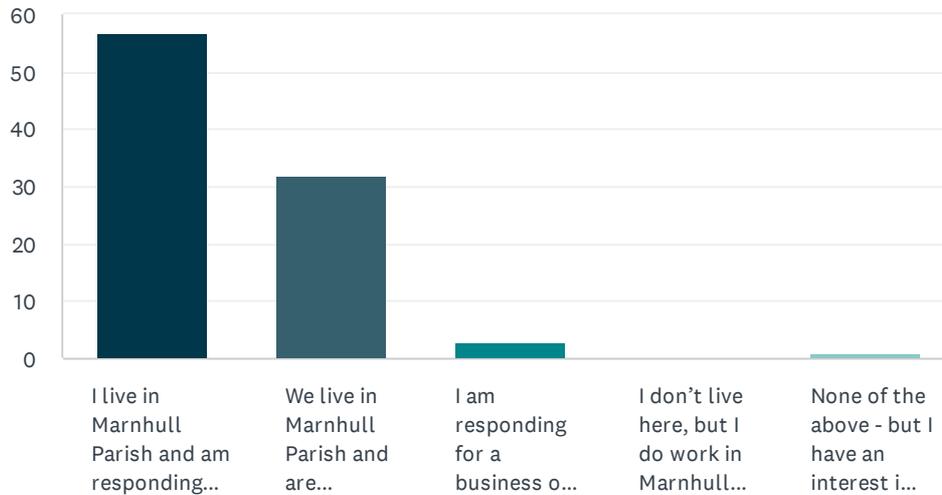


Q1 Please tick all that apply:

Answered: 89 Skipped: 1



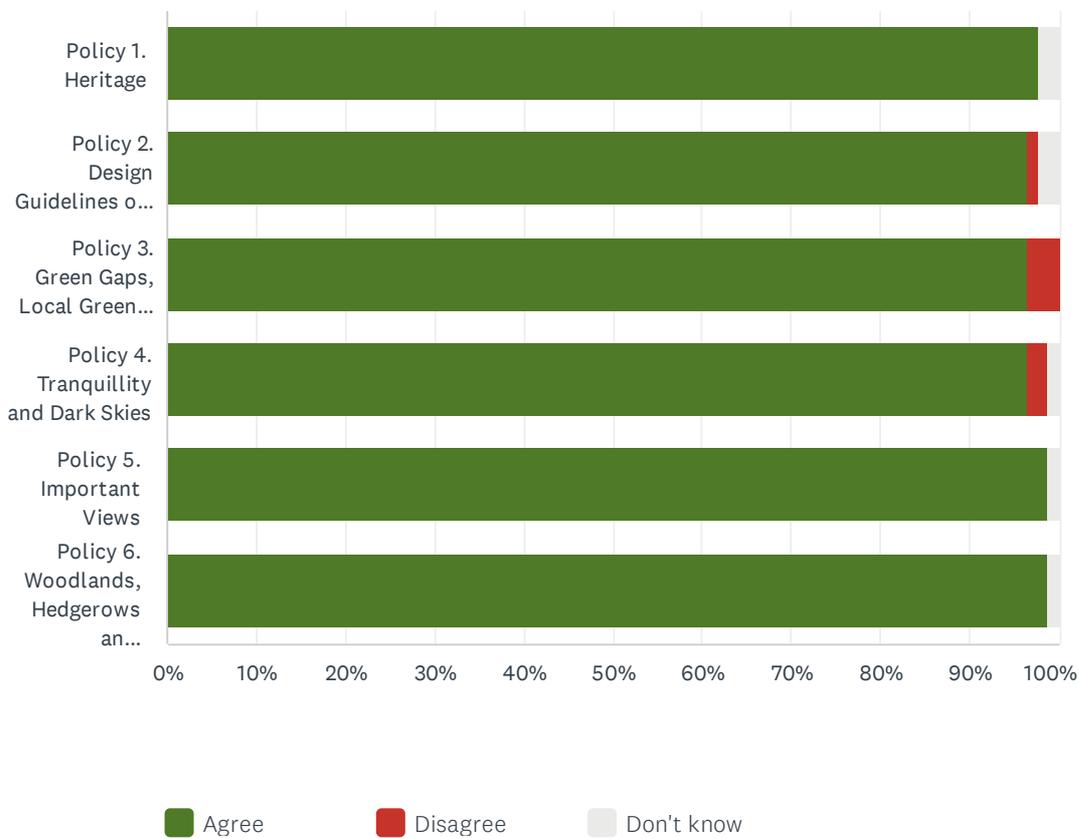
ANSWER CHOICES	RESPONSES	
I live in Marnhull Parish and am responding as an individual	64.04%	57
We live in Marnhull Parish and are responding jointly as a household (please specify the number of persons below)	35.96%	32
I am responding for a business or other organisation that operates in Marnhull parish (please specify which one below)	3.37%	3
I don't live here, but I do work in Marnhull parish	0.00%	0
None of the above - but I have an interest in the plan area (please specify below)	1.12%	1
Total Respondents: 89		

#	FURTHER DETAILS (IF APPLICABLE)
1	2
2	2 people
3	3
4	4
5	2 people
6	Marnhull Green Teams
7	2 persons responding jointly, living in Marnhull Parish
8	2 persons.
9	[family - personal details redacted from public version]
10	There are 2 of us [personal details redacted from public version].
11	We are three persons.
12	2 person household
13	2 person household
14	Household of 2
15	2 adults, 2 children [personal details redacted from public version]

16	2 people
17	2 person household
18	[personal details of connection to Marnhull redacted from public version].
19	2 residents
20	3
21	Two persons
22	4
23	2 persons
24	2 people
25	2 person household
26	2 persons
27	2 Adults [details redacted from public version].
28	3
29	2

Q2 The first 6 policies deal with general matters on design - please let us know whether you agree with them.

Answered: 88 Skipped: 2



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	AGREE	DISAGREE	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Policy 1. Heritage	97.73% 86	0.00% 0	2.27% 2	88	0.98
Policy 2. Design Guidelines on New Buildings, Boundary Treatments, Extensions and Alterations	96.59% 85	1.14% 1	2.27% 2	88	0.95
Policy 3. Green Gaps, Local Green Spaces and the Settlement Pattern	96.59% 85	3.41% 3	0.00% 0	88	0.93
Policy 4. Tranquillity and Dark Skies	96.55% 84	2.30% 2	1.15% 1	87	0.94
Policy 5. Important Views	98.86% 87	0.00% 0	1.14% 1	88	0.99
Policy 6. Woodlands, Hedgerows and Wildlife Areas	98.86% 87	0.00% 0	1.14% 1	88	0.99

#	COMMENTS FOR "POLICY 1. HERITAGE"	DATE
1	I am very much in favour of using Marnhull Stone, however adding "or similar" would make Marnhull Stone not price as a monopoly. The last houses being built at Joyces View should have been in M Stone, but they double the price.	4/2/2025 10:22 AM
2	Sadly some places are already spoilt.	4/2/2025 10:04 AM
3	I fully endorse the policy to preserve heritage and protection of historic buildings in order to prevent damage to their fabric and maintain their appearance and setting. It is also of note that there has been recognition of other older properties as non-designated heritage assets in Appendix 5 such as those in the original hamlet of Pilwell. It is becoming obvious that older buildings in the village with either limited or no setback from the road are facing a future conflict with the increasing volumes of traffic and may suffer damage due to these factors as recently seen on the wall at the corner of New Street. Are there any proposals to counteract these concerns?	3/20/2025 8:09 PM
4	I strongly support the statement under Policy 1 b) 'In addition to the protection given to the many designated Listed buildings, the historic buildings identified in Appendix 5 should also be treated as potential non-designated heritage assets afforded protection (having regard to the scale of any harm or loss and their significance) and support given to their restoration / enhancement and contribution to the area's distinctive character'. Paragraph 6.4 references the map of 'the main clusters of development and connecting roads overlain on the 1880s OS map' (Appendix 4) including the hamlet of Pilwell. Whilst the Neighbourhood Plan does not propose Pilwell should be designated as a conservation area, I was pleased to note that several properties in Pilwell (including B5/7 Walnut Tree Cottage, located directly opposite the entrance to the Health Centre and pharmacy) are included in the 'List of buildings on the Dorset Historic Environment Record, 2024, for Local Listing' consideration.	3/15/2025 5:54 PM
5	Editorial - the use of 'we believe' rather than wording that indicates the consensus view being represented	3/4/2025 4:29 PM
6	Not being aware of the guidance the Committee is receiving it is not easy to comment on some aspects of this plan, which is undoubtedly a very professional and well researched document. However, we have the feeling of inflexibility over what is being recommended in terms of building design etc. Maybe this is a tactical approach considering the several stages this document still has to pass before final approval.	2/27/2025 12:55 PM
7	The report needs to show how it values the connection with hardy. Heritage point... Information points: Better trail, or museum?	2/22/2025 3:46 PM
8	See comments in previous E Mail	2/14/2025 4:53 PM

#	COMMENTS FOR "POLICY 2. DESIGN GUIDELINES ON NEW BUILDINGS, BOUNDARY TREATMENTS, EXTENSIONS AND ALTERATIONS"	DATE
1	Is there a local brick style that can be recommended to developers? Some used in new developments look terrible.	4/2/2025 10:22 AM
2	Policy point (b): Does "within 30° [of] due south" mean an arc 30° either side of due south (ie, between 150° & 210°; an arc of 60°)? Solar panels can be effective over a wider arc than this. We therefore suggest amending this text to read "ideally within an arc 30° either side of due south." We would also argue that the policy should be to always include solar panels on	3/30/2025 10:29 AM

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sunward roofs unless there is a compelling reason why not: over-shadowing by mature trees might be an example. Policy point (n): the current text about air source heat pump "noise" sounds negative. We understand that - at least between 7pm and 7am - these units are required to not generate noise greater than 42dB: roughly the equivalent of "quiet library sounds". We therefore suggest that the text in parentheses be replaced by "taking into account their visual impact" or "taking into account their visual impact and ensuring that their noise when operating is below 42 dB". As with solar panels, we would like the presumption to be that heat pumps will be used. We suggest amending the text to read "wherever feasible".

