

Upper Marshwood Vale Neighbourhood Plan

CONSULTATION STATEMENT JULY 2019

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Introduction

The Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 under Section 5(2). A Consultation Statement:

1. Contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
2. Explains how they were consulted;
3. Summarises the main issues and concerns raised by the persons consulted; and
4. Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

This Consultation Statement summarises all the statutory and non-statutory consultation that has been undertaken with the community and other relevant statutory bodies and stakeholders in developing the

Upper Marshwood Vale (UMV) Neighbourhood Plan (NP). It describes how concerns have been addressed and what changes have been made to the final Plan as a result of the pre-submission consultation.

Starting out and General Communication

Preliminary NP meetings were held in 2014 resulting, on the 23rd of October, in the formation of NP steering group whose membership comprised, the local district councillor, two parish councillors, the parish clerk and two Marshwood residents who had previously been involved in the creation of the Marshwood Community Land trust and a successful initiative to bring superfast broadband to the area: present membership of the steering group is at

<http://uppermarshwoodvale.org/home/neighbourhood-plan/whos-who-in-np/>

There was some initial discussion of coordinating NP activity with adjacent parishes but eventually it was decided to set the NP boundary as the four parishes of the Upper Marshwood Vale (Marshwood, Bettiscombe, Pilsdon and Stoke Abbott): an application was made by the Parish Council and approved by West Dorset District Council in August 2015.

The NP website was established mid-2016, - <http://uppermarshwoodvale.org/home/neighbourhood-plan/> - and updated as and when events were organised or important information needed to be sent out.

Beneath The Vale (BTV) magazine, a quarterly publication delivered free to all households in the four UMV parishes. Issues of the magazine are also available online (as a separate webpage on the NP website <http://uppermarshwoodvale.org/home/beneath-the-vale/>). Regular magazine articles kept residents informed of progress and an example of a double-page spread is contained in **Appendix 2**

Early consultation events (2016)

Drop-in events for the community were held in various locations across the parishes in early 2016.

The BTV magazine was used to launch the NP and to announce initial consultations as follows:

- ⇒ 26th/27th February @ Blackdown Village Hall = 40 people came
- ⇒ 4 March a presentation to Marshwood school children, leading to a school project - see <http://uppermarshwoodvale.org/home/neighbourhood-plan/marshwood-primary-school/>
- ⇒ 12 May @ Stoke Abbot village hall = 18 people attended
- ⇒ 29 June @ Bettiscombe village hall – 1 person attended

Key issues raised focused particularly around 'community' themes, but also included housing and protecting the wider environment. The most commonly cited issues being:

- Improvements to the church in Marshwood are needed to allow wider community use
- A sewage treatment works is needed in Marshwood
- A playground is needed (in Marshwood and Stoke Abbott)
- A community shop is needed in Stoke Abbott
- More housing is needed for rural workers and young people (local) – possibly though the release of agricultural occupancy conditions
- A safe walking route to school is needed (in Marshwood)
- A car park is needed in Stoke Abbott to reduce problems caused by on-street parking
- Better mobile phone coverage is needed across the whole area

- The AONB and Conservation Areas character should be protected

In general the retention of community facilities were supported – such as:

- the Bottle Inn in Marshwood
- the New Inn in Stoke Abbott
- The Shave Cross Inn
- the Community Shop and Post Office in Marshwood
- the Primary School in Marshwood
- the garage in Marshwood
- the Millennium Wood in Stoke Abbott
- the village hall in Stoke Abbott
- the village hall in Bettiscombe
- the churches in all four parishes (Bettiscombe, Marshwood, Pilsdon and Stoke Abbott)

Household Questionnaire (December 2016)

Just prior to Christmas 2016 each household within the Upper Marshwood Vale Group Parish (Marshwood, Stoke Abbott, Bettiscombe and Pilsdon) was provided with a questionnaire (posted together with the BTV magazine #22) and invited to complete and return them by the end of January 2017. Background information on the Neighbourhood Plan process was also provided on the www.uppermarshwoodvale.org web-site.

300 questionnaires were distributed by post, plus a further 100 to additional addresses within the parish boundary but with no corresponding names on the electoral register (some of these may be second homes or holiday lets) and a few others just beyond the parish boundary but adjacent to our main communities. By mid-February 101 replies had been received, a response rate of 34% of the 300 on the electoral register (or 25% of the 400 total). A high proportion (over 40%) had lived in the area for more than 30 years.

A report was compiled setting out all of the questionnaire results including comments. This was also uploaded onto the website <http://uppermarshwoodvale.org/wp-content/uploads/2017/06/Questionnaire-results-PDF-landscape.pdf>

The first question on the survey asked about what makes the Upper Marshwood Vale special in terms of its natural environment. Answers focused on its distinctive landscape, views and scenery (agreed by almost all), together with its tranquillity, its dark skies, and its woodland, banks and hedgerows. Most people agreed that such elements should be protected, and that tree planting should be encouraged in new development and as screening for large-scale agricultural and similar buildings.

There was general agreement that guidelines on the design, size and location of new buildings would be appropriate to preserve the local character of buildings and settlements

There was general support to see some more housing over the plan period (compared to the 8 homes built in recent years), for a range of housing types including open market homes, shared ownership, self-build and affordable rents, with particular support for:

- removal of 'tied' status where a property is no longer part of a 'working farm'
- barn conversions
- sub-division of larger dwellings or farm buildings into several smaller homes

- converting outbuildings to provide annexes
- some new-build housing - semi-detached and 2 and 3 bedroom homes were generally more popular than other home types.

The responses indicated that slightly more people work locally (within 10 miles of home) than travel further afield, with many working from home. There was little obvious interest in a shared office facility. Use of the internet was considered to be important for local businesses, particularly working from home. There was support for converting barns to workspace, and tourist facilities such as pubs / restaurants / cafes and small hotels / B&Bs.

Most people use their car to get about on a daily basis. Although reduced speed and better footpaths could encourage some people to walk more often this would be unlikely to make much difference to most people's habits. Most people would support more passing places to make roads safer. There was no overall agreement on whether there is too much unnecessary road signs and clutter.

In terms of community facilities, the community shop / farm shop and post office, healthcare facilities and community halls were all general supported. There was general support for a new village / community shop or farm shop (suggested in the earlier consultation) and reasonable support for the provision of allotments and other amenity space (particularly woodland). The need to improve mobile phone coverage was also supported, with more people in favour of a mast (if required) than not.

In terms of renewable energy solutions, most people favoured roof-mounted solar panels and hydro-power, with very few supporting solar farms or large scale (25m or higher) wind turbines. Although the option of biomass was not specifically given as a form of renewable energy, it had reasonable support as a possible community initiative project.

The findings were presented at two public meetings, the first meeting at Marshwood church on 6 May 2017 (15 attended) and the second at Stoke Abbott village hall on 3 June 2017 (12 attended). A proposed 'vision and goals' for the plan was also presented at those meetings and subsequently published online <http://uppermarshwoodvale.org/wp-content/uploads/2017/06/NP-Vision-and-Goals-landscape.pdf>.

These events were advertised in the BTV magazine (issue #23), with an accompanying article, and also posted on the NP website. At both of these meetings there was strong public support to continue the NP steering committee's work towards producing a Neighbourhood Plan.

