The Mead.
Policy FM11	Whilst it may be a matter more related to building regulations the policy on sustainable drainage does not appear to require or encourage the reuse of grey water, or the capture of surface water, in new buildings.	CCWWD AONB	Agreed - Paragraph 5.7, 1st sentence “.....and should be encouraged” added.
Policy FM11 5.1 p.34	We would appreciate some additional emphasis here, such as “... and can affect the development itself, pre-existing housing nearby and development beyond the site ...”.	Resident	Paragraph 5.4 amended (see above).

Section	Main issues raised	Respondent/s	Response
Policy FM11 Section 5 pp.34-36	This aspect is of great concern to many of the existing properties bordering Site 20 to the North East. There are major problems experienced by this pre-existing housing during and after extended periods of wet weather (particularly in the winter period) due to excessive surface water and slow drainage resulting from the nature of underlying geology. Septic tank systems become flooded and effectively fail completely. This problem might be adversely affected further by any large-scale development of Site 20. Offering nearby housing the opportunity to connect to the development site's mains drainage system offers a solution to this recurrent problem.	Resident	Propose to Pennyfarthing Homes that they offer a sewage system connection to houses adjacent to site 20.
Section 5 Policy FM12	The points we raised in our previous response are well represented in the plan and in particular the constraints relating to the sewage treatment works and capacity. The threshold for improvements at the sewage works is formed around the population numbers rather than the number of connections. If applications come forward to trigger capacity improvements we will need time to plan design and construct a scheme before occupations occur. The plan makes allowance for this event.	Wessex Water	Support noted First sentence of paragraph 5.8 changed to "... likely to be triggered when the number of residents connected increases to 250."
Policy FM12	Sewage Treatment Works: this displays an odour consultation zone which covers site 12, however, Map12 displays only part of the site as an odour zone.	Resident	Inconsistency corrected.
Policy FM13 6.2 p.37	There has recently been a significant change to the high-level governance of St. Andrew's School – i.e. compulsory integration into the	Resident	A meeting was held on 8 th January 2018 with the Acting Head of St Andrews School. The Head stated the Academy plans for a growth in

Section	Main issues raised	Respondent/s	Response
	Shaftesbury Academy. Has an opinion been sought from the Academy on the likelihood of their future plans involving some rationalisation of Primary Schools that could result in the closure of St. Andrew's School in the relatively near future? This is obviously important with regard to the priority of providing the new drop-off zone in Site 20. Also, will a possible increase in the future number of children from Fontmell Magna itself (i.e. those from the additional 50 houses) significantly reduce the number arriving by car or bus, thereby making the drop-off zone less important / beneficial? The School has definite limits to its capacity.		roll numbers at St Andrews and there are no plans for any rationalisation.
Section 6 Project P3. Use of Community Infrastructure Levy Funding	The Council is currently reviewing whether to implement CIL in light of potential changes to national policy. As such it may be appropriate to consider the inclusion of a policy which identifies relevant infrastructure which any major development will be expected to contribute towards through Section 106 agreements, where not identified within the relevant site allocations.	NDDC	Agreed - wording for Project P3 amended and converted into a new policy FM13A (policies to be renumbered) with additional supporting text to provide clearer explanation as to when contributions may be necessary.
Section 7 Policy FM14	The distinction between homeworking and commercial or business activities as set out in the Local Plan Part 1 should be clearer – it might only apply to applications in which the planning unit is the dwelling and its curtilage and any outbuilding will remain ancillary to and dependent upon the enjoyment of the dwelling.	NDDC	Policy FM14 amended to more clearly reflect the limited circumstances to which it is intended to apply.
Section 7 Policy FM15	This policy is in conflict with a number of national and local policies and fundamental principles of planning and should be removed.	NDDC	The NPPF says NPs should support the sustainable growth and expansion of all types of business and enterprise in rural areas, and