3	I've put disagree because there is no half way choice. Most of what is included is fine. However, the document states the village needs more affordable housing, with the list of materials required for a new build we will not get affordable housing. Using stone or its substitute will not allow for affordable housing. Red brick is the only way forward	3/26/2025 12:48 PM
4	It is becoming more difficult to influence the factors of varied design features and architectural styles of Marnhull, notwithstanding the inclusion of preferred eco features, when the newer proposed developments are relatively large and out of scale for the village. Newer developments have already departed from this ideal in some areas and I trust that the stated aims of the Neighbourhood Plan will be approved in the future to prevent excessive homogeneous development.	3/20/2025 8:09 PM
5	In section (h) amend "Solar panels should be fitted" to "Solar panels or solar tiles should be fitted"	3/16/2025 8:25 PM
6	I agree with the principles expressed. However, with solar panels, east/west orientation gives a longer window for electricity generation, AHSP aren't noisy if they are well fitted, EV charging points aren't essential for EV owners to charge their cars.	3/4/2025 4:29 PM
7	We have our own expensive experience of the use of Marnhull stone and how it can deteriorate so that we disagree with it being recommended for roadside edges where it will undoubtedly deteriorate back into mud with the inevitable damage it will experience. Clearly a number of houses built of this stone have existed for many years but we don't believe that is a proof of its desirability. On top of this supply is limited and it's expensive.	2/27/2025 12:55 PM
8	See Comments in previous E Mail	2/14/2025 4:53 PM
#	COMMENTS FOR "POLICY 3. GREEN GAPS, LOCAL GREEN SPACES AND THE SETTLEMENT PATTERN"	DATE
1	Firstly the plan does not appear to have included the designated green space to the south of Ham Lane based on the maps we saw at the village hall. This area is shown both on ordnance survey maps and also in all local authority searches. To be totally accurate village maps should include this area as preserved.	4/3/2025 1:17 PM
2	To include as many green spaces as possible.	4/2/2025 9:51 AM
3	Policy excellent. Typo (c) line 2: replace "though" by "through". Forgive me for being pedantic!	3/29/2025 6:55 PM
4	Again no half way choice, some green space is nice however the village is surrounded by green space, so we do not need the odd field in or on the edges of the village	3/26/2025 12:48 PM
5	Agree in principle, but we believe the green gap should be extended between Pleck, New Street and Bat Alley to include the fields below Joyce's View. If that area was filled it would harm the distributed nature of the hamlets of Pleck, Bat Alley and Goddards.	3/26/2025 11:50 AM
6	green gaps should be added if any are taken for planning	3/22/2025 4:44 PM
7	Green gaps are highly desirable for many reasons but enforcing this requirement could be an issue with developers favouring higher density site configurations for economic reasons. How can this be addressed? It is essential to retain the open spaces particularly Dunford's field with all of its interconnecting paths linking the two spines of the village because this reflects one of the principal characteristics and essence of the village.	3/20/2025 8:09 PM
8	Strongly agree	3/20/2025 4:35 PM
9	All green spaces are highly valued, not least the large green space in the middle of the village LGS16 with its public footpaths connecting several areas of the village.	3/15/2025 5:54 PM
10	We do not feel that it is right to put a negative focus on creating a village square. The option should be left open for the people to decide. The scattered nature of our village makes it hard for some members of the community to get to the shops, or to socialise. Having a village square as a focus point is very natural. In the example of Tess Square, the protected	3/14/2025 3:26 PM

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green space element of the plan is very attractive to give us a beautiful public green space rather than just a small prou

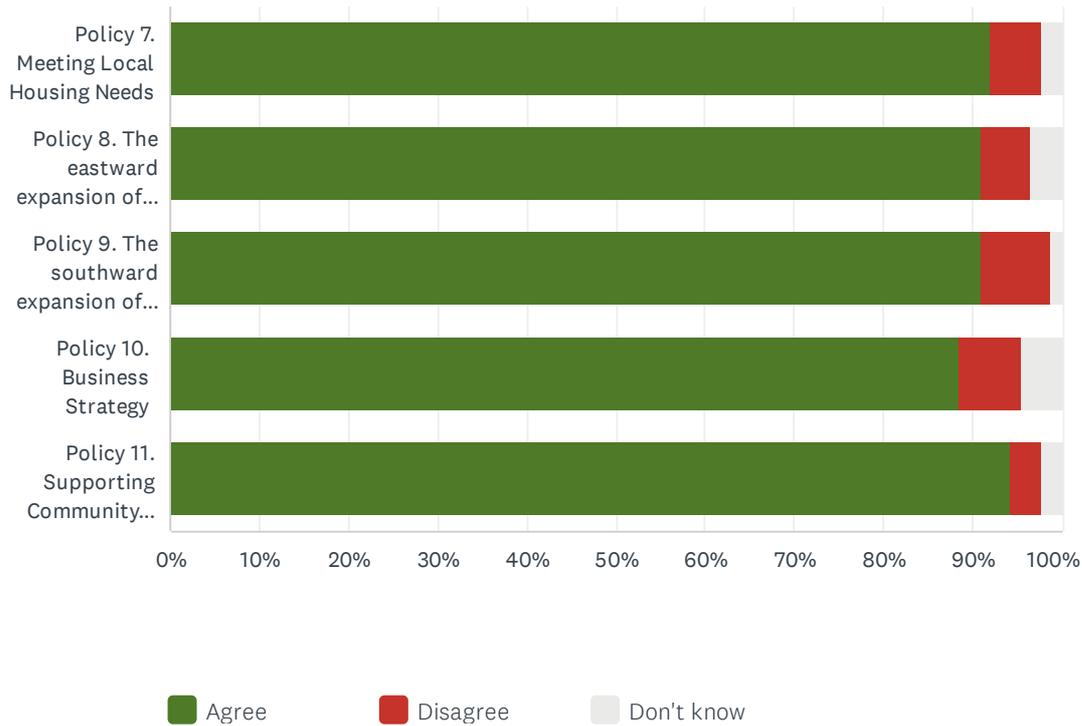
11	This is important in view of the large field between Church Hill, New Street and Sackmore Lane, let alone the Recreation Ground and Village Hall.	2/27/2025 12:55 PM
12	See comments in previous E Mail	2/14/2025 4:53 PM
#	COMMENTS FOR "POLICY 4. TRANQUILLITY AND DARK SKIES"	DATE
1	Policy overall excellent. Suggest minor change in (b): add to advice on light spillage that it should be positioned at as low a height as feasible. (aid mitigation of harm to bats)	3/29/2025 6:55 PM
2	There was no mention of the foul smells which seem to be a significant problem in the village.	3/28/2025 11:08 AM
3	We don't really have dark skies around the village due to the number of security lights either permanently on or flashing on when you walk past	3/26/2025 12:48 PM
4	There should be every effort made to retain the concept of a "dark village" and only provision low level lighting where absolutely necessary. For example, it would be very disappointing to see street lighting installed (for whatever mitigation) particular in the original village locations.	3/20/2025 8:09 PM
5	Strongly agree	3/20/2025 4:35 PM
6	I welcome this policy, in particular at b) that 'development should conserve and where possible enhance the intrinsic quality of the dark night skies'.	3/15/2025 5:54 PM
7	The use of down lighters should be encouraged.	3/4/2025 4:29 PM
8	Also very important in view of how much of this country is influenced by the bright lights of conurbations and consequential Light Pollution.	2/27/2025 12:55 PM
9	See comments in previous e mail	2/14/2025 4:53 PM
#	COMMENTS FOR "POLICY 5. IMPORTANT VIEWS"	DATE
1	To include the view south from crown road to Hinton St Mary and Okeford Hill.	4/2/2025 9:51 AM
2	I think this policy will prove difficult to control.	3/28/2025 11:08 AM
3	Although you have missed a number of views especially of the bottom of Mill Lane across the River Stour	3/26/2025 12:48 PM
4	Strongly agree	3/20/2025 4:35 PM
5	Apart from those living on the southern side of the Parish not so many of us benefit from the views of distant Cranbourne Chase, Hambledon Hill and Melbury Down, so the prominence of Marnhull Church tower is also very important to the Blackmore Vale as well as the Parish itself. We think you should add 'Blackmore Vale' after the word 'Parish'; eg "extremely important landmark within the Parish and beyond into the Blackmore Vale" Indeed if the more distant places are influential to the Plan, the Church Tower needs stressing more.	2/27/2025 12:55 PM
6	As above	2/14/2025 4:53 PM
#	COMMENTS FOR "POLICY 6. WOODLANDS, HEDGEROWS AND WILDLIFE AREAS"	DATE
1	To keep as much as possible.	4/2/2025 9:51 AM
2	It is unclear how the retention of existing woodlands etc could "undermine the continuation of the linear character of the village". We suggest amending point (a) to read "The network of deciduous woodlands and hedgerows and banks, and mature deciduous trees, should be retained within developments unless their removal is necessary to provide safe access to and egress from a site." Point (c) is not ambitious enough. "Small-scale" should be deleted and tree- and hedgerow-planting should be added to the list, with a rider that all planting should be of native species. So (c) could read: "Opportunities should also be taken to incorporate a range of biodiversity improvements such as: wildflower planting on verges and other open spaces, the planting of trees and hedgerows, and the installation of nest boxes, bird feeders, bug hotels, hedgehog houses, bat boxes, log piles and pollinator nest sites. All planting should be of native species."	3/30/2025 10:29 AM
3	But we do not need woodlands within the village, some trees, hedges to make borders between houses, but this is the choice of the house owner not this document	3/26/2025 12:48 PM
4	Strongly agree	3/20/2025 4:35 PM

5 Of course they must be preserved but, at the same time not sacrosanct. As observed during enviromental surveys we conducted some of them are amazingly thick to the extent that they could be halved in depth/or replanted to allow the addition of metal footpaths alongside lanes and roads. That way the natural homes of fora and fauna would be protected and protection of pedestrains assured. 2/27/2025 12:55 PM

6 As Above 2/14/2025 4:53 PM

Q3 Policies 7 - 11 focus on what development can happen and where, to meet local needs for housing, employment and community facilities

Answered: 89 Skipped: 1



	AGREE	DISAGREE	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Policy 7. Meeting Local Housing Needs	92.05% 81	5.68% 5	2.27% 2	88	0.86
Policy 8. The eastward expansion of MarnhullPlease note that this site already has 2 separate outline planning permissions, but this policy provides further detail on how these should come forward.	90.91% 80	5.68% 5	3.41% 3	88	0.85
Policy 9. The southward expansion of MarnhullPlease note that this site (the area adjoining Chippel Lane) already has outline planning permission, and this policy provides further detail on how it should come forward, but does not propose a larger area.	90.91% 80	7.95% 7	1.14% 1	88	0.83
Policy 10. Business Strategy	88.64% 78	6.82% 6	4.55% 4	88	0.82
Policy 11. Supporting Community Facilities	94.32% 83	3.41% 3	2.27% 2	88	0.91

#	COMMENTS FOR "POLICY 7. MEETING LOCAL HOUSING NEEDS"	DATE
1	Can it be stated that affordable homes should be well built, using good quality materials, as stated in the 'design guidelines'?	4/2/2025 10:22 AM
2	To include as much social housing as possible.	4/2/2025 9:51 AM
3	Apparently we need only 20 so already meet with houses being built	3/31/2025 5:30 PM