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Below: photos of the two feedback events at Marshwood and Stoke Abbott



Call For Sites (January 2018)

Having established the need and possible support for development, a ‘call for sites’ was issued in January 2018. This asked landowners in the Upper Marshwood Vale parishes, of Marshwood, Bettiscombe, Pilsdon and Stoke Abbott, willing to offer land to contribute to sustaining our community over the next 20 years, to contact us as and provide information on their sites and aspirations. A standard form was provided for completion.

The call-for-sites was advertised via the BTV magazine (issue #26), the NP website and via adverts in the local press – The Bridport News and The Marshwood Vale Magazine.

Four sites were submitted in relation to the initial call for sites. A further 3 late submissions were accepted and assessed.

Options Consultation (July 2018)

Having undertaken site assessments and additional related work on matters likely to be included in the Neighbourhood Plan, including a Housing Need Assessment, Business Plan for the area and a Policies Statement, an Options consultation commenced in July 2018.

Drop-in events for the community were held as below and the BTV magazine (issue # 28) and NP website used to announce these:

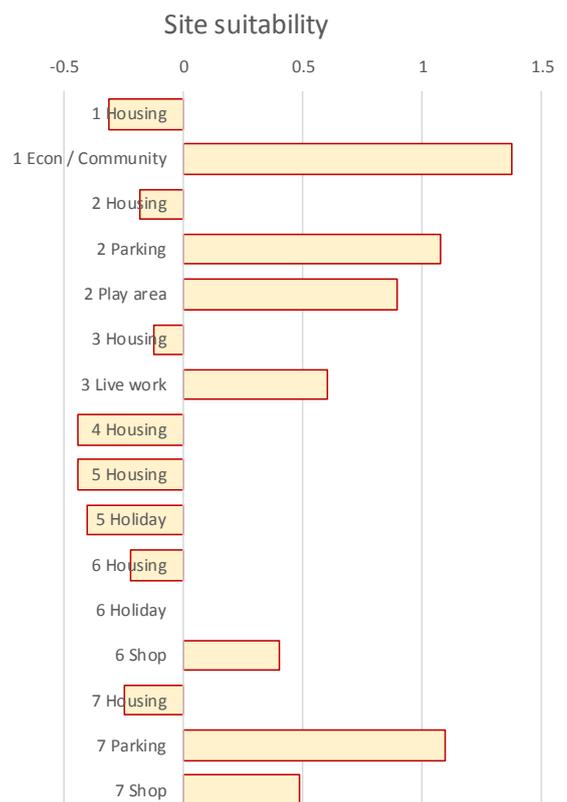
- ⇒ 21st of July @ Bettiscombe village hall = 11 people came
- ⇒ 22nd of July @ Stoke Abbott village hall = 9 people attended

There were few initial returns but, via a second local distribution, 50 returns were obtained, mostly from residents of Marshwood and Bettiscombe with very few from Stoke Abbott.

The seven sites offered are listed below with their proposed use and what was supported through the consultation process.

Site description	Proposed uses	Weighted score*
1 The Dungeon	Housing	-0.31
	Shop	1.38
2 Adj. Gramarye Lodge	Housing	-0.18
	Parking	1.08
	playground	0.89
3 Three Counties,	Housing	-0.13
	live-work	0.60
4 Adj. Penn View	housing	-0.44
5 East of Bottle Inn	Housing	-0.44
	holiday use	-0.41
6 Adj. Bottle Inn car park	Housing	-0.22
	holiday use	0.00
	Shop	0.40
7 Opposite school	Housing	-0.25
	Parking	1.10
	Shop	0.48

* -2 (highly unsuitable) to +2 (highly suitable)



The main findings can be summarised as:

- The most needed development is to replace the village shop. Three sites could have provided such a service but two have been excluded from the plan (through lack of support for housing) leaving only the Dungeon site as a possibility, this subject to agreement with the owner on details.
- A widely supported project was the provision of extra parking at the school sites included a plan to rationalise short-term parking and to offer traffic circulation. Neither of the school sites is possible however unless housing is supported too.
- Apart from live/work on one site there was no clear support for housing on any site.

There was also good support for protecting a variety of green spaces and local features across the parish area, and also clear that some features (such as the milk stands) were little known.

	Average score*	n/k
Spring	1.4	4
Horsehill	1	7
Millenium wood	1.4	2
View Waddon Hill	1.3	5
Pilsdon Pen	1.5	3
Waterhouse	1.3	5
Valehouse	1.5	6
Bettiscombe Hall	1.2	7
Marshwood Manor	1	8
Tel Cottage	0.6	17

	Average score*	n/k
Sampsons	0.5	19
Waywards	0.4	19
Dungeon	0	14
Old Sports Field	0.3	19
Bottle Lane	1.4	3
Milk Stand NL	0.5	19
Milk Stand TF	0.4	17
Bottle Inn	1.8	2
Shaves Cross	1.9	0
New Inn	1.9	0

** 2 = very important, 1 = reasonably important, 0 = not sure, -1 = not important

A long-term project for a communal sewage treatment plant for Marshwood did not receive support with a perceived lack of benefit for those who do not live in the centre of Marshwood. There was general support for policy ideas.

Policy idea	Site Allocations	Dwelling Types	Re-use	Home-working	Workshops	Farm diversification	Community Facilities	Local Features	Env Improvements	Light Pollution
“About right”	47%	61%	58%	65%	62%	60%	80%	87%	74%	79%
“OK with changes”	41%	25%	26%	27%	26%	35%	20%	10%	21%	13%
“Totally wrong”	12%	14%	16%	8%	13%	5%	0%	3%	5%	8%

A subsequent public meeting (advertised via issue #29 of the BTV magazine and the web-site) was held on the 17th of November at Marshwood church (20 attended) and comprised a discussion on the possibility of establishing parking for the school and church on the Colmer site and a possible new shop, the previous one having been closed mid-2018. There was general support from those attending to allow housing on the Colmer site if that would result in a car park and a site for a new shop. The meeting also identified volunteers to set up a shop steering committee, this eventually becoming a sub-committee of the existing Marshwood Community Land Trust (CLT).

Pre-Submission Draft Plan consultation (May 2019)

A 6-week public consultation on our draft Neighbourhood Plan ran from Tuesday 7 May to Tuesday 18 June 2019. Public consultation events (advertised via issue #31 of the BTV magazine and the website) were held during this consultation period at Marshwood church on Saturday 18 May (14 attended) and at Stoke Abbott village hall on Sunday 19 May (2 attended). The Neighbourhood Plan Group also made a NP presentation at the parish council meeting of 16 May.

The draft Neighbourhood Plan and associated documents were made available on website and printed copies were available at the two public consultation events and at the parish council meeting and, from 7 May, at the Bottle Inn, school and garage in Marshwood and at the New Inn in Stoke Abbott. The following consultees were directly contacted via email:

Organisation	Response	Details
Dorset Council (ex WDDC)	18/06/2019	see table
Dorset Council (ex DCC)	17/06/2019	see table
Devon County Council	No response	
East Devon District Council	No response	
Environment Agency	13/06/2019	see table
Natural England	17/06/2019	see table
Historic England	12/05/2019	see table
Dorset AONB	31/05/2019	see table
South West Water	07/05/2019	confirmed receipt
Wessex Water	13/05/2019	confirmed receipt
Scottish and Southern Energy	No response	

Organisation	Response	Details
Mobile Operators Association	No response	
Southern Gas Network	No response	
Thorncombe Parish Council	No response	
Broadwindsor Area Group Parish Council	No response	
Beaminster Town Council	No response	
Netherbury Parish Council	auto-response	confirmed receipt
Symondsburry Parish Council	No response	
Char Valley Group Parish Council	No response	
Hawkchurch Parish Council	No response	
National Trust	No response	
Woodland Trust	auto-response	confirmed receipt

Responses could be sent by e-mail, (to np@uppermarshwoodvale.org), by post (to The NP Steering Committee, c/o The Old Rectory, Marshwood, DT6 5QJ), collected at the public consultation events or left at the garage, school or Bottle Inn in Marshwood or at the New Inn in Stoke Abbott: all forms to be received by no later than 18 June.