Section	Main issues raised	Respondent/s	Response
			promote the retention and development of local services and community facilities in villages. Policy FM15 amended accordingly.
Policy FM15	5 respondents felt that it was important to support local businesses and that competition should be encouraged; new restrictions may stop new businesses.	Residents	Policy FM15 amended to clarify.
Policy FM16	Policy 7 of the LPP1 suggests that three or more bedroom properties should form the majority of open market housing types within any scheme. Justification for new open market housing to predominantly be of 1, 2 and some 3 bedroom properties will need to be proven by way of local circumstances and through viability.	Pennyfarthing homes	The Housing Needs Assessment provides this justification and Project 5. Local Housing Needs Assessment Review states that the Parish Council, working with local volunteers and the Local Planning Authority, will review and update the Housing Need Assessment over the Plan period. Viability is a recognised issue, and the policy wording provides some flexibility now that Policy FM16 has been amended to use “should”.
Policy FM16 8.2 p.45	Why has a local target of 30-35 homes (we think we have seen a lower figure than this in an earlier version of the Plan) over a 15-year period to 2031 morphed into ~50 homes ... probably over a 2-year period?	Resident	The figure of 50 homes is not used in the Plan. The updated Plan sets the overall scale of development at 30 to 35 homes up to 2031.
Section 9 FM17	If it is intended that site 20 should be developed before / in preference to sites 1, 24, or 22, this does not appear to be supported by policies	CCWWD AONB	It is hoped that Site 20 will be developed before Site 22, but consideration has been given to access arrangements if this is not the case. Sites 24 & 1 as potential rural exception sites are to be deleted.
Policy FM17	In the draft plan’s current form the plan appears to provide allocations for up to 50 dwellings and retains scope for further provision within the settlement boundary and through the re-use of	NDDC	Policy FM17 has been modified to say “This Plan makes provision for 30 to 35 new homes...”. Modifications are also made to site allocations policies to reduce the total possible

Section	Main issues raised	Respondent/s	Response
	existing buildings. It may be appropriate to identify a maximum figure for the Plan-Period addressing the environmental constraints identified.		number. Although Policy FM20 would allow up to 10, the actual amount delivered will depend on evidence of local need for the housing types specified. Similarly, Policy FM19 may be lower than the maximum number due to heritage or other considerations. As such although in theory the site allocations could deliver up to 40 it is more likely that they will deliver 30 – 35 dwellings, a minor deviation is not considered significant, provided that the detailed designs are acceptable in light of the environmental constraints.
Policy FM17	The Local Plan review and changes in local housing needs may require Fontmell Magna to take additional growth - change to 'at least'40 dwellings. Also consider allowing adjusting the policy to allow demonstrably sustainable development adjacent to the settlement boundary to be supported, as long as this was to accord with other policies in the development plan.	Gladman	An open-ended maximum would not be appropriate in what is an environmentally sensitive location. Allowing further unplanned development adjoining the settlement boundary would not be in conformity with the Local Plan or the core NPPF principle of recognising the intrinsic character and beauty of the countryside.
Policy FM17	Based on the figures set within the SHLAA 2015 a proportional share of housing need for Fontmell Magna can be calculated based on its established number of households (319) compared with the total number of households within sustainable settlements in the District which are capable of accommodating growth (23302) divided by the housing need figure of 6,216 dwellings.	London and Wessex Limited	The HNA conclusions are based on a wide range of evidence including. As part of this it has taken into account the 2015 SHMA by applying a proportionate uplift to the Local Plan rural target, and was accepted by the Shillingstone NP examiner. The proposed approach by London and Wessex Limited is based on a pro-rata proportion of the strategic need, and would not conform with Strategic Policy 2 which states that "At Stalbridge and all the District's villages, the focus will be on

Section	Main issues raised	Respondent/s	Response
			meeting local (rather than strategic) needs” or Strategic Policy 6 (as it would result in a figure completed unrelated to the 825 dwellings proposed for the countryside including Stalbridge and the villages).
Policy FM17	2 respondents accepted the need for 40 new homes in the village by 2031, but did not think all 40 should be on one site. 1 respondent said that the number of new properties built in Fontmell Magna up to 2031 must not exceed 40.	Resident	Policy FM17 modified to say “This Plan makes provision for 30 to 35 new homes.....”
Policy FM17	There is no evidence to substantiate that the traffic flow along the A350 create problems for persons to cross the road. Also see earlier comments questioning the robustness of the evidence for the visually sensitive area forming the setting of the AONB. There is no justification for a policy approach which seeks to restrict any development east of the A350; this should be removed.	London and Wessex Limited	Paragraph 4.4 strengthened with reference to ‘Sight Lines at Crown Crossroads’ analysis plus “Crossing the A350 relies on agility, hearing and vision, plus the absence of vehicles obscuring vision of traffic coming in both directions at the same time.”
Policy FM18	The site options assessment exercise has highlighted that the level of development if preferred sites are pursued has potential for dramatic transformation in the scale and character of the village that would result in significant harmful impacts on national and locally designated heritage assets. It is a matter of judgement whether that harm is deemed “substantial or “less than substantial”, though it is important to be accurate in the definition of scale and type of impact that may result. It remains unclear that delivering the housing numbers proposed for the sites will fully comply	Historic England	Policy FM19 modified in discussion with the NDDC Conservation Team and Policy FM21 deleted. The SEA has been updated accordingly.