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4	7 a) states 'Neighbourhood Plan which, together with the extant planning consents, will meet the identified housing target of at least 126 homes, and up to 238 homes, in the plan period 2023 - 2038' As a prerequisite for new development existing infrastructure (pathways, cycle ways, drainage and sewerage treatment works) need to be improvement to reduce the associate safety and environmental impacts	3/28/2025 10:54 AM
5	The village needs development and ALL that is currently considered needs to go ahead. The village MUST attract the younger age group from 40 downwards for the Schools to thrive and the village to have a good balance of ages to allow it to grow with vitality rather than the current stagnation of old people	3/26/2025 12:48 PM
6	way too much development has already been agreed in this village	3/22/2025 4:44 PM
7	Agreed in principle. However, given that Marnhull has already exceeded the known requirement for additional dwellings over the past few years it is difficult to justify the decision (albeit on appeal) to build two to three additional large developments other than to satisfy the wider North Dorset shortfall. Is it really a good idea to enable speculative build of an excess of so many affordable dwellings which far exceed the local demand and due to the economics of building them may not be in accordance with design and character as per the stated requirement at Policy 2 in the draft local plan. These will definitely start to impact the appearance and character of the village. Priority should be given to the local requirement.	3/20/2025 8:09 PM
8	I wholeheartedly support the statement in paragraph a) 'Given the identified supply exceeds the housing need requirement, the release of unallocated greenfield sites for open market housing outside of the revised settlement boundary (as indicated on Map 3) should be resisted.'	3/15/2025 5:54 PM
9	We agree with the overall conclusion of this section except for "Affordable Housing" which is the most outrageous term in the property market in southern Britain especially in a rural area like North Dorset. When compared to similar size properties in the Midlands and North of the country it's use becomes and even more ridiculous. However, we are obviously stuck with it. So why isn't the plan thinking along the lines of 2 bed terraced houses or small blocks of 2 bed or even 1 bed appartments? with small gardens or none at all they have got to be cheaper and more attractive to first time buyers? How else can we help with this conundrum?	2/27/2025 12:55 PM
10	As above	2/14/2025 4:53 PM
#	COMMENTS FOR "POLICY 8. THE EASTWARD EXPANSION OF MARNHULLPLEASE NOTE THAT THIS SITE ALREADY HAS 2 SEPARATE OUTLINE PLANNING PERMISSIONS, BUT THIS POLICY PROVIDES FURTHER DETAIL ON HOW THESE SHOULD COME FORWARD."	DATE
1	Has a price been agreed between the landowner and developer? We should set high build standards, so that developers pay less for the land.	4/2/2025 10:22 AM
2	I cannot visualise how the natural areas will be cared for properly.	4/2/2025 10:04 AM
3	As above	4/2/2025 9:51 AM
4	footpath/pavement along Northern side B3092 to the development should be completely restored all the way to St Gregory's church (current footpath is incomplete/ insufficient and not fully paved / segregated - dangerous	4/1/2025 2:09 AM
5	No building needed	3/31/2025 5:30 PM
6	I don't understand what translocation of hedge fronting onto Sodom Lane means in practice. Why this necessary? what is the benefit? . Surely moving these hedges will destroy the wildlife corridor and established ecological benefit whilst working against 'continuing historic, linear character of the village'	3/30/2025 1:19 PM
7	Clarification of the proposed developments useful. Highlighting potential impacts on the locality and guidelines on avoiding harmful ones and encouraging advantages has been handled well	3/29/2025 6:55 PM
8	Agreed with reservation - measures to be implemented to mitigate the erosion of village's green spaces / rural nature; however it could be viewed as an infill development. Note also comments to Policy 7	3/28/2025 10:54 AM
9	In principal, reduce the size of the retail area, Tess Sq is an awful name. Stagger the housing development	3/26/2025 12:48 PM
10	Too many houses which would dominate the skyline, giving the impression of large urban	3/25/2025 3:44 PM

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	development. Still not convinced of housing need in the village.	
11	Of all of the terrible scarring of our village by housing estates, This of all of them is the biggest travesty and destroys a wonderful natural resource.	3/22/2025 4:44 PM
12	In my opinion, these two developments of 67 and 72 dwellings respectively are too large for their particular environment and may introduce additional issues along Sodom Lane e.g. flooding and traffic.	3/20/2025 8:09 PM
13	Pavements required along Sodom Lane from development into the village	3/19/2025 2:09 PM
14	Don't need more housing	3/14/2025 5:44 PM
15	It's difficult to see any justification of further development eastwards unless the field between Corner Close and the proposed development north of Salisbury Street were proposed for development, but not for the first half of the period covered by the Plan.	2/27/2025 12:55 PM
16	Linea progression is preferable to compromising the dispersed character of the settlement and it open views between the 2 conservation areas	2/22/2025 3:46 PM
17	As above	2/14/2025 4:53 PM
#	COMMENTS FOR "POLICY 9. THE SOUTHWARD EXPANSION OF MARNHULLPLEASE NOTE THAT THIS SITE (THE AREA ADJOINING CHIPPEL LANE) ALREADY HAS OUTLINE PLANNING PERMISSION, AND THIS POLICY PROVIDES FURTHER DETAIL ON HOW IT SHOULD COME FORWARD, BUT DOES NOT PROPOSE A LARGER AREA."	DATE
1	As above, we should establish a Marnhull/North Dorset vernacular style, which developers have to follow, spending more on houses less on land.	4/2/2025 10:22 AM
2	As above	4/2/2025 9:51 AM
3	If it can be realistically affected into some S106 style obligation I believe Policy 9 requires further detail to ensure that any already approved development environmental impact is adequately addressed. My specific concerns relate to wildlife protection and flood prevention particularly in chippel lane and flooding on the S bend on the B3092 which already floods here without the additional run off.	4/1/2025 2:09 AM
4	Not needed	3/31/2025 5:30 PM
5	This policy does not repeat the point made in Policy 8 about managing the "green corridor [...] as a natural grassland / meadow habitat". We think it should.	3/30/2025 10:29 AM
6	Although the MNP will probably be accepted too late to influence the outcome of the appeal against the Tess Square and Butts Close developments, ss 8.13 - 8.15 have been well expressed. Express more concern about encouraging non-resident traffic?	3/29/2025 6:55 PM
7	As a principle the development cannot be viewed as an infill development like the eastward expansion so we disagree with the development. However, should the development proceed the impact mitigation measures as define in the policy must be enforced.	3/28/2025 10:54 AM
8	Allow it to happen but in a timely fashion	3/26/2025 12:48 PM
9	As above!	3/25/2025 3:44 PM
10	Approval for 39 dwellings is reasonable but 120 is clearly unsustainable.	3/20/2025 8:09 PM
11	Pavements from the access point on the main Gillingham/Sturminster road towards the church.	3/19/2025 2:09 PM
12	On the assumption that Butts Close is rejected on Appeal and considering the arguments submitted in the Plan re visibility of any development there or elsewhere as far as Walton Elm it is hard to see where further development might be acceptable.	2/27/2025 12:55 PM
13	Agree that we do not need larger volume of housing on the field at Butts close	2/22/2025 3:46 PM
14	As above	2/14/2025 4:53 PM
#	COMMENTS FOR "POLICY 10. BUSINESS STRATEGY"	DATE
1	Page 46. The Green box at the bottom has been cut off.	4/3/2025 1:12 PM
2	Business property should be considered at the same time and in conjunction with any residential property, not as a separate exercise or after thought.	4/2/2025 10:12 AM
3	None of us know how this would work out.	4/2/2025 10:04 AM

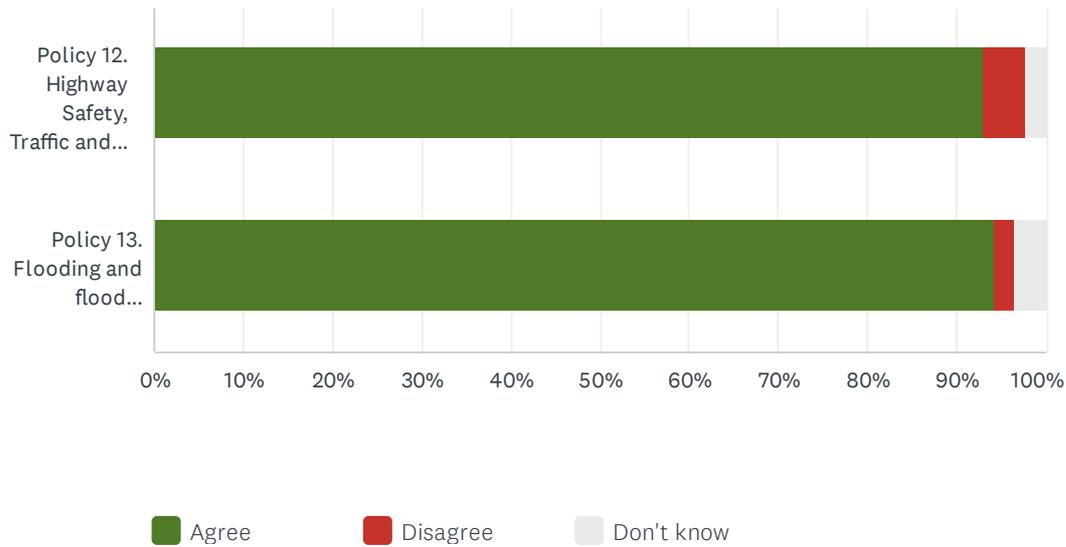
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4	Impact appears to support extensive expansion of business/commercial developments. This would contravene the Policy 9 concerns on Tess Square. Although specific areas have been identified, the impact could be clarified by highlighting that new commercial outlets should show benefit for current population or that of immediate or naturally increasing size of population	3/29/2025 6:55 PM
5	Since the concept of this document there have been changes so an improved retail outlet area would be good	3/26/2025 12:48 PM
6	dont know what this refers to	3/22/2025 4:44 PM
7	I support the statement in c) 'Where new business premises are proposed on greenfield sites outside the settlement boundary, permitted development rights that would allow future conversion to residential use should be removed.' In the event of the Tess Square being rejected this issue could arise at Dunfords field.	3/20/2025 8:09 PM
8	Apart from the existing local businesses, is there any need for more?	3/19/2025 2:09 PM
9	The statement in c) is of particular importance and I would suggest that this is also highlighted in the text preceding the proposed Policy 10 'Where new business premises are proposed on greenfield sites outside the settlement boundary, permitted development rights that would allow future conversion to residential use should be removed.	3/15/2025 5:54 PM
10	We believe, like many that the best place for commercial premises is as part of Tess Square. It really is the most sensible location.	3/14/2025 3:26 PM
11	Agree	3/12/2025 1:17 PM
12	As above	2/14/2025 4:53 PM
#	COMMENTS FOR "POLICY 11. SUPPORTING COMMUNITY FACILITIES"	DATE
1	Expand existing facilities, not provide new ones.	4/2/2025 10:12 AM
2	We have plenty	3/31/2025 5:30 PM
3	Provision of public EV charging points in public spaces eg village hall, prerequisite for new developments - policies 8, 9 and 10. Text adjustment - 8.33 Please do not include the location of the men's shed as this is not a published location. Please either delete '(which is currently based at Kings Mill)' or amend as '(which is currently at a temporary location)'	3/28/2025 10:54 AM
4	Agree with some. The vast majority of community facilities are aimed at the elderly. Apart from tennis and cricket what is there for the 50 down wards and even less, none existent for youn people. Without a large influx of the younger age group this will never change	3/26/2025 12:48 PM
5	Partially agreed – I am not in favour of building facilities which would not look out of place in a more urban environment i.e. scale in keeping with the village.	3/20/2025 8:09 PM
6	A building where local sporting clubs can have changing facilities, kitchen, toilets, seating and viewing areas in the recreation ground. This should be separate from the village hall.	3/19/2025 2:09 PM
7	1) Paragraph 8.31 Policy 11 - it is stated that 'The Practice's lease agreement on the building also comes to an end in 2028.' Does this also apply to the much used and highly regarded pharmacy? If possible, details about the pharmacy's tenure should also be included. 2) The proposal in paragraph 8.33 for 'the provision of a multi-use games area - a hard-surfaced, fenced court that can be used for a variety of sport' is an excellent idea. It would provide an additional facility for young people as well as an extra court for the thriving tennis club as well as other sports.	3/15/2025 5:54 PM
8	Missing curtain shop and the beauty place.	3/14/2025 3:26 PM
9	All the community facilities are focused on the east of Marnhull.	3/4/2025 4:29 PM
10	There seems little doubt that the leisure facilities in Marnhull are going to need more space in which to extend the uses that will be required. Unless more parking space is to be allocated we would resist the availability of EV charging points at the Village Hall because the present car park is already often over full much to the inconvenience of people attending the various events and facilities at the Recreation Ground and Hall itself.	2/27/2025 12:55 PM
11	As above	2/14/2025 4:53 PM