In addition to the responses received from the statutory consultees, a further 60 responses were received from local residents and those with an interest in the Neighbourhood Plan area: 44 from Marshwood and Bettiscombe, 8 from Stoke Abbott and Pilsden, with the remainder either not saying or from outside the area. 56 completed the available response form, with the remainder received as web-site comments. As well as capturing comments on the plan and accompanying evidence base, the response form also sought to check the general support for each of the policies and the plan overall. Most of the policies had at least 80%

support, the one exception being Policy UMV4 (The Colmer Stud Farm site, Marshwood) which had 73% in support and 16% objecting, with the remainder commenting. Overall, 71% said that they supported the plan as drafted, and a further 20% supported the plan subject to some minor changes.

Policy	UMV1	UMV2	UMV3	UMV4	UMV5	UMV6	UMV7
Support	94.6%	92.9%	91.1%	72.7%	83.6%	85.7%	90.9%
Object	1.8%	3.6%	3.6%	10.9%	10.9%	7.1%	1.8%
Comment only	3.6%	3.6%	5.4%	16.4%	5.5%	7.1%	7.3%

and finally...

Overall	%
Support	70.9%
Support subject to minor changes	20.0%
Do not Support	9.1%

The following table includes the main issues raised as relevant to the plan and its policies. More detailed comments are contained in Appendix 3.

Main Issues Raised

Section	Policy	Ref	Details	Response and Suggested Actions
Overall	All	Environment Agency, Historic England, Natural England	No specific comments to make, but generally support and SEA conclusions	Support noted No changes necessary
Policies Map	All	Dorset AONB Partnership, Dorset Council (Planning Policy)	Recommend that the maps within the Plan are amended, so as to more clear (eg showing the area within the AONB more clearly, making the location of the community facilities much clearer...)	Dorset Council have offered to work with the neighbourhood plan group to improve the clarity of the maps prior to the plan being submitted for examination Accept assistance to improve the mapping prior to referendum – additional large-scale maps to be provided for the examination
1.1 – 1.2 and 3.10 – 3.18	n/a	Dorset Council (Planning Policy)	Consider including a little more context in paragraph 1.1 e.g. Marshwood in the west, Stoke Abbot in the east, Pilsdon Pen hill fort in the north and Shave Cross in the south. It may also be useful to state the adjacent local authority boundaries in paragraph 1.1 as well as the county border and include additional outcomes from the parish plan in the introduction.	Having reviewed the information it is considered that it provides a reasonable level of detail without making the Plan too wordy. No changes necessary
1.8	n/a	Dorset Council (Planning Policy)	In relation to settlements without a development boundary, growth should be to meet local needs only, to fully accord with the Local Plan policy SUS2.	Noted Amend last sentence of paragraph 1.8 to say “...to help deliver some growth to meet local needs”

Section	Policy	Ref	Details	Response and Suggested Actions
1.8	n/a	Dorset Council (Planning Policy)	It may be useful to mention why you haven't included any policies on meeting the needs of the ageing population such as age appropriate housing.	The recently built Bramblehay (the eight new affordable homes at Marshwood) does include wheelchair accessible homes. The sites allocated through the plan do not lend themselves to housing for people who may be less mobile and have higher healthcare needs, but have been limited in size to be more suited to down-sizing households. No changes necessary
2	[new]	Dorset Council (Natural Environment Team)	Recommend that the plan includes a biodiversity policy, based on the Key Objectives for biodiversity identified in the table in section 3 of the SEA and on section 5.2 of the SEA	A similar policy was included in the recently examined Broadwindsor Neighbourhood Plan, and could be mirrored here. Add new policy and supporting text following UMV2 on Local Wildlife Areas. This should include information on protected species and important habitats within the area and require a Biodiversity Mitigation and Enhancement Plan in line with the Dorset Biodiversity Protocol guidelines.
2.1 – 2.2	UMV1	#1 (Marshwood - comment) #14 (Marshwood - support)	To retain facilities, such as a village shop, depends on there being sufficient people in the area willing to support them, both in terms of customers and volunteers	This is reflected in the supporting text and the policy uses the words “where possible” to reflect that there may be circumstances where their retention is not possible due to a lack of local need or viability issues No changes necessary
2.3	n/a	Dorset Council (Planning Policy)	As there are no local green spaces to protect through this designation this paragraph is not needed	This is considered useful context to explain why we haven't made any LGS designations (which is something many neighbourhood plans do). No changes necessary
2.3 – 2.4	n/a	Dorset Council (Planning Policy)	This section needs further clarification on what improvements to the public rights of way would be supported, as what constitutes an improvement to a public right of way may drastically differ from one	Agreed – the type of improvements welcomed would be the reopening of previous public rights of way that have become blocked, the creation of new links to create a more usable network, and the upgrading of

Section	Policy	Ref	Details	Response and Suggested Actions
			person to another. For example creating a hard surfaced pathway maybe an improvement to one person however another user may not consider this an improvement.	stiles to gates to make the rights of way network more accessible Amend supporting text in 2.4 to describe the above as the type of improvements sought.
2.4	UMV2	#56 (Pilsden- object)	Pilsdon Pen and Lamberts Castle are showing signs of excessive public access.	This is reflected in the supporting text which states that improving public access to these sites will need to be balanced with the need to manage their historic and wildlife interests No changes necessary
2.5 – 2.6	UMV3	Dorset Council (Planning Policy)	Worth mention the setting of the AONB is also afforded protection as part of the AONB designation – Policy C1 of the AONB management plan (page 90) (and exclude ‘should be treated with similar respect’).	Noted – the supporting text could be clarified with regard to the area outside of the AONB and the importance of its setting – having regard to case law as established in Stroud District Council v SoSCLG [2015] EWHC 488 (Admin). However the phrase ‘should be treated with similar respect’ is considered appropriate with these clarifications. Revise supporting text to clarify that the protected status of the Dorset AONB, and the impact development would have on its natural beauty, will need to be considered in planning decisions, and that the small part of Marshwood parish (around Lamberts Castle and including the fields to the north up to the far side of the Bottle Inn), although not in the AONB, does form part of its setting (particularly those parts which can be seen in views from the AONB), and should be treated with similar respect.
2.5 – 2.6	UMV3	Dorset Council (Planning Policy)	Give greater emphasis on enhancing the key features listed as well as removing existing features that negatively impact on the landscape.	Agreed Add the following wording to the last section of the policy “Development proposals that remove features that are detrimental to local landscape character such as intrusive large pylons, large-scale modern