Section	Main issues raised	Respondent/s	Response
	with the contextually evidenced design criteria recommended. We must defer to North Dorset District Council and the Examination process to determine whether the public benefits are sufficient to outweigh the harm to heritage assets, and to scrutinise whether proposed housing numbers can be accommodated in a way which positively reinforces the distinctive character of the area in the way the SEA asserts.		
Section 9 Policy FM19. Land South of Home Farm (Site 20)	This site is particularly open and acts as an attractive rural entrance into Fontmell Magna from the southern approach. Whilst there is a tree belt to the north between existing dwellings, the site is flat and open with a long roadside hedge. It is visible from the Strip Lynchets (Scheduled Ancient Monument) to the east of the site. No listed buildings are directly affected by the proposed development of this site. The proposals for 40 no. dwellings, school drop off facility and car park, whilst offering community benefits (if they are delivered), will due to the scale and traffic management harm the unique rural qualities of the Conservation Area and views from the higher ground in the AONB. The scoring on p.41 of the SEA highlighted the impacts on the historic environment and the constraints of this sensitive site. This should be revisited and the proposed development reduced, or the mitigation greatly enhanced to reduce the substantial harm likely to result.	NDDC Conservation Team	Following further discussions with the Conservation Team, Policy FM19 has reduced the number of dwellings proposed to not exceed 30 dwellings First paragraph of Policy FM19 amended by replacing “accommodate” with “assist” Second paragraph of Policy FM19 amended to read: “The total number of dwellings should not exceed 30 units...” Third paragraph of Policy FM19 amended to read: “...and will be based on a thorough understanding of the character of the Conservation Area and views from the AONB.” Fourth paragraph of Policy FM19 amended by inserting after the first sentence “This should include a substantial landscaped edge along the south-west and south-east boundaries, and a pepper-potting of green landscaped spaces within the site” Penultimate paragraph of Policy FM19 amended to read “Vehicular access will be provided via a new junction off the A350, designed in a manner appropriate to the

Section	Main issues raised	Respondent/s	Response
			<p>Conservation Area and Rural Roads Protocol, and with the aim of reducing traffic speeds of all vehicles travelling in both directions along the A350 to under 30mph.”</p> <p>Supporting text amended to describe how the development of site 20 will incorporate extensive planting and a buffer zone to improve the appearance of the southern entrance to the village.</p>
Policy FM19	<p>Reword requirements for the provision of a car parking area to be based on the school’s specific requirements and be solely for their use (in order to inconsiderate parking to the inconvenience of residents).</p>	Pennyfarthing Homes	<p>Noted – however requiring the provision to be solely for the school use would prohibit possible benefits of shared uses, so it is not considered that this restriction is necessary in planning terms.</p> <p>Seventh paragraph of Policy FM19 amended based on latest evidence of school’s requirements “A parking area for 20 cars for parents of school children to use should be provided in the area close to the site entrance off the A350, with a new footpath link to the School that avoids crossing roads. Provision must also be made in the northern corner of the site closest to the school for coach drop-off and collection.”</p>
Policy FM19	<p>21 respondents agreed with development on site 20 (and, generally, with the need for 40 houses by 2031), but</p> <p>13 thought 30-40 houses on site 20 was too many (but without specifying a maximum)</p> <p>4 thought there should be a maximum of 30</p> <p>1 thought there should be a maximum of 20</p> <p>1 thought a limit of 10-20</p>	Residents	<p>See above changes to Policy FM19 and supporting text.</p>