Q4 The final two policies deal with infrastructure - primarily highways, footpaths and flood risk / sewerage.

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Answered: 89 Skipped: 1



	AGREE	DISAGREE	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Policy 12. Highway Safety, Traffic and Transport	93.10% 81	4.60% 4	2.30% 2	87	0.89
Policy 13. Flooding and flood mitigation measures	94.19% 81	2.33% 2	3.49% 3	86	0.92

#	COMMENTS FOR "POLICY 12. HIGHWAY SAFETY, TRAFFIC AND TRANSPORT"	DATE
1	<p>Secondly I am surprised by the inclusion of only Sackmore Lane for consideration for a proposed 20mph zone. My wife and I worked in the team which surveyed the village and spent some hours monitoring traffic between Sackmore Lane and the end of the village in Mill Lane before it joins Landshire Lane although unfortunately we were away and missed the final meeting of the group. While Sackmore has some issues with pinch points in my opinion Mill Lane and Burton Street are more congested with more pinch points. In most parts of Sackmore two cars can pass with care and there is little or no need for residents to park in the lane as most houses appear to have drives or garages. Mill Lane by contrast is single file from the top of the hill at the village boundary to the corner by Burgess Close. This leads to considerable backing up and in some cases cars having to halt at the blind corner by Musbury Lane which is very dangerous for following vehicles. It also has a blind bridleway entrance at the other end. This is being upgraded via crowd funding and will likely have more horse traffic in the future and its exit into Mill Lane is very dangerous. Burton Street is for a large part a single lane road due to necessary resident parking as well as people parking opposite the post office. This road along with Mill Lane has a lot of horses, agricultural vehicles as well as van and lorry traffic which goes through the village. Less appear to go down Sackmore Lane which in our experience as dog walkers only gets really difficult when Burton St has been closed. There are additional pinch points caused by narrow road and hedging as vehicles approach the village hall. The junction by Cooks garage is blind from Pilwell (albeit with a mirror to see up the hill) and often has parked cars there obscuring the view from the junction. Lastly there is a significant pinch point on Chuch Hill which has to be single file for traffic. As a dog owner (of which there are many in the village) walking up Burton Street can be hazardous with a constant stream of vehicles both ways throughout the day. Although I'm sure most adhere to the 30 mph limit this still seems a fast speed when trying to get into the side as they go past. I believe this makes a strong case for a 20mph speed limit through the village from the Church to the end of Mill Lane in addition to Sackmore and this should be included in the plan. Lastly, Love Lane which is completely single lane for most of its length surely also is worthy of 20mph status. This wasn't in the remit of our group if I remember correctly but is a very narrow lane where a 30 mph limit is too high.</p>	4/3/2025 1:17 PM
2	<p>Page 54. "Photographs of typical difficulties on some of the main thoroughfares through the village workshop, new st". ???- correct lanes of photos please . Page 57. Map 6 Term gateway confusing. At the moment it looks as though there is an actual gateway on Schoolhouse Lane, as per the 120 Houses Butts Close planning Application , which we hope will be refused!! Further suggestion re the placement of Schoolhouse Lane "Welcome</p>	4/3/2025 1:12 PM

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signage” is could it go just before Walton Elm? At the moment it looks as though you would like Walton Elm to be in the Conservation Area, but have not included it within the “Gateway”. Outdoor Recreation on Crown Road, to what does that refer?

3	Future Developments should only be where there is direct access to the B3092.	4/2/2025 10:22 AM
4	A complete overhaul of roads should be made to facilitate additional traffic.	4/2/2025 10:12 AM
5	It's already not safe for children to ride there bikes	3/31/2025 5:30 PM
6	Typo?? At (b) first bullet point, is it Gibbs Marsh not Gibbs March? (sorry!)	3/29/2025 6:55 PM
7	I agree with most of it although very much against imposing a 20 mph limit, it will make no difference to the few that actually exceed the 30 mph limit. The people who complain are the elderly and their assessment of speed is poor at the best	3/26/2025 12:48 PM
8	I wouldn't delete any of the Policy but would emphasise the importance of recognising the network of little lanes around the village. Many of these are single track with no passing places They are being used as “by passes”. They are not maintained by Dorset Council Highways adequately. They are thinly surfaced, prone to springs and drainage from fields causing deep potholes and damaged verges. The nature of these lanes is unsafe, unsuitable and inappropriate for use by increasing motor traffic associated with housing development.	3/25/2025 4:26 PM
9	Partially Agreed - As noted below I would like to see some additions to this policy for the following reasons: Church Hill is one of the principal routes through Marnhull and due to current development proposals may assume an even greater importance in the future. It therefore deserves greater prominence in the Neighbourhood Plan and “The Marnhull Village Traffic Survey” (prepared by the Traffic Sub -group). As noted on page 3 Map 5 section 3.8 in the Sub-group document, and replicated on Page 55 in the main body of the Neighbourhood Plan, Church Hill has an identified number of hazards and is currently also the subject of potential development access through the existing ‘T’ junction at the Pharmacy/Medical Centre entrance and within proximity of a hazardous pinch point and ‘T’ junction at Pilwell. There are two photographic views of Church Hill to the south of the property “Springfield” on Page 9 section 3.28 of the Traffic sub-group document) clearly depicting this pinch point. In my opinion, noting the concern above, equivalent views Northbound should be included in the Neighbourhood Plan showing the health centre/pharmacy entrance and Pilwell pinch point (Photographs have been forwarded.) This is important because if Tess Square is agreed then the Pharmacy entrance could become one of the busiest junctions in Marnhull. In any event with the estimated number of additional 426 cars from agreed housing developments I cannot see this section being any other than congested at certain times of the day caused by road capacity constraints. As noted in the main document section 9.3 page 54 there will certainly be a greater volume of vehicles using Church Hill in the future exacerbating the potential for more congestion, delays and standing traffic events along the whole of this road and almost certainly exposing other users of the road to greater risks. Hence some additional photographs showing multi vehicle events at the Health Centre/pharmacy entrance should be included in section 3.28 Page 9 of the sub-group document to demonstrate the hazardous nature of Church Hill at that location. (Photos are available) As noted in the Marnhull Village Traffic Survey prepared by the Traffic Sub-Group (Page 4 section 3.11) the Dorset Council traffic survey (May 2021) highlighted that speeding traffic is a problem along Church Hill but this is not specifically referenced in the main document at paragraph 9.1. Surely this survey should be included in the main Neighbourhood Plan. Further, in connection with speeding on Church Hill, it should be re-emphasised that Church Hill is a rural road with sections of sub-standard width, pinch points and few pedestrian refuges and hence poses a real risk to all road users including pedestrians, cyclists and equestrians. Equally this survey was conducted almost four years ago. In my subjective view traffic volumes and movements have increased during this time and it is time for a new traffic survey to be commissioned either informally by the Parish Council or formally by Dorset Council and traffic data updated so we can see the likely future based on a new baseline. The need for a new survey should be incorporated as a Policy Statement in the Neighbourhood Plan. Transport planning is an essential basic requirement for understanding the up- to- date conditions on the ground and then being able to predict the future from the baseline. The traffic surveys conducted by Dorset Council during the week of May 11 to 17 2021 concluded that, over the key roads of Salisbury Street/Church Hill/Burton Street/Sodom Lane and New Street, there are already an average of 143.4 vehicles on the move at 0800h, and a similar level (154.4 vehicles on the move) at 1500h – This data needs to be clarified as it i Does not define any period of time for the measurements.) Mitigations The plan indicates mitigation for the school entrance in New Street and flashing signs 20 mph limit and hints at the same for Church Hill Section 9.6 Page 56 of the main Neighbourhood Plan. A case could be made for a section of 20 mph signing and or flashing sign may be appropriate for the section of s Church Hill adjacent to	3/20/2025 8:09 PM

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the Medical centre site access plus making the current 30mph signing more prominent for example and consideration of road painted signing as undertaken in Pilwell and Sodom Lane. It is inevitable that in future years more obvious mitigation may be required viz rumble strips for example approaching hazardous sections. One thing that will definitely be undesirable would be to consider widescale road widening to alleviate a development issue.