Section	Policy	Ref	Details	Response and Suggested Actions
				agricultural buildings as well as enhancing any of the above key features will be supported”
2.5 – 2.6	UMV3	#54 (Marshwood - comment)	No mention of protecting views	Agree that views are important as reflected in the AONB Management Plan. Views are mentioned in the environment and design objective but could be more explicitly covered in the Plan Amend supporting text in Section 2 to explain the importance of views and add the following to Policy UMV3 (based on a similar policy used in the Holwell Plan): “The design and layout of development should minimise adverse impacts on views from public rights of way over open countryside and preserve and enhance such views where possible.”
2.5 – 2.6	UMV3	#56 (Pilsden- object)	This could be used against modern agriculture making it unviable.	This policy only applies where planning permission may be needed, and reflects the importance given to the AONB designation of the area. It is not intended to prohibit any change, but ensure that where change is planned that the impact on landscape character is duly considered. No changes necessary
3.1 – 3.5	n/a	Dorset Council (Planning Policy)	Right-hand box - it may be better to include other modes of transport as well including by bike and on horseback in this section to be more inclusive rather than just those on foot. The aim would be to reduce trips by private car.	The wording used better reflects the assessment basis for site allocations contained in the SEA No changes necessary
3.2	n/a	Dorset Council (Planning Policy)	The 2015 Local Plan does specify how many homes may be needed	Agreed Amend to read “The adopted Local Plan (2015) does not specify many homes may be needed in Upper Marshwood Vale, but gives an overall housing target for the whole West Dorset and Weymouth and Portland plan area, most of which is expected to be

Section	Policy	Ref	Details	Response and Suggested Actions
				built in and around the main towns”.
3.2	n/a	Dorset Council (Planning Policy)	Clarify that the 2% growth rate is over a 20 year plan period.	Agreed Amend to read “emerging Local Plan Review suggests a minimum target based on 2% growth over a 20 year plan period...”
3.2	n/a	Dorset Council (Planning Policy)	Could conclude that this shows a clear need for this type of housing (affordable) in the area.	Local housing need is changeable particularly as sites in nearby towns (where 1 bedroom properties are more widely available) come up and people move on and off the affordable housing register. The supporting text can reflect these points and the fact that a further ‘Bramblehay’ could be considered Add to 3.2: “Whilst there are no current plans to build another scheme of affordable homes like Bramblehay, the affordable housing needs will be looked at again when this Plan is reviewed.”
3.2	n/a	#59 (unknown)	Whenever we look into affordable housing, it is never with anything but a tiny garden. Small houses/dwellings with good sized gardens would allow for practical purposes of vegetable plots, fruit growing, chicken coops etc	There is not sufficient evidence to require large gardens with affordable housing, but the plan would not prevent either large gardens being provided or a community allotment scheme from coming forward. No changes necessary
3.5	n/a	Dorset Council (Planning Policy)	Clarify that this only refers to inside the Upper Marshwood Vale neighbourhood plan area	Agreed Amend to read “As no sites had been identified as suitable for development within the Upper Marshwood Vale through the Local Plan (2015) process, the Neighbourhood Plan group ...”
3.7	n/a	Dorset Council (Planning Policy)	The words “and are included in this plan” are not needed	Agreed Delete “and are included in this plan”
3.11 – 3.13	UMV4	Dorset AONB Partnership	My previous reservations concerning the site at Colmer Stud remain, in terms of the inherent sensitivity of the site. However, the limited number	Noted. The importance and requirement of the landscaping scheme can be emphasised in the policy criteria.

Section	Policy	Ref	Details	Response and Suggested Actions
			of homes proposed, coupled with the provision of wider community facilities, has moderated my concerns regarding the scale and nature of change that might occur. By introducing a small but diverse development, with high quality buildings arranged broadly in alignment to the road, with these being clearly subservient to the church, the effects of the development might be regarded as less than significant. However, a robust landscaping scheme will be required, and this will need to address the effects not only of the buildings but also the car park, access, signage, etc	Amend UMV4 criteria (e) to read “A robust landscaping scheme to address the impact of the development (including the buildings and carpark, access, signage etc) in wider views...”
3.11 – 3.13	UMV4	Dorset Council (Planning Policy)	Check whether this policy is deliverable considering the requirements it contains – in particular how you have arrived at this level of contribution on the site, if the landowner agreed to the contributions and if the landowner/developer is required to deliver the completed shop building.	The Neighbourhood Plan Group has been in ongoing discussion with the landowners of both sites to ensure that the site requirements included are deliverable. In respect of this particular site allocation, further information was sought on costing assumptions. The site area is proposed to be adjusted in relation to the Colmer Site in order to allow sufficient flexibility within the final layout. The discussions with landowners can also be reflected in the supporting text under paragraph 3.8. Amend map to show slightly enlarged site allocation area, and add to end of para 3.8 “In all cases the deliverability and viability of the site allocations have been checked with the respective landowners who have confirmed that they would be able to deliver the policy requirements.”
3.11 – 3.13	UMV4	#1, 14, 48 & 49 (Marshwood - object), #9, 42 & 43	Mixed comments, but generally more in support than raising concerns. Concerns mainly centred on	Points noted – in respect of alternative options, as explained in 3.7 landowners were contacted to

Section	Policy	Ref	Details	Response and Suggested Actions
		(Marshwood - comment), #12 (Stoke Abbott - comment), #22, 23, 24, 25, 27, 41, 55 (Marshwood - support), #50 (Bridport – comment), #53 (interest- support), #56 (Pilsden- comment), #58 (comment), #40 (Beaminster - support), #60 (Lyme Regis - support)	the need and viability of the community facilities, and whether alternative sites (such as the Bottle Inn or closer to the main village for the shop) had been considered.	encourage options that might better fit the community's needs and aspirations and which could be delivered. No additional changes necessary
3.12	n/a	Dorset Council (Planning Policy)	It may be better to refer to the shop and meeting room as a community hub building to allow greater flexibility and therefore not limiting the uses to those mentioned in the neighbourhood plan	Agree that community hub reflects the intended use better than meeting room – but clear reference to a shop should remain. Amend references of meeting room to community hub
3.12	n/a	Dorset Council (Planning Policy)	This 300m ² threshold relates to the requirement for an impact assessment in line with the Joint Retail and Commercial Leisure Study (2018). It is recommended that this point be clarified	Agreed Amend sentence to read “The latest (2018) retail study for West Dorset suggests shops under 300m² gross floorspace will not require a retail impact assessment”
3.14	n/a	Dorset AONB Partnership, Dorset Council (Planning Policy)	Unclear of the reasons the temporary site for village shop might be required and what would happen following the permanent shop being constructed, and whether consideration has been given to allow alternative uses such as affordable housing or self-build housing.	Having made further progress on the proposals for a village shop at the Colmer Stud Farm site, there is a reasonably high level of confidence that such a scheme should be deliverable in a timely fashion and a temporary shop on the Dungeon site is unlikely to be needed. The site was considered as a possible option for housing but had very little community support (as evidenced in the options consultation). However there is nothing in the plan that would prohibit it being