Section	Main issues raised	Respondent/s	Response
	<p>1 thought a maximum of 10 1 said "far fewer houses"</p> <p>These respondents thought either that development would be better spread over several sites rather than concentrated in one, or that development would be better spread over the period to 2031, or both. However, 1 respondent thought that having new houses/cottages scattered around the village would look very odd and out of place.</p> <p>Only 1 respondent thought that site 20 should be left undeveloped. While they accepted the need to build some houses, they thought the better option would be to build small pockets of houses on sites 1, 22 and 24.</p> <p>Other comments were: To build an estate of houses anywhere in this village has got to be wrong. There should be an open meeting at this stage so we can share our views with others and debate the issues before it is too late;</p> <p>I was amazed with the apparent acceptance of the proposed tarmac and concrete carbuncle of forty houses to be built in an area with a high-water table and poor drainage;</p> <p>Think it is a very detailed and comprehensive plan, but have strong reservations about the proposed development of site 20;</p> <p>NOT a housing estate. This needs to be an extension to the village, not a separate entity;</p> <p>Agree as laid out in plan but not with the changes and concessions dictated by landowner and builder/developer.</p>		

Section	Main issues raised	Respondent/s	Response
FM19 9.18 p.54	Would suggest that the initial sentence be modified to "... will require careful attention in accordance with Policies FM8 and FM11."	Resident	Accepted.
Section 9 Policy FM20	This policy should make clear the criteria for eligibility and demonstrating local need – eg based on the Self-Build Register. Also consider whether this site would still be suitable for residential development in the absence of a self-build need, and if appropriate reflect this in the policy.	NDDC	Policy FM20 amended to allow for self-build or affordable housing. Amend supporting text to reference local needs to be assessed in accordance with the latest Local Housing Needs Assessment or reference to the Local Planning Authority's Self-Build and Affordable Housing Registers
Policy FM20	Why cannot site 22 be considered for affordable housing? Better than introducing more traffic on to West St and building too close to the peaceful setting of Brooklands Wood.	Resident	Policy FM20 amended to allow for self-build or affordable housing.
Policy FM20	The site runs behind a number of listed buildings along West Street, and any development will need to respect their setting, and not harm this character. The cumulative impact with Site 20, is considered to be harmful to the character of the setting of the Conservation Area.	NDDC Conservation Team	Barn Cottage and No 61 do back onto the site, but there is an intervening field and house between that pair and the site, and as such the setting is considered unlikely to be harmed by this allocation (as confirmed by the KMHG report). The same applies to vehicular access off West Street, if required. Such access already exists and traffic volumes are unlikely to change significantly. Reference to onward road link (in advantages) deleted – to reference only footpath potential.
Section 9 Policy FM21	If the policy is to be retained it is suggested that it explicitly sets out that the effect of the policy is not to allocate the sites and this should also be reflected in any mapping. It is not considered reasonable to expect applicants to justify why	NDDC	Noted – however the size and location of the rural exception site will depend on the level of unmet need, and is unlikely to require the full extent shown. Given that this need can be met through the existing Local Plan policy it is considered that the policy can be deleted,

Section	Main issues raised	Respondent/s	Response
	sites outside of their control are not being taken forward.		although reference to the potential of both sites being explored in the future can be retained in the text. Policy FM21 deleted.
Policy FM21	Residents said that: There are no direct access routes from the main road for these sites 1 and 24; This should be integrated into new development and not separate; should be integrated into smaller sites. Limited development on sites 1 & 24 to prevent too much traffic increase on West St. There are <u>enough</u> proposed housing development so additional "standby" plots of land should be avoided. Max 10 houses, spread the impact.	Residents	See above Policy FM21 deleted.
Policy FM21	Considers that although Site 1 lies within the Conservation Area, its development will not impact on the setting of listed buildings, and would cause less than substantial harm to the character and appearance of the Conservation Area. However Site 24 is relatively open from all aspects, so development will fundamentally change the character and appearance of the rural fields, potentially harming the setting of the listed buildings on West Street, and the character of the Conservation Area	NDDC Conservation Team	See above. Amend final bullet of disadvantages to "...and rural character of Conservation Area"
Policy FM21	Site 1 is located immediately adjoining the sewage treatment works and is a site proposed for allocation for housing. There is no evidence at this stage to suggest that any development on this land would be acceptable	London and Wessex Limited	See above Policy FM21 deleted.
Policy FM21	Site 24 partly overlaps with the pattern of open spaces identified on Map 7	London and Wessex Limited	See above Policy FM21 deleted.