10	A 30mph speed limit at the Chippel Lane junction (from Sturminster). There is no need for hardstanding footpaths across agricultural field areas as this is a village and not a town.	3/19/2025 2:09 PM
11	In Map 5, there should be a similar identification to school traffic and pedestrian conflicts along Nash Lane for St Mary's school traffic. Sometimes the traffic backs up at pinch points along the lane and often traffic speeds around the blind corner junction with Sodom Lane/Pilwell.	3/16/2025 8:25 PM
12	This is a key, well-presented Policy of the Neighbourhood Plan. I would suggest that it could be even further enhanced and strengthened, for example: 1) The information provided on Dorset Council's Traffic Survey May 2021 is almost four years old. In my 'lived experience' in the village the volume of traffic has increased significantly since that time. It would be helpful to include a recommendation for a further survey to be undertaken in the near future and for monitoring and updating traffic volume, traffic flow and highway safety to be carried out at regular intervals to track any further increase (perhaps biennially). 2) Map 5, page 55 'critical pinch points and problem areas' gives a vivid presentation of traffic issues in the village and I welcome the proposals in Map 6 'Traffic Management proposals'. Specifically, Church Hill, from the Pilwell junction to Phillips Road, is a pinch point that is identified as a stretch of road for 'traffic improvements for reasons of pedestrian safety/traffic flow measures'. Additionally, the plan identifies that evidence of speeding was most notable along Church Hill. It is recommended in the appended 'Marnhull Village Traffic Survey' that Mill Lane and Burton may benefit from a 20 mph speed limit and that Church Hill / Pilwell 'should also be considered for similar treatment in those sections where they lack footways addition'. In my opinion, the aforementioned area of Church Hill is not safe for pedestrians and other road users, particularly in the vicinity of the entrance to the health centre and pharmacy and the junction with Pilwell. Therefore, I would like to see a continuous 20 mph speed limit extending along Church Hill, Burton Street and onto Mill Lane, together with additional traffic calming measures). One consistent speed limit would help to avoid any confusion about the speed limit on all sections of this road. 3) Appraisal Part 2 Employment Options Section 4.67-4.69 'Transportation' of the 'Draft Strategic Environmental Assessment' lends weight to the transportation limitations of Church Hill as a suitable road affording access development (employment). 4) I support the statement in paragraph 5.3 of the Marnhull Village Traffic Survey that 'Whilst not in the scope of a Neighbourhood Plan, the local bus companies should be encouraged to consider smaller, more agile buses/minibuses'.	3/15/2025 5:54 PM
13	However, could traffic calming be included on Sodom Lane? And maybe around could be roads blocked off around some parts of the village. I know this may be hard to achieve but marnhull seems increasingly to be a rat run for commuters and delivery drivers.	3/15/2025 9:29 AM
14	The map indicating traffic problems doesn't highlight the use of Nash Lane and Great Down Lane as used for school traffic. Burton St is one of those areas which suffers from being narrow, with a lack of off street parking and of pavements. This forces pedestrians into the middle of the road to get around the vehicles. With the continued 30mph speed limit, vehicles can come uncomfortably close. The policy gives too much priority to motorists. With developments being cul de sacs and no additional or improved roads proposed, the increased traffic will have to use the existing limited road network.	3/4/2025 4:29 PM
15	To paint pedestrian walkways onto roads that are too narrow already will only make walking more dangerous. To that I cannot agree. Somehow the more elderly amongst us need hardened footpaths away from the roads so we can walk for easily and safely.	2/27/2025 12:55 PM
16	We would like to see a 20 mile speed limit imposed through out Burton Street, New Street, Pilwell, Sackmore Lane and any lanes currently used as short cuts.	2/24/2025 12:42 PM
17	Roads not suitable for more traffics and no footpaths	2/22/2025 4:10 PM
18	Dont agree with traffic lights speed bumps would be better	2/22/2025 3:38 PM
19	As above	2/14/2025 4:53 PM
#	COMMENTS FOR "POLICY 13. FLOODING AND FLOOD MITIGATION MEASURES"	DATE
1	Rainwater recovery systems to be encouraged.	4/2/2025 10:22 AM
2	The entire sewer referral needs to be upgraded to facilitate extra housing. The existing structure cannot cope with current housing levels.	4/2/2025 10:12 AM

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3	More houses more flooding	3/31/2025 5:30 PM
4	Regarding the control of surface water run-off, we draw the NDP team's attention to https://www.southernwater.co.uk/latest-news/pioneering-solutions-to-storm-overflows-will-harness-nature-on-isle-of-wight .	3/30/2025 10:29 AM
5	point h) ensuring that sufficient capacity in the relevant STW in place prior to occupation of new developments is too late. Already the STW are overloaded and corrective measures are required irrespective of new development. Marnhull Common STW also takes sewerage from Stalbridge. The capacity limitations of the STW needs to be considered when planning developments both Marnhull and Stalbridge. EDM 2924 Storm Overflow Annual Return suggest 2464 hrs of discharge of untreated water from the storm tank in 2024 (i.e. equates to over 3 months a year). The reason stated for discharge of untreated sewerage is hydraulic capacity - there is already insufficient capacity. Policy should include in addition statements addressing: 1. that a programme should be implemented to proactively work towards zero discharge of untreated water into the river system. 2. that flood mitigation should also consider agricultural land use / methods to increase water retention and reduce the rapid run-off of soil laden surface water Notes Pg 60 10.3 River Stour flooding extends across the flood plain which is essentially agricultural land with low risk to property Flooding events on bottom Cox Hill are related to the clogging of drains (lack of maintenance) compounded by vegetative debris and soil run-off	3/28/2025 10:54 AM
6	If the policy written is actually adhered to - ie developers will not build unless wessex water give the ok - then this is a good thing. But I don't believe this will happen as I'm sure developers have ways of making WW agree!!	3/22/2025 4:44 PM
7	The scale of the agreed developments and others for Marnhull at least two of 60 to 70 dwellings with one of 61 dwellings under construction are not sustainable developments and of course every time a field is converted from farmland to concrete, buildings and tarmac the risk of flooding already a problem in the village could become more serious without mitigation. The only true mitigation here is to put a hiatus on large development proposals in Marnhull.	3/20/2025 8:09 PM
8	I welcome the statement in point c) Hard surfacing should be kept to a minimum. Where concrete and tarmac, and the associated development infrastructure replace hedgerows and trees this can only increase the level and frequency of flooding in the village as well as a reduction in wildlife.	3/15/2025 5:54 PM
9	13 h developers MUST work with Wessex water saying developers are "expected" to work with Wessex water is not acceptable as they may not bother.	3/14/2025 5:57 PM
10	A minor tweak, is there thought of using slow draining water butts as in the Isle of Wight? https://www.southernwater.co.uk/latest-news/pioneering-solutions-to-storm-overflows-will-harness-nature-on-isle-of-wight/	3/4/2025 4:29 PM
11	The greater use of permeable surfaces are needed for all driveways, footpaths and even parking areas. They exist, are probably more expensive but will help reduce the threat of flooding. It seems to us that a mechanical road sweeper could be hired once a month to clean the verges/gutters of the public roads in Marnhull so as to remove leaves, mud and other detritis all of which was once done by the County Council. We could do this in conjunction with neighbouring Parishes/Towns and would save octogenarians like us having to risk our lives by doing it ourselves! Perhaps there could be a project to see whether flood barriers covering access points to houses could investigated with the objective of providing them to individual householders for them to be fitted on the basis of volume reduced prices.	2/27/2025 12:55 PM
12	As above	2/14/2025 4:53 PM

Q5 Please use the space below to add to or make any other comments about the Neighbourhood Plan, if you so wish:

Answered: 57 Skipped: 33

#	RESPONSES	DATE
1	The plan is very well thought out and balances the future development needs with the heritage and current status of the village.	4/3/2025 1:19 PM
2	The authors are to be congratulated on producing an extremely detailed and thorough	4/3/2025 1:12 PM

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document, that will provide essential guidance to those seeking to develop future properties in Marnhull. Appendix 5, Page 76 List of buildings identified as having potential significance in the draft Conservation Area Appraisal and may qualify as non-designated heritage assets (NDHA) for Dorset HER and Local Listing consideration. The list includes Sackmore Green, which I do not consider (it being a collection of 1950's red brick buildings) to be an example of buildings which merit conserving or to be part of a document which will be used by developers, when designing and replicating future developments within Marnhull Appendix 5, Page 82-83 Map showing Listed Buildings, Conservation Area (and proposed changes) & potential heritage assets (buildings) The scale used 1:8000 doesn't allow for all the representative dots to be seen. Lots of the dots overlap and mask other dots. E.g. St Gregory's Church is hidden by 3 green dots. The maps have large areas with no dots, whilst cramming the dots in a small area. Appendix 7, Pages 90-92 Local Green Spaces The map doesn't include all the areas referenced. LGS 09, LGS 10 and LGS 11 are not featured. Appendix 13, Page 107 Marnhull Flood Risk Map November 2024. It is very difficult to see where the Marnhull Village "watermark" is underneath the colours.

3	As previously stated, I think future development must be on the basis of high quality, green homes, designed with ample floorspace, in a vernacular style (which we can specify) so that developers pay less for land, and spend more on build quality.	4/2/2025 10:25 AM
4	Great work. Thank you to all involved in getting this in play.	4/2/2025 10:14 AM
5	Unfortunately i am not on line but visited the village hall and viewed a paper copy for 1.5 hours i am very impressed with the amount of work involved.	4/2/2025 9:53 AM
6	We think that the Neighbourhood plan has been well thought out and is sound in every aspect.	4/2/2025 9:49 AM
7	We do not need 120 houses built at butts close or elsewhere Too many building will increase traffic and ruin the village	3/31/2025 5:35 PM
8	We are very happy with this thorough and appropriate Plan	3/30/2025 2:47 PM
9	could not find a link to this feedback form anywhere on the MPC website to enable me to input from desktop. I specifically did not want to feedback via phone as I have had to restart to. You nearly prevented me giving feedback	3/30/2025 1:24 PM
10	Marnhull Green Teams would like to thank the NDP team for the immense amount of hard work they have done, and to congratulate them on the results. The biodiversity and climate crises are not being given sufficient attention nationally or internationally: this draft Plan helps redress the balance for our part of North Dorset. We know that you will consider the few amendments we suggest, and hope that you will be able to apply them. Thank you.	3/30/2025 10:43 AM
11	The Plan has clearly been drafted with care and attention to detail to reflect the majority views of Marnhull residents, while not ignoring wider minority views. At the same time it properly sets Marnhull's context as a historically evolved village. Thank you to all involved, especially the many volunteers who must have given substantially of their own time.	3/29/2025 7:12 PM
12	It is clear that a lot of work has gone into the preparation of this Plan although, unfortunately, in the case of several developments it will be 'shutting the gate after the horse has bolted'. There is a line or two in the 'Summary' and 'Introduction' but maybe there needs to be a separate section giving more detail of the lifecycle of the plan, e.g. who owns it and who maintains it; if there are to be revisions and when; how the policies are to be maintained/revised as the village develops and whether more referenda questionnaires are envisaged. There was no mention of the 'fowl' smells which seem to be a significant problem in the village. How these could be addressed I have no idea but when chicken dung is being distributed on the fields, it is best to be a long way away! Perhaps there could be mention under the Tranquillity and Dark Skies Policy. With no 'Conclusion' It appears to end suddenly at Appendix 1.	3/28/2025 11:09 AM
13	The document is well put together and represents a significant amount of work. Thanks to all involved	3/28/2025 11:03 AM
14	We strongly support the well written, thoughtful and informative Neighbourhood Plan.	3/27/2025 2:51 PM
15	The clue is in the title of the document. Development Plan, not NOT a Development Plan. It should do much more to encourage the growth of the village rather than stifle it which is the view of those on the group putting this document together. The whole exercise should have been carried out by a completely Independent person /s	3/26/2025 12:56 PM
16	An excellent and well balanced document.	3/26/2025 11:53 AM
17	A very thorough & well researched document setting out a sensitive, sensible & rational plan for the future of Marnhull, which hopefully will assist in ending speculative development	3/26/2025 11:20 AM