Section	Policy	Ref	Details	Response and Suggested Actions
				brought forward in the future as an affordable housing exception site. To avoid potential confusion with regard to the Dungeon site (for which no proposals are made), it is considered that reference to a temporary shop should therefore be deleted. Delete references to the Dungeon site as a possible temporary location for the village shop.
3.15	UMV5	Dorset AONB Partnership	Concerning the site at the former nursery, I remain of the opinion that this could be realised without significant adverse effects on the AONB.	Support noted No changes necessary
3.15	UMV5	Dorset Council (Planning Policy)	The use of planning conditions to control live work units are often difficult to monitor and enforce and enforcement will have significant resource implications. Consider whether it may be easier to instead provide for some small scale starter units / workshops on the site in buildings separate from the proposed dwellings.	Allowing separate small scale starter units / workshops on the site was considered but was not preferred for a number of reasons, including that they would require separate financing to build and manage, and that they would generate additional trips (and associated parking) as the users would not necessarily be the homeowners. Whilst monitoring and enforcement of live-work units was also considered, the current system (where the Parish Council can report possible enforcement issues to the LP for investigation) is considered to be reasonable and proportionate. No changes necessary
3.15	UMV5	#1, 14, 23, 45, 55 (Marshwood - support), #25, 42, 43 (Marshwood - comment), #12 (Stoke Abbott - support), #13, 22, 24. 48. 49 (Marshwood - object), #50 (Bridport- support):	Mixed comments, but generally more in support than raising concerns. Concerns mainly centred on the safe access (despite proposal for B3165 entrance). A few echoed Dorset Council comment / suggestion (see above). One comment noted that properties from the school up, except for two, are all rendered (and therefore it would not be	Points noted – the access suitability was discussed with the Highways expert at Dorset Council. In terms of building materials, stone is given as an example based on the character of the parish – however it would also be appropriate to reference render as this is more common in the immediate area. Expand policy to also refer to render as appropriate

Section	Policy	Ref	Details	Response and Suggested Actions
			appropriate to require stone)	
3.19 – 3.21	UMV6	#1, 14 (Marshwood - support), #21 (Stoke Abbott - support), #24, 43, 45 (Marshwood - comment), #44, 48 & 49 (Marshwood - object), #50 (Bridport – support), #53 (other - support):	Mixed comments, but including concerns regarding sufficient parking provision, wildlife, and the hope that these would provide an affordable solution for local people (and not holiday lettings).	The normal parking standards for rural areas would apply under the relevant Local Plan policy. This can be cross-referenced in the supporting text. The policy reflects the need for a bat survey. The inclusion of a clause restricting the use as holiday lets / second homes would be justified, particularly in Stoke Abbott where there is a very high proportion of such homes as evidenced in the housing need assessment. Cross-refer to Dorset Parking Standards and general requirements for individual new homes. Include restriction to use as primary residence.
3.22 – 3.23	UMV7	#1, 14 (Marshwood - support), #20 (Stoke Abbott - support), #24, 43, 48 & 49 (Marshwood - comment), #56 (Pilsden- support):	Limited comments, but the main concerns were in terms of stop changes after the initial consent and protecting historic buildings. One comment felt that it was important that large scale businesses were also supported	The policy recognises the need to safeguard heritage assets and suggests that a condition or legal agreement may be appropriate to ensure it would remain available for business use. Policies relating to large-scale employment and agricultural use would be considered under the relevant Local Plan policies, and this can be clarified in the supporting text. Amend supporting text to clarify that, whilst the policy does not preclude larger-scale enterprises, these would be considered under the relevant Local Plan policies.
Appx	[new]	Dorset Council (Planning Policy)	It may be useful to include a glossary of terms to further clarify some aspects of the plan including the following: Affordable housing, Live work units (if the policy remains unchanged), Self-built units, Call for sites, Small-scale employment enterprises.	Having review the text and other Neighbourhood Plans (including that for the adjoining area of Broadwindsor, and Holwell and Askerswell which are of similar size) a Glossary is no considered necessary. No changes necessary

Appendix 1 – example of Neighbourhood Plan website article

<http://uppermarshwoodvale.org/home/neighbourhood-plan/>

Neighbourhood Plan

Welcome to our Neighbourhood Plan pages

Contact details: Our website has pages dedicated to the Neighbourhood Plan (NP) and the Beneath The Vale (BTV) magazine plus link-pages to the websites of the Marshwood Community Land Trust (CLT) and our Parish Council. If you want to contact the NP Steering Committee, please send an e-mail to np@uppermarshwoodvale.org or write to: The NP Steering Committee, c/o The Old Rectory, Marshwood, DT6 5QJ; your inquiry or comment will be passed on for you.

Draft Neighbourhood Plan – public consultation

A 6-week public consultation on our draft Neighbourhood Plan (NP) is open from Tuesday 7 May to Tuesday 18 June 2019.

We will be holding public consultation events at Marshwood church on Saturday 18 May (10-12 am) and at Stoke Abbott village hall on Sunday 19 May (2-4 pm) and will also be making a NP presentation at the parish council meeting of 16 May.

The draft NP and associated documents are available on this website (see below) and printed copies will be available at the two public consultation events and at the parish council meeting and, from 7 May, at the Bottle Inn, school and garage in Marshwood and at the New Inn in Stoke Abbott.

Consultation forms (see below) can be sent by e-mail, (to np@uppermarshwoodvale.org), by post (to The NP Steering Committee, c/o The Old Rectory, Marshwood, DT6 5QJ), collected at the public consultation events or left at the garage in Marshwood or at the New Inn in Stoke Abbott: all forms should be received by no later than 18 June. These will be carefully considered and may result in changes to the plan. A revised version of the NP will be presented to the parish council at their meeting of 18 July so that they may formally approve it and start the final examination process with an independent inspector.

After the examination has been completed, a referendum on the approved NP will be organised towards the end of the year. If approved by our local community, it will be then be incorporated into Dorset Council planning policy.

The draft NP covers the next 15-year period and addresses future needs for housing, growth in the local economy and protection of community facilities, local landscape and character. It also has specific policies on the following:

- protecting community facilities – pubs, churches, garage, school, village halls, and seeking a replacement for the shop at Marshwood;
- protecting recreational access to the countryside and local assets such as Little Giant Wood, Lambert's Castle, Pilsdon Penn and footpaths;
- protecting and enhancing the character of local landscape in future development;
- a general policy to allow conversion of existing buildings for residential use;
- a general policy to support small-scale employment enterprises;
- a site opposite the Marshwood school (Colmer) where a small number of well-designed houses could be allowed to be developed in return for a 30-space carpark (for use by the school and church) and to provide a possible site for a new shop. It also considers another site (The Dungeon) as an alternative site for a shop as well as a further site near the church (Gramarye) which might be used for some less visible development (e.g. a playground);
- the Three Counties Nurseries site on the outskirts of Marshwood (ex-greenhouses) where some live/work units could be allowed to be developed.

Consultation documents can be viewed and downloaded here:

- [Draft Neighbourhood Plan](#)
- [Consultation form](#)
- [Strategic Environmental Assessment \(SEA\)](#)
- [SEA non-technical summary](#)

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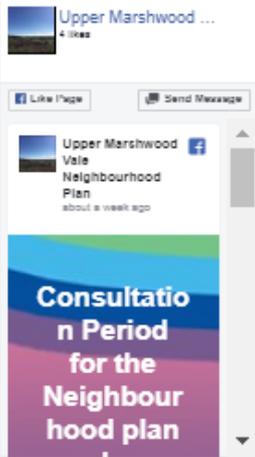
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- Background & Archive
- Who's who in NP
- Minutes
- Housing
- Environment
- Education / Leisure
- Business
- Marshwood Primary School

NEIGHBOURHOOD PLAN NEWS

NP public meetings at Marshwood church and Stoke Abbott village hall

Like us on Facebook:



Neighbourhood Plan update: Consultation dates in May

Having recently completed a first draft of our Upper Marshwood Vale Neighbourhood Plan (NP) we will be holding public consultation events at Marshwood and Stoke Abbott on the weekend of 18/19 May (see separate notice), this part of a six-week statutory consultation period that will run from Tuesday 7 May to Tuesday 18 June. We will also be making a NP presentation at the parish council meeting of 16 May.