Section	Main issues raised	Respondent/s	Response
SEA	<p>Table 8 (p22) sets out a Summary Assessment of the Site Options. It asserts that there will be “neutral impact” on Cultural Heritage arising from the allocation of sites 1 & 22; it is not clear how this is informed by the Heritage Assessment. Sites 20 & 24 will have “adverse impact”.</p> <p>In the Summary Assessment of the Plan’s site allocation policies on pp23 &24 it concludes that the proposals will not cause substantial harm and should strengthen the underlying character of the village. Table 10 showing the Cumulative Impacts now asserts that the impact on Cultural Heritage from allocating site 20 will be positive overall whereas that from sites 22, 1 & 24 will be neutral. Given previous evidence referred to this presumably regards the potential for positive design to be sufficient to overcome the harm caused by the site allocations themselves, as might be inferred from para 11.1 (p25). We strongly dispute the basis and appropriateness of this conclusion.</p>	Historic England NDDC	<p>Table 8 is brought forward from the options stage assessment (see Appx 3). Para 9.10 explains that this assessment was informed with input from the NDDC Conservation team. Unlike Table 8 (which was based on an assessment with no policies in place to specifically secure effective mitigation), Table 9 includes an assessment of the site-specific policies including mitigation measures to address the potential harm identified. In relation to heritage matters, 9.16 explains that this stage of the assessment was based on a report by Kevin Morris Heritage Planning (a former NDDC Conservation Manager) who had been provided with the draft policies. The report was published during the consultation as part of the supporting evidence base. This is based on the updated assessment as supplied by Kevin Morris Heritage Planning, a qualified heritage expert. However further concerns raised by the NDDC Conservation team have led to additional revisions being considered in relation to site 20’s allocation. This is explained in the revised assessments.</p>
SEA	<p>It is important that the submission plan sets out how the SEA process has informed the choices being made in the plan as set out in national guidance.</p>	NDDC	<p>There is no requirement in national guidance for the SEA process to be explicitly noted in the Neighbourhood Plan. This a required in the post-adoption statement – however information to inform this can be provided as an addition at this stage SEA mentioned in Foreword and Executive Summary.</p>

Section	Main issues raised	Respondent/s	Response
SEA	The assessment of reasonable options does not appear to have fully explored the options of the Plan allocating different amounts of land in relation to the housing need identified for example a no-development scenario or meeting a figure of 30 or 40 dwellings, and the scale of development in the plan as proposed.	NDDC	One of the Plan's objectives is to promote a range of mixed housing development appropriate to local needs over the period to 2031. As such a no-development scenario would not be considered a reasonable option. The submission draft has reduced the number of dwellings on site 20 and deleted Policy FM21, reducing the level of proposed development to more closely align with the projected need.

Appendix 1 – Articles in the Monthly Parish Newsletter, The Gossip Tree

Regular articles appeared in the monthly parish newsletter, The Gossip Tree. This is hand delivered or emailed to every household in the parish. The Gossip Tree includes a summary of each Parish Council meeting (held every two months) including notes about discussions and progress on the Neighbourhood Plan at each meeting after March 2015.

As well as these regular updates, The Gossip Tree included specific articles on the Neighbourhood Plan on the following months:

February 2015 – article from resident urging the Parish Council to go ahead with a Neighbourhood Plan as soon as possible.

July 2015 – notice of open meeting on 7th July in The Fontmell Pub.

September 2015 – summary of discussions at open meeting and asking for volunteers.

November 2015 – appealing for more volunteers.

January 2016 – ‘warning’ of questionnaire.

February 2016 – short update.

March 2016 - update on progress and purpose of Neighbourhood Plan.

April 2016 – finalising the questionnaire.

May 2016 – notice of meeting on local green spaces and issue of questionnaire

May 2016 – employment & the Neighbourhood Plan

June 2016 – reminder to complete questionnaire and closing date (28th May). Also Call for Sites (closes 24th June) and notice of Parish Council’s application to designate the whole of the parish as the Neighbourhood Area.

July 2016 – initial findings of the two questionnaires & notice of information/communication event for landowners in school hall on 12th July 2016.

October 2016 – insert included with summary of what the Working Group achieved in its first year.

February 2017 – notice of Options Consultation on 18th March 2017.

March 2017 – reminder of Options Consultation.