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proposals & provide for development that meets the needs of the village, while keeping its rural & historical & unique character

18	The Plan is outstanding. The quality of care, knowledge, research and commitment to Marnhull's history, community and development is profound. I am so grateful to all those who have given so much of their time to creating such an important document. The opportunity at all stages for the village residents to be involved, consulted and updated has been exemplary. I have learnt so much from the details and research, it is remarkable how professional, evidence based and thorough the document is. My overwhelming feeling is that this document deserves publication as a reminder of what a special place Marnhull is, and how fortunate the residents are to have volunteers prepared to sustain its best interest.	3/25/2025 4:43 PM
19	A beautifully crafted document, thoroughly researched with huge detail, well reasoned arguments and with sympathetic approach to the various challenges posed by the inevitable need to allow for developments and sustained growth of the village, but without this tsunami of planning applications which would turn Marnhull into Telford/Milton Keynes!	3/25/2025 3:57 PM
20	We believe the plan demonstrates how the village of Marnhull works and how some changes can be easily accommodated but others will have detrimental impacts and cause safety issues.	3/24/2025 8:41 PM
21	Having read the Appendices relating to the Design Code, I would not wish any future developers to regard the properties in Sackmore Green as an example to be copied in coming years. Their appearance was of their time, not of the future of our village.	3/24/2025 9:06 AM
22	it is structured badly and would be very very difficult for many people - perhaps those who are elderly, not great at reading or those who can't "do" technology to get through let alone understand. It could be spelled out a lot more clearly than it is. this survey is even more difficult to understand as it's questioned in such a way to make it hard to object to specific things.	3/22/2025 4:57 PM
23	The draft neighbourhood plan has obviously been compiled with a great deal of local knowledge, experience and a passion for attempting to retain as much history and village character as possible while defending the local environment and ecology from opportunistic development proposals which exceed any local demand. I can only hope that the document is approved and may provide a more robust baseline for negotiating future development.	3/20/2025 8:10 PM
24	Main issues are as addressed. Protecting what makes this a lovely place to live while planning needed development of affordable future proof houses for families.	3/20/2025 4:38 PM
25	This is a remarkable document, an enormous undertaking and an amazing piece of work completed to this stage within a relatively short period. I congratulate everyone involved. The document is very comprehensive, covering a huge range of complex and frequently overlapping issues, some of which are controversial and/or contradictory. The narrative tackles these head-on with eloquence and honesty. The descriptions of each feature reveal topics, aspects and importances that require the skill of visual analysis and artistic articulation to capture in words the detail, the beauty, the importance that we all 'look at' frequently but through this document 'looking' is raised to 'seeing'! The structure and layout of the document, the use of colour, sidebars, and photographs all serve to help the reader navigate through the document and recognise overlapping issues where repetition has been necessary.	3/20/2025 8:02 AM
26	To get a better service at the doctors surgery. It needs more doctors to make use of the building. Is the existing sewage plant man enough to support the extra waste from all the proposed development? The village highways are also not suitable for any further development. They are dangerous enough already. 20mph needs to be in place through Burton Street/Sackmore Lane/Sodom Lane/New Street.	3/19/2025 2:17 PM
27	We think it's a good idea overall The post office as it is now is not fit for purpose and is becoming dangerous for Atul and staff as there is little room in there.	3/19/2025 12:56 PM
28	I strongly disagree with any development that will far exceed the current local need. Especially when it concerns a disruption to the character of the village and a major impact from too much traffic.	3/17/2025 9:01 PM
29	The planned developments far exceed local need and the character of the village is at risk from too much traffic.	3/17/2025 9:01 PM
30	A very well drafted document.	3/16/2025 8:28 PM
31	We consider this to be a well thought out and comprehensive, detailed document designed to enhance , maintain and preserve the character of our community.	3/15/2025 8:43 PM
32	The draft Neighbourhood Plan is an excellent document that encapsulates the vision for	3/15/2025 5:58 PM

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Marnhull and provides a template for development over the next 15 years. Clearly a great deal of work has gone into ensuring that the Neighbourhood Plan is a comprehensive, thorough and robust document built upon strong and proactive engagement and participation by members of the community. I would like to express my thanks to the Parish Council and to all those who have led and participated in the preparation of this Plan.

33	Protection of the 5 hamlets is important to the look and feel of the village	3/14/2025 6:31 PM
34	Thanks to all involved. Very thorough (Heritage, and green spaces excellent)	3/14/2025 6:02 PM
35	I have made my views on sewerage capacity by email to you under separate cover. I believe it is of utmost importance as if it is not addressed and catered for, the housing expansion should not proceed at all. I expect that with the size of the proposed and approved housing a vastly improved and increased sewerage treatment facility will be required sooner rather than later.	3/14/2025 6:01 PM
36	Very thorough and very detailed	3/14/2025 5:46 PM
37	Happy with the plan apart form the lack representation on reducing speed limits in the village. In the plan there should be more 20 mph restrictions. School is a good point, but Burton Street up to the shops. Lack of safe walking is a real	3/14/2025 5:37 PM
38	Very thorough	3/14/2025 4:46 PM
39	Plan reflects the views of us both and has been consulted on in may ways. I have been listened to and that the plan is both sensitive of future needs and recognises the village cant stand still	3/14/2025 4:42 PM
40	The Neighbourhood Plan currently displays data from the survey which we believe we have demonstrated to be flawed and to not show statistical relevance. We therefore suggest that references to such data are removed until accurate data can be sourced. I implore the Parish Council to have an independent study carried out. Likewise, any recommendations in the plan that are due to this data, be removed or amended. Examples: • Point 4.1 – the plan says that the survey represents more than half of the households in the parish. This conclusion cannot be reached. This is misleading as surveys were conducted on an individual basis meaning it is more reasonable to say 25% of the Parish. • Statistics throughout the plan, provided by the Survey should be excluded due to the inaccuracies raised. • Page 67 – household composition. The figures here don't match the original survey data. Information should be given as to why/how the data was edited to get to the figures now presented	3/14/2025 3:29 PM
41	Conservation Area Appraisal - I believe the map showing the revised boundaries for the Burton St CA shows that Sackmore Green is NOT in the CA as requested by the Parish Council. However the wording is a little ambiguous and so can we look at the wording again on this please?	3/13/2025 10:00 AM
42	The plan is vital to this village to stop the uncontrolled development that has mushroomed since we moved here 8 years ago. We checked the settlement boundaries and Dorset policy before buying but our local landowner has run roughshod over everything and the village is becoming a town. We no longer wish to live here if this continues and Tess Square, should it go ahead, is the final nail in the coffin for us!	3/12/2025 1:17 PM
43	I would like to commend those who have produced this plan.	3/6/2025 9:15 AM
44	a well written and thought out plan that covers all aspects	3/4/2025 4:44 PM
45	Please press ahead with this project. Anything we have said is meant to be helpful and the Committee will decide whether you wish to include any of our suggestions. In the meantime thank you for all your efforts which the Parish is definitely going to benefit from. Congratulations!	2/27/2025 1:12 PM
46	Excellent work - thank you for all your efforts	2/24/2025 7:13 PM
47	I think it is very well written and comprehensive, thank you for all your work.	2/23/2025 12:55 PM
48	Can I ask how and by whom the allotment proposal has been made?	2/22/2025 4:30 PM
49	Well done to everyone	2/22/2025 4:28 PM
50	Thank you, excellent work and points concisely made	2/22/2025 4:27 PM
51	Once a conversation area or greenfield has been built on it can never return to restore the village/heritage or farm land	2/22/2025 4:24 PM
52	Excellent plan. Really well thought through and compiled	2/22/2025 4:15 PM

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53	Very good plan. Thoughtfully produced	2/22/2025 4:13 PM
54	Section 5 comes before section 6? Policy 9 is roads but on the report this says south?	2/22/2025 3:55 PM
55	See comments on policy 1. A small museum to demonstrate the value of hardy to Marnhull	2/22/2025 3:51 PM
56	A hugh thank you to everyone involved, very comprehensive document	2/22/2025 3:40 PM
57	See comments made in previous E Mail	2/14/2025 4:53 PM

Q6 If you have any comments on the draft Strategic Environmental Assessment, you can comment here: This document has also been sent to the Environment Agency, Historic England and Natural England for their comments.

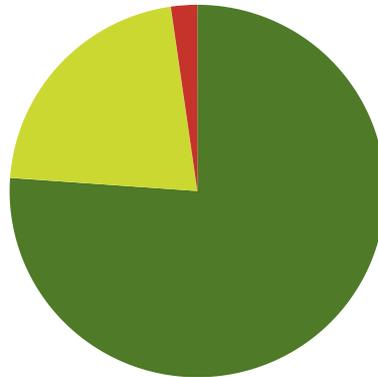
Answered: 10 Skipped: 80

#	RESPONSES	DATE
1	More Housing causes more flooding and traffic	3/31/2025 5:35 PM
2	There was no mention of the foul smells which seem to be a significant problem in the village.	3/28/2025 11:09 AM
3	We both also support the draft Strategic Environmental Assessment for the above reasons	3/27/2025 2:51 PM
4	Totally supportive.	3/25/2025 4:43 PM
5	If feels as if the plan and this questionnaire are made deliberately complex and difficult to understand and get through to mask the fact that we have very little actual power to prevent the ruination of our village. planning permission for large developments is totally destroying our village and ability to walk in the countryside without first leaving the village or getting in a car and this plan seems more word than deed, and I doubt it will have to power to overrule developers, who seem to answer to no-one.. BUT I understand that the neighbourhood plan appears to try to work within what is forced upon us by planning departments and government (who only care about numbers of "new homes", not about the lives of those who already live there or how those people are to be supported). We are damned if we do and damned if we don't. Hundreds of new houses are already planned to blight our landscape, but if we complain about what services are going to service these new occupants, we risk having even more of our land destroyed to provide more facilities and services – like the abomination that Tess Square is (if it happens).	3/22/2025 4:57 PM
6	Consideration of table NTS1 – Site options If the SHLAA are stating that Marnhull target is a minimum of 153 dwellings why are there developments under consideration or in construction for 329 dwellings? Assuming 61 North of Burton Street together with Outline permission for 139 Salisbury Street / North of Crown Road and 39 approved Butts close with a further 90 being submitted. This is a staggering increase in housing provision and should be opposed as being out of scale for the village. It is not supported by the demand requirement of the village and is totally unsustainable. The options for Employment are listed as Tess Square and Church Farm and it is clear that in the SEA option appraisal Church farm is a more suitable location for commercial development.	3/20/2025 8:10 PM
7	I was interested to read the comparison of two site options for purposes of 'Employment' – Church Farm and Tess Square. It is clear from this analysis that, in all but one SEA theme, Church Farm is clearly a far more suitable option for a commercial development than Tess Square.	3/15/2025 5:58 PM
8	Presumably 'The Strategic Enviromental Assessment' is the whole draft document, in which case it is a masterpiece of thought, design and construction benefitting from extensive and thorough research by a combination of committed villagers and engaged professionals to all of whom we owe our sincere gratitude. As it's only a Draft presumably the version that will go to the County Council will include cross referncing between the maps and texts and vice versa? We look forward to receiving the final version.	2/27/2025 1:12 PM
9	In 12 years of living in living in Marnhull I notice more and more light pollution and less and less bird & wildlife	2/22/2025 4:24 PM
10	Can we express our admiration for a piece of work so carefully, empathetically and well	2/9/2025 4:29 PM

done. This is an excellent, thoughtful and thought provoking document.