If we run into some unforeseen delay, we may have to move the public meeting dates to the weekend of 8/9 June – please follow our website for the latest news.

The draft NP will be made available on our website (see below) and printed copies will be available at the parish council meeting, at the two public consultation events and, from the 7th of May, at the Bottle Inn, school and

Upper Marshwood Vale Parish Council meeting dates

16 May: Parish Meeting and Annual Council Meeting
 Regular council meetings follow on:
 18 July
 19 September
 21 November

Meetings start at 7.30pm in Bettiscombe Village Hall. Everyone welcome.

garage in Marshwood and at the New Inn in Stoke Abbott.

www.uppermarshwoodvale.org/home/neighbourhood-plan/

Consultation feedback can be sent by e-mail, (to np@uppermarshwoodvale.org), by post (to The NP Steering Committee, c/o The Old Rectory, Marshwood, DT6 5QJ), collected at the public consultation events or left at the garage in Marshwood or at the New Inn in Stoke Abbott: all feedback should be received by no later than 18 June. Comments will be carefully considered and may result in changes to the plan.

A revised version of the NP will be presented to the parish council at their meeting of 18 July so that they may formally approve it and start the final examination process with an independent inspector.

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- Protecting community facilities such as pubs, churches, garage, school, village halls, and seeking a replacement for the shop at Marshwood;
- Protecting recreational access to the countryside and local assets such as Little Giant Wood, Lambert's Castle, Flisdon Pen and footpaths;
- Protecting and enhancing the character of local landscape in future development;
- A general policy to allow conversion of existing buildings for residential use;
- A general policy to support small-scale employment enterprises;
- A site opposite Marshwood primary school (Colmer's) where a small number of well-designed houses could be

allowed to be developed in return for a 30-space carpark (for use by the school and church) and to provide a possible site for a new shop.
 It also considers another site (The Dungeon) as an alternative site for a shop as well as a further site near the church (Gramarye) which might be used for some less visible development (e.g a playground);
 The Three Counties Nurseries' site on the outskirts of Marshwood (ex-greenhouses) where some live/work units could be allowed to be developed.

**Charles Somers,
 NP committee chairman**

Upper Marshwood Vale - Neighbourhood Plan

Final public consultations

Saturday 18 May (10-12 am)
 Marshwood church

Sunday 19 May (2-4 pm)
 Stoke Abbott village hall

Please come and give us your input on the Neighbourhood Plan before we submit it to official consultees and an independent inspector

Appendix 3: Pre-submission consultation comments – fuller list from comment form responses

These are organised into sections relating to the seven Neighbourhood Plan policies and the general comments. Each comment is numbered, identifies where the contributor lives (Marshwood (MW), Bettiscombe (BE), Pilsdon (PI), Stoke Abbott (SA) or other (O)) and indicates support or otherwise to the policy.

UMV1 - Important community facilities

#1 (MW - comment): There is no point in “wishing” to retain facilities, such as a village shop. If there is no clear plan as how to do so.

#14 (MW - support): I support the desire to retain existing community facilities. But this depends on there being sufficient people in the area willing to support them and this is not properly addressed. Three examples of this problem are:

a) Although we would hope to attract some passing trade, it is looking unlikely that there will be sufficient custom to support a local shop or to find enough volunteers to run it.

b) There are insufficient children in the area to fill all the schools that currently exist. For example, the primary school at Thorncombe is under major threat and while Marshwood Primary Academy is, to its credit, currently doing well it has worries about future pupil numbers.

c) The recent problems at The Bottle and the Shave Cross Inn have been partly due to lack of local custom.

#25 (MW - support): 2.4 (p4) Monarch’s Way etc. – better promoted – signs + info. available at village notice boards please.

#56 (PI- comment): Is there enough support both to run and use it to make it viable.

UMV2 - Recreational access to the countryside

#1 (MW - support): Rights of way that have been blocked off should be re-opened for the use of the public, e.g. Bottle Lane and the Colmer Stud right of way.

#14 (MW - support): For many years parish councillors have not proved keen to take responsibility for supervising our local footpaths. The late David Hitchcock made impressive efforts to prevent Bottle Lane being blocked off but the parish council is not currently taking any action to get this right of way, which has long been enjoyed by walkers, reopened. There is little point stating that we should ensure the retention of public rights of way unless there is a plan for doing so.

#22 (MW - support): Definitely support retaining local landscape character and access to footpaths.

#54 (MW- comment): Support diverting rights-of-way but not creating new ones.

#56 (PI- object): You mention protecting Pilsdon Pen and Lamberts Castle. Pilsdon Pen and Lamberts Castle are showing signs of excessive public access. You have not spoken to the land owners or tenants for nearly 30 years on how they see the future. I have long stated the view that the public will be the ruining of both Pilsdon and Lamberts because of the excessive number of visitors. Clearly this plan has largely been put together by newcomers to the area who wish it to remain as it currently is.

UMV3 - Local landscape character

#14 (MW - support): This is another example where the draft contains a list of worthy aspirations but fails to set out how they would be implemented.

#53 (interest- support): New housing would be great but I do feel that 1-bedroom houses are not what is required in Marshwood – 2/3-bedroom houses are much more needed in the area.

#54 (MW- comment): No mention of protecting Views

#56 (PI- object): This could be used against modern agriculture making it unviable.

UMV4 - The Colmer Stud Farm site

#1 (MW - object): There is adequate parking already for the school and church. Disabled churchgoers would not benefit from parking further away and, with the proposed car park, the school children would have to cross a busy road. As noted above there is no support for a village shop. This is just an opportunity for building more houses - not needed.

#9 (MW - comment): Car parking - 30 spaces seem excessive. No objection in principle to the housing at Colmer Stud, subject to further details.

#12 (SA - comment): More plus points than negative – yes.

#14 (MW - object): If a shop does prove viable it should clearly be sited in the currently unused outbuildings at The Bottle rather than at the Colmer Stud site. Such a move would be consistent both with the policy set out in UMV6 of converting existing buildings and with policy UMV1 of protecting existing community facilities (in this case The Bottle) by adapting them to meet future needs to help them become more viable. I strongly oppose a car park on this site. It would not be properly used because parents will want to continue to park outside the school to drop off and pick up their children. It would also create a safety hazard if it led to more children than necessary crossing what is recognised as a dangerous stretch of road. The regular churchgoers are all elderly and will continue to park as close to the church as possible. A much better use of the land would be to expand the sporting facilities for Marshwood School which would increase its attractiveness to prospective parents and thus make it more likely that this important community facility could remain viable in the long term. There is no case for housing on this site and would be contrary to the policy set out in UMV6.

#22 (MW - support): The church and school desperately need parking and safer roads around the school. Would prefer housing is not full open-market – try to make them affordable for local families to buy. I feel the new housing proposal at Colmer will be too high-end and only retired or childless couples will be able to afford them. I support the housing but it needs to be kept affordable for working families otherwise its encouraging Marshwood to be a retirement village! Parking at the school and possibly a village store will be fantastic tho!