April 2017 – gauging interest in scouting/guiding movement.

May 2017 – consultation on business and employment growth, transport and infrastructure etc. on 5th May in Village Tearooms.

May 2017 – initial feedback from Options Consultation.

September 2017 – Draft Neighbourhood Plan given to the Parish Council.

October 2017 – Parish Council approved draft Plan for pre-submission consultation on 2nd October to 20th November; two open meetings in village Hall on 1st and 4th November.

November 2017 – full details of pre-submission consultation and completion of questionnaire

January 2018 – initial feedback from pre-submission consultation

Appendix 14 – Evidence of Consultation Activities

Options Consultation

Fontmell Magna Neighbourhood Plan OPTIONS CONSULTATION

Name & Address (or confirm you are a local resident – if not a resident, please state your interest and contact details)

Please tick Y/N as appropriate

- First a General Question**
Have we got the Vision and Objectives broadly right?
If NO, what should be changed?

Y	N
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- 1 Questions on Local Green Spaces**
1.1 The assessments for all the sites are available to view – are you satisfied with the detailed way we have carried out the assessments?

--	--
- 1.2 Are you happy for the proposed Local Green Spaces (listed in the documents) to be submitted to North Dorset District Council?

--	--
- 2 Local Green Spaces**
2.1 Are you in favour of maintaining our existing village pattern of open spaces between developments?

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- 2.2 Are you in favour of infilling the green spaces to create a denser village pattern?

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- 3 Questions on Wildlife Corridors**
3.1 Do you support the proposals we have made?

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- 3.2 Have we missed any other potential wildlife corridors which should be considered? If YES, please briefly note them below.

--	--
- 4 Question on Footpaths**
4.1 Are you in favour of a new footpath from the permissive path by Fontmell Brook to Elbury View if the necessary permissions can be obtained?

--	--
- 4.2 Are you in favour of a new footpath by Collyer's Brook from Middle Mill dam to Springhead if the necessary permissions can be obtained?

--	--
- 4.3 Would you use these paths?

--	--
- 4.4 Would you be prepared to help create them (eg. fencing, laying chippings etc.)?

--	--
- 4.5 Regarding the White Hart Link, would you be in favour of a route bringing walkers closer to the village core?

--	--
- 5 Question on the Historic Environment**
5.1 Are you content for a Conservation Area Appraisal to be carried out within our own resources (and therefore at minimal cost)?

--	--
- 6 Questions on housing and potential sites**
6.1 Do you agree with the housing policies?
If NO, what have we missed or got wrong?

--	--
- 6.2 Do you consider any of the four preferred sites would be wholly unsuitable for development?
If YES, which of the four do you think should not be considered, and why?

--	--
- 6.2 Do you consider that the Neighbourhood Plan group was wrong to discard any of the housing option sites?
If YES, which ones should be reconsidered and why?

--	--

Fontmell Magna Neighbourhood Plan Options Consultation on Infrastructure May 2017

This consultation for the Neighbourhood Plan looks at future social infrastructure, health, transport, energy saving, communication and business and employment in the parish. It is available on line at www.fontmellmagnapc.co.uk.

Paper responses can be left in the shop with grateful thanks to Rick and Jan Attfield.
All completed questionnaires should be returned by Friday 19th May 2017

We welcome your comments on the following or on any aspect of infrastructure that we have missed.

Community Infrastructure Under the 'community right to bid' parish councils can designate facilities as 'assets of community value' included in a register held by North Dorset District Council. This is a means of protecting the most valued and essential parish facilities from change of use after a breakdown. The facility must have a reasonable chance of continuing to be run by the parish, to justify designation.

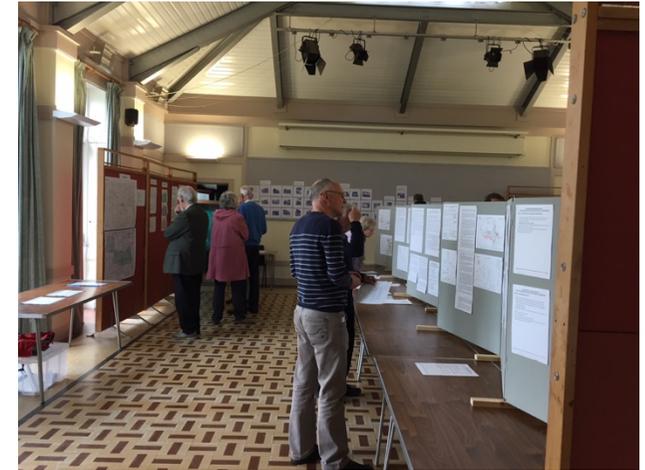
Q.1 Please tick which of these you consider to be a **priority for the parish**:

- Local education for primary school aged children.....
- After school provision offered by St Andrews C of E Primary School.....
- Preschool provision by Under Fives and by the Toddler Group.....
- Shopping facilities at the Village Stores.....
- Village Café integral to the stores
- The Fontmell Pub.....
- Fontmell Surgery run by Blackmore Vale Partnership.....
- The private health clinic based at the surgery
- Sports facilities adjacent to the Village Hall.....
- Village playground adjacent to the Village Hall.....
- Church Services at St Andrews Church.....

Q.2 Are there any facilities or amenities listed in the FMNP literature or otherwise that you would like included?

Youth Organisations Although there appear to be a relatively small number of children and teenagers living in the parish currently this will probably change with the addition of new and affordable homes.
Please circle Y or N where appropriate.

- Q.3** Are you:
- | | | |
|--|---|---|
| looking for additional activities for young people? | Y | N |
| willing to facilitate this by helping to run a youth club? | Y | N |
| willing to be involved in scouting, guiding or similar? | Y | N |
| able to offer any other social opportunity for young people? | Y | N |



Pre-submission Consultation

Fontmell Magna Neighbourhood Plan

Public Consultation on Draft Neighbourhood Plan



The Draft Plan is now available to all Parish Residents for your review and comments: from 2nd October to 20th November 2017.

Copies are available for reference at the Village Shop, the Surgery, the School Office and The Fontmell pub; and also online via the Parish Website at: www.fontmellmagnapc.co.uk/FontmellMagna-PC/neighbourhood_plan-9778.aspx

Please give us your feedback on the Plan by completing a Consultation Questionnaire.



Fontmell Magna Neighbourhood Plan Questionnaire

Pre-Submission Consultation: 2nd October – 20th November 2017

The draft Neighbourhood Plan has been produced by volunteers in the Working Group and is based on extensive consultation with parish residents on their needs and aspirations. This pre-submission consultation acts as a final check before the draft and associated documents are submitted to the Local Council and then put forward for approval by parish residents in a referendum next year. Once the Plan is adopted, planning applications will have to take account of the policies in the Neighbourhood Plan.

Name	
Address	
Email (optional)	

Please note that we will not accept anonymous responses; comments may be made public, but not your personal details.

Do you agree with the contents of Section 1 of the Plan, and to the policies listed in Sections 2-9 of the Plan?

- | | Yes | No |
|---|--------------------------|--------------------------|
| 1. Introduction, Vision and Objectives | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. The Rural Character of the Parish | | |
| Policy FM 1. Local Green Spaces | <input type="checkbox"/> | <input type="checkbox"/> |
| Policy FM 2. Local Wildlife Corridors and Protected Species | <input type="checkbox"/> | <input type="checkbox"/> |
| Policy FM 3. Important Views | <input type="checkbox"/> | <input type="checkbox"/> |
| Policy FM 4. The Setting of the AONB | <input type="checkbox"/> | <input type="checkbox"/> |
| Policy FM 5. Local Landscape Features | <input type="checkbox"/> | <input type="checkbox"/> |
| Policy FM 6. Dark Skies | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. The Built Character and Historic Environment | | |
| Policy FM 7. The Conservation Area and Locally Important Features | <input type="checkbox"/> | <input type="checkbox"/> |
| Policy FM 8. Development Layout | <input type="checkbox"/> | <input type="checkbox"/> |
| Policy FM 9. Building Design | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Getting Around – Roads, Buses, Walking and Cycling | | |
| Policy FM 10. Creating Safer Roads and Pedestrian Routes | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Flood Risk, Drainage and Sewage Treatment | | |
| Policy FM 11. Sustainable Drainage | <input type="checkbox"/> | <input type="checkbox"/> |
| Policy FM 12. Development impacting on the sewage treatment works | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Community Facilities | | |
| Policy FM 13. Important Community Facilities | <input type="checkbox"/> | <input type="checkbox"/> |