Q7 To help us understand at this stage whether we have got the plan 'broadly right', please tick one of the following:

Answered: 88 Skipped: 2



■ Supports NP
 ■ Would like ...
 ■ Needs maj...

ANSWER CHOICES	RESPONSES	
Supports NP	76.14%	67
Would like some minor changes	21.59%	19
Needs major changes	2.27%	2
TOTAL		88

From: Stuart, David <David.Stuart@HistoricEngland.org.uk>
Sent: 19 March 2025 13:34
To: clerk@marnhull-pc.org.uk
Cc: Tobias Carleton-Prangnell <Tobias.Carleton-Prangnell@dorsetcouncil.gov.uk>
Subject: Stat consultee letter 10/02/25 Marnhull's Draft Neighbourhoods Plan

FAO Sally Upshall

Thank you for your Regulation 14 consultation on the pre-submission version of the Marnhull Neighbourhood Plan.

While we were consulted last year on the emerging design Codes and SEA Scoping Report this is our first opportunity to familiarise ourselves with the full Plan and the range of policies it proposes to contain. We had previously commented that the need for a full SEA might have been predicated on the Plan's intention to allocate sites for development and we note now that such provision exists in policies 8, 9 & 10.

Our first duty must be to congratulate your community on the production of a most impressive Plan. In its scope of policies, evidence and detailed analysis, the Plan presents a cogent rationale for the agenda it promotes, and especially in its understanding of the historic character of the area and the associated issues. The regime of policies and initiatives concerned with the protection and enhancement of this aspect of the Plan – covering, inter alia, green spaces, views, settlement pattern, rural roads protocol, design codes and character appraisal - is particularly notable and worthy of plaudits.

The preparation of a Conservation Area Appraisal, apparently for the first time since the Area's designation in 1971, merits special praise, and we hope that Dorset Council is able to adopt this formally as planned sometime this year.

As far as the site allocations are concerned, we note that Policy 8 – land north of Crown Road/Salisbury Street – seeks to finesse planning consents for up to 139 dwellings which were granted in recent years, as similarly does Policy 9 – land adjacent to Butts Close – in its allocation of up to 39 dwellings.

Policy 10 – Business Strategy – identifies farm buildings at Church Farm as a brownfield site capable of business re-use. It also identifies land for business development as part of an eastward expansion of the settlement on land adjacent to the B.3092.

Given the context and planning history of these sites none give us cause for in-principle concern. Much will depend on the effective application of the criteria set out in the relevant policies, and liaison with the Dorset Council heritage team – if not undertaken already - should help ensure the efficacy and comprehensiveness of these.

Our only residual observation is whether the eastward expansion identified in Policy 10 is compatible with the allocation in Policy 9 given that the same site is involved. Does the site have sufficient capacity for both policies be delivered without significant compromise to one or the other, or the generation of spatial spill out which might lead to issues, potentially harmful, associated with relevant heritage assets.

We are happy to defer to Dorset Council in the resolution of any tension which these provisions might create.

There are no other issues associated with the Plan upon which we wish to comment, and we offer our best wishes to your community in progressing and making its Plan.

Kind regards

David

David Stuart | Historic Places Adviser

I now work only 2 days a week, usually Tuesdays and Wednesdays

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From: "Sustainable Places, WX" <wx.sp@environment-agency.gov.uk>
Date: 28 March 2025 at 12:23:53 GMT
To: marnhullndp@gmail.com
Cc: Jules Cormack <jules.cormack@marnhull-pc.org.uk>
Subject: Stat consultee letter 10/02/25 Marnhull's Draft Neighbourhood Plan

Thank you for consulting the Environment Agency on the draft Marnhull Neighbourhood Plan.

Based on the environmental constraints within the area, we have no detailed comments to make in relation to your plan at this stage.

We encourage you to seek ways in which your neighbourhood plan can improve the local environment. For your information, together with Natural England, English Heritage and Forestry Commission we have published joint guidance on neighbourhood planning, which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at: <https://neighbourhoodplanning.org/toolkits-and-guidance/consider-environment-neighbourhood-plans/>

As your plan promotes growth, we recommend you contact your Lead Local Flood Authority who will be able to advise if there are areas at risk from surface water flood risk (including groundwater and sewerage flood risk) in your neighbourhood plan area. The Surface Water Management Plan will contain recommendations and actions about how areas at risk of surface water flooding can be managed. This may be useful when developing policies or guidance for sites.

We also recommend early consultation with the relevant water company to determine whether there is (or will be prior to occupation) sufficient infrastructure capacity existing for the connection, conveyance, treatment and disposal of quantity and quality of water associated with any proposed development within the plan.

Regards,

Bob Sherrard

Planning Advisor, Wessex Sustainable Places

Environment Agency | Rivers House, East Quay, Bridgwater, TA6 4YS

bob.sherrard@environment-agency.gov.uk

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Date: 06 March 2025

Our ref: 502194



clerk@marnhull-pc.org.uk

BY EMAIL ONLY

Hornbeam House
Crewe Business Park
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Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Sally Upshall,

Marnhull Neighbourhood Plan Consultation on 10th February - March 31st 2025

Thank you for your consultation on the above dated 10 February 2025

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on this neighbourhood plan.

I can confirm that Natural England have no objection to the proposed Neighbourhood Plan modifications. It would be appropriate for a conclusion of no adverse effect on the integrity of the designated habitats and International sites to be reached.

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information.

Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in [Natural England's Standing Advice on protected species](#) .

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission [standing advice](#).

We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary.

Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If an Strategic Environmental Assessment is required, Natural England must be consulted at the scoping and environmental report stages.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours sincerely

Rosalind Tuck
Higher Officer,
Sustainable Development, Dorset
Wessex Area Team

Natural England, Horizon House, Deanery Road, Bristol BS1 5AH

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](http://magic.defra.gov.uk/)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available from [the Association of Local Environmental Records Centres](http://www.localenvironmentalrecordscentres.org.uk/).

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)². Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)³.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty** (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](http://magic.defra.gov.uk/)⁴ website and also from the [LandIS website](http://www.landis.org.uk/)⁵, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](https://www.gov.uk/government/publications/national-planning-policy-framework--2)⁶ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/)⁷ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds,

¹ <http://magic.defra.gov.uk/>

² <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

³ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁴ <http://magic.defra.gov.uk/>

⁵ <http://www.landis.org.uk/index.cfm>

⁶ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁷ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁸), such as Sites of Special Scientific Interest or [Ancient woodland](#)⁹. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹⁰) or protected species. To help you do this, Natural England has produced advice [here](#)¹¹ to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see [Guide to assessing development proposals on agricultural land](#)¹².

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment and should provide net gains for biodiversity in line with the [National Planning Policy Framework](#). If you are setting out policies on new development or proposing sites for development, you should follow the biodiversity mitigation hierarchy and seek to ensure impacts on habitats are avoided or minimised before considering opportunities for biodiversity enhancement. You may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development and how these could contribute to biodiversity net gain and wider environmental goals.

Opportunities for environmental enhancement might include:

- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to reduce impacts on wildlife.
- Adding a green roof to new buildings.
- Providing a new footpath through the new development to link into existing rights of way.

⁸ <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

⁹ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹⁰ <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

¹¹ <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹² <https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land>

Site allocations should be supported by a baseline assessment of biodiversity value. The statutory [Biodiversity Metric](#) may be used to understand the number of biodiversity units present on allocated sites. For small development allocations the [Small Sites Metric](#) may be used. This is a simplified version of the statutory [Biodiversity Metric](#) and is designed for use where certain criteria are met. Further information on biodiversity net gain including [planning practice guidance](#) can be found [here](#)

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision. Natural England's [Green Infrastructure Framework](#) sets out further information on green infrastructure standards and principles
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance](#)¹³).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks or on verges, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

Natural England's [Environmental Benefits from Nature tool](#) may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside the statutory [Biodiversity Metric](#) and is available as a beta test version.

¹³ <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

From: Gaynor Gallacher <Gaynor.Gallacher@nationalhighways.co.uk>

Sent: 18 March 2025 14:32

To: clerk@marnhull-pc.org.uk

Subject: Marnhull Neighbourhood Plan consultation - National Highways comments

Dear Sally

Thank you for providing National Highways with the opportunity to comment on the draft Marnhull Neighbourhood Plan. As you are aware, we are the strategic highway authority responsible for operating, maintaining and improving the strategic road network (SRN) which in this case comprises the A303 which passes approximately 15 km to the north of the plan area, and the A31/A35 corridor approximately 30km to the south. It is noted that there are a range of potential local road connections linking Marnhull and the SRN.

Having reviewed the draft plan, we consider that the Plan's policies are unlikely to lead to a scale of development which would adversely impact on the safe and efficient operation of the SRN. We therefore have no specific comments to offer.

However, this does not prejudice any future responses National Highways may make on site specific applications as they come forward through the planning process, which will be considered by us on their merits under the prevailing policy at the time, which is currently set out within DfT Circular 01/2022 *The strategic road network and the delivery of sustainable development*.

Kind regards
Gaynor

Gaynor Gallacher
South West Operations – Assistant Spatial Planner (Highways Development Management)

National Highways | Ash House | Falcon Road, Sowton Ind. Estate | Exeter | EX2 7LB

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Marnhull Neighbourhood Plan

Regulation 14 Consultation

Dorset Council response

31 March 2025

Summary

Dorset Council welcomes progress of the Marnhull neighbourhood plan and congratulates the neighbourhood plan steering group on all its hard work to date. The comments provided below are intended to be constructive and to help with finalising the plan ready for submission and examination. Comments in the main table are from the Community Planning Team with comments from Transport Planning and Design officers following. The Council's Senior Conservation Officer considered the draft plan and accompanying documents and has no further comments to make at this stage.