#23 (MW - support): Parking area would greatly benefit the school. The properties should be affordable for families with young children.

#24 (MW - support): Imperative for school safety (additional policy).

#25 (MW- support): Too soon after Bramblehay for more housing – too far to walk from main village for those without transport esp. in winter (darkness and ice) for a shop/meeting room.

#27 (MW - support): I consider the school parking situation to be extremely dangerous and would fully support the development of the Colmer Stud site as a priority. The village needs a shop too.

#40 (Beaminster - support): I have a child attending the school so providing parking would be a huge benefit to all parents. A shop would also be advantageous.

#41 (MW - support): I spend most of my time in Marshwood as a carer. I particularly like the idea of parking at the school, much needed.

#42 (MW- comment): Parking and shop is fine.

#43 (MW- comment): Yes to parking and shop. Possible yes to more housing; please see other comments.

#48 & 49 (MW- object): Present plan is too ambitious: 1. Try re-opening village shop; 2. community centre not needed as excellent facility in Bettiscombe; 3. Query legal right to prevent parking after such a long time of agreement to parking: is there a legal requirement for a safe drop-off place for schools ?

#50 (Bridport – comment): This site is badly needed for parking for the school to improve safety. The village shop should be in the centre of the village (Dungeon site). A temporary shop would see if there is a need for something permanent. Thorncombe & Broadwindsor are always needing extra helpers. When the

founding ones leaver or get too elderly there are problems. Also, if too many shops start it will undermine existing ones. If hall is built it will undermine the feasibility of Bettiscombe hall.

#53 (interest- support): I strongly support this. Parking spaces that could be used for parents during term time are very much needed. It would make crossing the road and using the junction to Mutton Street much safer if parking off the road was available.

#55 (MW - support): This would be an excellent complex if shop can be built there as well.

#56 (PI - blank): Another village hall in the area, seeing Bettiscombe and Blackdown are underused, is not viable. Shop not viable.

UMV5 - The Three Counties Nurseries

#1 (MW - support): Sounds a good idea if these could be small business units, to offer employment.

#12 (SA - support): Very supportive.

#13 (MW - object): Too far from end of village.

#14 (MW - support): I strongly support the plans for work units at Three Counties Nurseries. It is recognised that we need to have more young adults and families choosing to live in the area and additional job opportunities are key to making this happen. The plans to create more employment at this site have the added advantage that it is achieved by converting existing buildings.

#22 (MW - object): Access is not good, even if opens onto main road. How do you ensure the units are kept solely for live/work, not turned into living only housing

#23 (MW - support): As work units, not live.

#24 (MW - object): Concerns over traffic despite proposal for B3165 entrance. Lane is too small and busy. A visible site as high up, small back lane. Access to B3165 would be dangerous due to bend + speeding traffic. Noise travels from the site.

#25 (MW- comment): Flats as an alternative to live/work units?

#42 (MW- comment): Depends on what sort of business.

#43 (MW- comment): Business element restricted to B1 – what is B1? Cannot see how creating work/live units would not impact on what is currently a very peaceful area to live in

#45 (MW- support): Proving safe access to B3165.

#48 & 49 (MW- object): This property is on the margin of the AONB. Proposed development unsuitable for area. Who will work here? Live/work? Road access dangerous + accommodation needed for local people, sewage system suitable, etc., etc.

#50 (Bridport- support): Would tidy up present site. Buildings need to be kept low on Turners Lane. Is there a proved local need?

#55 (MW - support): The report suggests using stone for construction to blend in with village. Properties from the school up, except for two, are all rendered – 14 rendered, 1 wooden 1 imitation stone/brick.

UMV6 - The residential conversion of existing buildings

#1 (MW - support): Huge opportunities exist here. Let's forget new housing and convert what we have.

#14 (MW - support): I strongly support converting existing buildings for residential use whenever a suitable opportunity arises. The "affordable" housing at Bramblehay has mainly proved too expensive for local people. Using existing buildings could provide a way of creating "social" housing with lower rents.

#21 (SA - support): More Affordable Housing for local people. Support conversion of existing buildings.

#24 (MW - comment): More information would be needed on individual ideas.

#43 (MW- comment): If the building were historically significant I would be less inclined to see it altered for other purposes.

#44 (MW- object): I object to this as I feel up to now some people are trying to overdevelop in relation to available parking.

#45 (MW- comment): I would support if it was clear on the plans that there would be ample parking facilities. Living in a rural area, most properties will have at least 2 vehicles, sometimes more. There needs to be adequate off-road parking to accommodate. If there is no allowance for more than one vehicle, people will park on the road which is dangerous to road users, cyclists, pedestrians etc. especially when it is being proven that the 30 mph speed limit is regularly being ignored !

#48 & 49 (MW- object): Please note that the wildlife of the Vale and the relative preservation of the countryside are the principal reasons for our tourist industry here being so thriving.

#50 (Bridport – support): As long as suitable for local people. Units small for ordinary families. Too many holiday homes already & large second homes.

#53 (Interest- support): So long as they are for residential use and not holiday lettings – which there are an abundance of in the area.

UMV7 - Supporting small-scale employment enterprises

#1 (MW - support): as for comment to UMV 5 and 6

#14 (MW - support): For the reasons already stated (in UMV6) I support the creation of small-scale employment enterprises and agree with the statement that we should "provide a supportive base from which opportunities could emerge with the right people, business and investment." I think there needs to be a plan as to how this will be achieved. Should the parish council set up a sub-committee tasked with reporting quarterly on progress?

#20 (SA - support): Totally support UMV7, small-scale employment

#24 (MW - comment): More information would be needed on individual ideas.

#43 (MW- comment): as above for UMV6

48 & 49 (MW- comment): Need more details of how you propose to stop changes after the initial consent, e.g. to other uses.

#56 (PI- support): Large scale business needs supporting as well. As a policy, to keep any 'employment' business 'small scale' is consigning the Marshwood Vale to the history books. It has to move with the times. Agriculture has shaped the M.V. to what it is today. Unless you are prepared to subsidise, you cannot strangle business to this plan.

General comments

#1 (MW - not support): Although there are good thoughts here – using existing farm buildings, conserving the benefits of our beautiful area, and so on – there is a lack of practical suggestions. For example, how can we even think of starting up a new village shop when we all know there are not enough volunteers to staff it ?

A more serious objection is that, as with the disastrous "affordable" housing scheme at Bramblehay (which has had to be filled with people from far away because we were lied to and told local workers could afford to live there), all developments proposed seem to be led by local land owners' understandable wish to build on their land and make a profit. I have nothing against this if it offers genuine benefits to the community, but we should learn from past mistakes and not allow the landowner to lead neighbourhood policy. Genuine local need should be the driving force.

#8 (SA - support): Improved mobile phone signal in Stoke Abbott - virtually no signal. Off-road parking also needed in Stoke Abbott, where possible - rather use a section of wall than as it is at the moment where emergency vehicles cannot get through.

#9 (MW - minor changes): We generally support the plan.

#12 (SA - support): Why no specific policy re the Dungeon in Marshwood – a good site for a small business.

#14 (MW - not support): I would not support the Plan as drafted. Although there are many elements that have my support it is too much a list of aspirations rather than an actual plan. Unless we can be more

specific it would be a missed opportunity and not do justice to the many years of hard work put in by those directly involved.

#15 (Thorncombe - not support): Protecting community facilities - pubs, churches, garage, school, village halls, and seeking a replacement for the shop at Marshwood: Pubs are declining all over the Country due to lack of use by the locals, how many use the Bottle, and spend enough for the owners to make a profit? Village halls at Blackdown and Bettiscombe are used rarely, does anybody really think a new one in Marshwood would get used? Why are they trying to get another shop, last one was financially up the swanny as nobody used it, apart from people getting an occasional newspaper nobody used it. Garage is PRIVATELY owned, it is not a community facility. School is PRIVATELY owned by an academy, thus being run as a business. They do not need any input from you. Protecting recreational access to the countryside and local assets such as Little Giant Wood, Lambert's Castle, Pilsdon Penn and footpaths: already covered by Dorset AONB and the County, paid for by US, the tax-payers. A site opposite the Marshwood school (Colmer) where a small number of well-designed houses could be allowed to be developed in return for a 30-space carpark (for use by the school and church) and to provide a possible site for a new shop. It also considers another site (The Dungeon) as an alternative site for a shop as well as a further site near the church (Gramarye) which might be used for some less visible development (e.g. a playground): leave the car parking issues and Colmers to the school academy to sort out, nothing to do with an NP. Shop mentioned again, it wouldn't make any money, it would not get used. Land at Dungeons is all made up ground, it was a rubbish tip. Unsuitable for building. Anybody LOCAL would already know that. A playground! who would be using a playground midway between Marshalsea and Marshwood? To summarise: Best thing would be to throw the plan out of the window, it is not needed and is nothing more than interfering in local affairs.

#16 (SA - support): Recreation access to countryside.

#17 (SA - support): Support all policies

#18 (MW - support): Excellent Plan

#19 (MW - support): Very good plan. It could be noted that those of us living further away from the proposed farm shop would appreciate a little footpath - if possible !

If not – a place or places along the 'B' road where pedestrians could safely cross the road, as traffic is sometimes too fast. It would also be a deterrent for keeping traffic at a slower speed. There are new places in Lyme Regis, near the cemetery, where this has been done and it is very effective.

#22 (MW - minor changes): A couple of work units would probably be quite beneficial to small local companies starting out.

#24 (MW - minor changes): Just some concerns regarding conversion of buildings/sites as more individual details needed

#25 (MW- minor changes): Grants should be available to generate empty homes back into use rather than new-build. Children's play area at the Dungeon ?

#26 (MW- support): I am very much in favour of affordable housing for local people, but I would like to see more options put forward for self-build projects in this area. Since land is becoming increasingly expensive and hard to find, it would seem a good idea to encourage small self-build projects, which would be low-rise and use traditional materials. These would have minimal impact on the landscape and, being small, would fit more houses into a small area. A good example is straw bale houses – they are low-impact visually, use local materials, and are good ecological options being extremely well insulated.

#32 (Lyme- interest): I support this plan as I have children and grandchildren who live in Marshwood.

#33 (MW-support): I fully support this plan.

#40 (Beaminster- support): I support all proposed development. My husband and I had to leave Marshwood when we wanted to buy a house. Nothing for sale in Marshwood was suitable.

#42 (MW - support): Main concern is what business would be allowed here. Love the peace and quiet here and would hate for that to be spoilt.

#43 (MW - minor changes): I understand and support most of what was outlined however my concern is where housing is proposed along with work – the loss of green and open spaces would be very sad and, once gone, they are gone for good ! To accommodate the need for more housing !

#44 (MW - minor changes): I would like to support the plan but living in a rural area my concerns are more about parking and traffic. Most properties have more than one vehicle and building development and plans must reflect the real world or the main road will become a problem, properties must have adequate parking for 2 or 3 vehicles per building.

48 & 49 (MW - not support the plan and parts need fundamental change): We should not lose sight of the main reason we enjoy living in the Marshwood Vale. That is – we have inherited an area which is still relatively undeveloped and is a haven for wildlife. The suburbanisation of the area should be stopped and emphasis put on the need to retain our birds, wildlife and diversity of flora and fauna. Holiday homes mean that we are having fewer people to help with local community matters.

#50 (Bridport – minor changes): New houses should go on the Gramarye site (tucked in between other houses and hardly visible from the road). It is a pity the idea of toilets and kitchen in the church was not carried out. The existing building could be used as community space when not used by school or church.

#53 (Interest - support): My parents live in the parish. I grew up there and my children attend Marshwood School. My family and I would love to live anywhere in the Upper Marshwood Vale but unfortunately current house prices are not achievable for us even though we are both in full-time employment and have a separate business. It is a shame that there is not more affordable housing in the area for families like us. Whilst it is great to provide housing for low income families there is no housing or very little housing options for people such as us.

#54 (MW - minor changes): No mention made of views to protect.

Comments posted on the NP website

57 (unknown) As we wish to protect our AONB why are we not looking for a long term solution to the plague of traffic that ensues daily through the vale. It is used as an arterial route in place of the A35 for commuting. As a result the residents suffer but more importantly so have the creatures that live here. Hares, rabbits , pheasant, birds, stoats, squirrels ...the list is endless. They are all disappearing. There was a traffic count in January on Mutton Street that produced figures of 240+ vehicles daily. I have requested a recount this summer as January is a 'quiet time'. Mike Potter from highways did not think this excessive. Using models from other parts of the country, undesignated roads such as Mutton Street have been closed off to all but local traffic. These can be found on the campaign for rural England website. One thing that has happened is a 'not suitable for HGV's sign at the bottom end of Mutton Street. However, it is blatantly ignored and not enforced.

There was supposed to be a pan Dorset solution for incidents where the A35 closes, after consultation in the winter. This isn't happening either. So apart from restricting building how exactly are we protecting nature?

#58 (unknown) The school is an academy and as such will exist or close according the finances of the academy. It is also full. NP will not be able to influence the running of the facility and it's not the responsibility of the residents of the vale to provide safe parking. That's something the local authority should have sorted out long ago and is now incumbent on the academy to resolve. Pubs are businesses and flourish or fail on customers using them. NP cannot support pubs financially. If they are not going concerns the business fails. Yes there are consequences but people vote with their feet and wallets. The bottle for instance is in the wrong place for residents to walk to – far out of the village and dangerous road to walk along. NP could look at foot way for pedestrians?

Pilsdon Pen and Lambert's Castle are the responsibility of the National Trust not the Vale

#59 (unknown) This is interesting to read and be informed of. I hope that when developing houses, particularly in the local area, it would not just be small terraces with tiny gardens or large four bed houses with small gardens, but small houses/dwellings with good sized gardens. For practical purposes of vegetable plots, fruit growing, chicken coops etc. This model is of great interest to myself and many of my peers who are also first-time buyers or only just on the housing ladder. Whenever we look into affordable housing, it is never with anything but a tiny garden. Thank you.

#60 (Lyme Regis) I am a Foundation Governor of Marshwood CE Primary Academy.

Though living in Lyme Regis I visit the school fairly frequently and drive through the village more often. I miss the shop, which was useful when passing through.

I am very supportive of paragraph 3.13 of Policy UMV4, which I consider would benefit school and church particularly, and also the village as a whole.

I am neither qualified nor entitled to comment on other elements of the Plan.