Section / paragraph	Comments
Para 1.7, page 6	This section/page discusses the stages in the plan preparation. Paragraph 1.7 (and the green box in the top right of the page) refers to the pre-submission (Regulation 14) consultation. It then refers to the examination and referendum. However, it omits reference to the Regulation 16 consultation which is a statutory stage that Dorset Council must undertake prior to examination. This could be seen as misleading by someone wishing to understand the full process.
Vision, page 12	Vision noted. This appears to be a positive vision for the community.
Objectives, page 13	Objectives noted. These appear to be supportive of the vision.
Policy 1(a)	<p>"...supplemented <u>where necessary</u> by more detailed investigation <u>where this may be necessary</u> to understand the impact of development on the character of the area and its associated heritage assets."</p> <p>Repetition of "where necessary" – suggest deleting the first instance.</p>
Policy 1(b)	<p>"...<u>potential</u> non-designated heritage assets..."</p> <p>Do you need "potential" here? Maybe what was meant was <i>potential locally listed heritage assets</i>. Historic England's guide to Local Heritage Listing¹ states that non-designed heritage assets can be identified in a number of ways, including:</p> <ul style="list-style-type: none">• Local heritage lists• Local and Neighbourhood Plans

¹ <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag301-local-heritage-listing/>

Section / paragraph	Comments
	<ul style="list-style-type: none"> • Conservation area appraisals and reviews • Decision-making on planning applications
Policy 1(b)	<p>“...afforded protection (having regard to the scale of any harm or loss and their significance)...”</p> <p>It’s not clear what the policy is here. I think the intention is to afford non-designated heritage assets <i>some</i> protection along the lines of that set out in NPPF para 216 (“In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”) Please consider rephrasing so that it is clear what the policy is and how a decision maker should react to development proposals.</p>
Para 6.8	<p>“The key points from this guidance <u>is</u> explained...”</p> <p>Should be “are”.</p>
Policy 2(a) and (g)	See Design Comments below.
Policy 2(c)	<p>“retain views”</p> <p>Consider amending to “retain <u>important</u> views” as presumably not all views will be considered important and worthy of retention.</p>
Para 7.4	<p>This paragraph is obviously describing the Local Green Space designation. For clarity, please use this term as it is nationally recognised and defined in NPPF. It would also be useful if it was stated that the criteria for the designation are set out in NPPF paragraphs 106–108. Also, details of the LGS sites are in Appendix 7, not 6.</p>
Policy 3(a) and Para 7.5	<p>“Development should ... not exceed 20dph (when measured over a 200sqm grid)”</p> <p>I’m not familiar with the concept of measuring density using a 200sqm grid. For reference, at 20dph, 1 dwelling would take up 500sqm on average. Therefore, I’m unsure exactly how a 200sqm grid would be used. Please can this be reconsidered and either remove the reference to the 200sqm grid or explain its purpose and application.</p>
Policy 3(d)	<p>Regarding the proposed Local Green Space designations, we have concerns that not all of those selected meet the criteria in NPPF. In particular, NPPF para 107 states that an LGS site must be “demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field),</p>

Section / paragraph	Comments
	<p>tranquillity or richness of its wildlife.” They also must be “local in character and is not an extensive tract of land.”</p> <p>The PPG on Open Spaces provides some further guidance on LGS.² Paragraph 013 gives examples of the types of green area that can be identified as LGS. The examples given include: “land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis.”</p> <p>With regards to how big an LGS can be, paragraph 015 states: “blanket designation of open countryside adjacent to settlements will not be appropriate.” With regards to rights of way, paragraph 018 states: “There is no need to designate linear corridors as Local Green Space simply to protect rights of way, which are already protected under other legislation.”</p> <p>We note that several of the sites are currently in agricultural use, and therefore taking into account the NPPF and PPG, in our view they do not appear to be obvious candidates for LGS status. While they may provide rights of way and wider views across the landscape, we are not fully convinced that this is sufficient to meet the relatively stringent LGS criteria. We note that the table in Appendix 7 scores the landscape value of the site, but this is not a term that is used in the LGS sections of NPPF and PPG.</p> <p>We suggest that where sites, such as agricultural fields, are seen to form a valuable landscape function, other designations such as “green gaps” and “important views” may be more appropriate. We would therefore encourage you to use these designations for some of the larger sites which principally serve a landscape function. In our experience, this has been the approach taken by other neighbourhood plans in Dorset.</p> <p>We note that sites LGS05 and LGS16 are currently subject to a planning appeal, which the parish council will be aware of as a Rule 6 party. Should that appeal be allowed, then LGS designation would not be appropriate on these sites as Paragraph 008 of the PPG states that LGS designation will rarely be appropriate where land has planning permission for development.</p> <p>Paragraph 019 of the PPG states that landowners should be contacted at an early stage about proposals to designate their land as LGS. Therefore, please ensure that you have taken all reasonable steps to identify the landowners of your proposed LGS sites and have consulted them before submission. Their views should be</p>

² <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#Local-Green-Space-designation>

Section / paragraph	Comments
	summarised in the Consultation Statement in order to inform the examination.
Para 7.12	<p>“(with more weight being given to the <u>ares</u> that are more used by walkers)”</p> <p>Typo, “areas”.</p>
Policy 5	Important Views policy, Appendix 9 and Marnhull Views Report noted.
Policy 6(b)	<p>“Development should avoid large areas of hard surfacing.”</p> <p>It’s not clear if this statement applies to all development, or just schemes that seek to enhance and link habitats in accordance with the first sentence. If the former, consider moving it to a separate paragraph.</p>
Red box on page 33	<p>“The figure was said to be around double in the other settlements.”</p> <p>While the Inspector did say this, in the next paragraph on his report he went on to say that as Marnhull is the largest settlement there may be logic to it taking a greater proportion than others.</p>
Blue box on page 33	The title of this box refers to Housing Land Supply in 2023, however as noted further down, some of the consents listed were approved in 2024.
Para 8.2	<p>“...so this ‘tilted balance’ is not currently in play.”</p> <p>The 5-year supply position will only last until 31 Oct 2025. Consider revising statement as it is likely not to be the case when the plan is adopted/made.</p>
Para 8.5 and Appendix 10	<p>We note the reference in Appendix 10 to taking a “proportionate share” of the 3,219 homes target for target, which gives an annualized target for Marnhull of 17 dwellings per annum. This figure has been carried across to para 8.5.</p> <p>Following the release of the updated NPPF in December 2024, the new housing need figure for the Dorset Council area is 3,219 per annum based on the Government’s new standard method. Dorset Council’s average annual net additions were 1,662 between 2021 and 2024, so this is a substantial increase.</p> <p>How this Dorset Council need figure will be met is a matter for the emerging Dorset Council Local Plan. A decision hasn’t been made yet by Dorset Council regarding how this figure should be divided across the authority area or what it will mean for emerging Neighbourhood Plans. However, the existing planning strategy for Dorset is likely to</p>

Section / paragraph	Comments
	<p>need to change due to the housing need figure going up so significantly.</p> <p>The current Local Development Scheme (March 2025) sets out that a draft plan will be consulted on in August 2026 at which point it should be clearer what Dorset Council’s preferred spatial strategy is and the Council’s preferred allocations. Whilst the Local Plan will not be adopted at this time, Dorset Council should be in a better position to provide indicative housing requirement figures for neighbourhood areas that take account of the significantly higher housing need figure for the Dorset Council area.</p> <p>In the meantime, it is probably reasonable to consider 17dpa for Marnhull as a minimum. It assumes that new residential development will be equally distributed across Dorset based on existing population distribution. In reality, some areas will see more growth than others because of their accessibility and range of facilities, which are key measures of sustainability.</p> <p>Paragraph 8.5 of the draft NP talks about homes needed in the “period 2024–2038”. This is a 14 year period and gives you the range of 126–238 (by multiplying either 9 or 17 by 14). However, this is different to the plan period 2023–2038 as stated on the front cover, and the period stated in Policy 7. You need to be clear on how the housing requirement figure has been calculated and how it covers the entire plan period.</p>
Policy 7(a)	Revised settlement boundary on Map 3 and Appendix 11 noted. The changes seem reasonable.
Policy 7(c)	<p>“Open market home sizes should prioritise the <u>delivery</u> 2 and 3 bedroom houses”</p> <p>Typo: “delivery <u>of</u>”</p>
Para 8.11	This paragraph and its bullet points are inconsistent in whether the eastward expansion is considered to be one or two sites (e.g. compare the first and third bullet points). I would probably recommend using the plural given that there is a public road separating the two and the sites are subject to different planning permissions
Policy 8(b)	The policy sets a number of detailed spatial requirements – it might be useful if these could be shown in some sort of map/diagrammatic form for clarity. This might also help clarify the next issue.
Policy 8(b), 2 nd and 3 rd bullet points	<p>“as well as connecting <u>south</u> onto Sodom Lane”</p> <p>“the existing footpath N47/35 linking <u>north</u> to Crown Road”</p>

Section / paragraph	Comments
	I think the references to north and south here are the wrong way round. Sodom Lane is to the north, and Crown Road is to the south.
Policy 8	See Transport Planning Comments below.
Para 8.14	<p>“which is still a ‘live’ permission”</p> <p>I would probably refer to it as an “<u>extant</u> permission” to avoid confusion with a “live” application, i.e. one in the system yet to be determined.</p>
Para 8.15, 1 st bullet point	<p>“The site is on land that falls away from the ridge extending that runs to the north of the site...”</p> <p>I’m not sure what this means – please consider revising.</p>
Para 8.15, 2 nd bullet point	<p>“The terrace of single storey bungalows in Butts Close <u>properties</u> have very limited rear gardens...”</p> <p>Consider deleting “properties”.</p>
	<p>“The field slopes down to the B3092 and Chippel Lane and surface water from this area contributes to the significant flooding on these roads)which has been so extensive that the ditch alongside Chippel Lane at the junction is very deep and vehicles have become very damaged).”</p> <p>Incorrect opening bracket. However, I’m not sure I would use brackets here – I think a simple comma between “roads” and “which” would be better.</p> <p>It’s unclear why vehicles have become “very damaged” – is it because they have fallen in the ditch or have entered deep flood water?</p>
Policy 9(b), 1 st bullet point	<p>“...secured to ensure that <u>these</u> it is not used as a rat-run...”</p> <p>Delete “these”</p>
Policy 9	See Transport Planning Comments below.
Para 8.18, 1 st bullet point	<p>“...has a range of different users including: fuel storage and distribution depot, engineering businesses, a coach depot, vehicle repairs, a veterinary surgery and equine veterinary practice and a council depot <u>various businesses including.</u>”</p> <p>Consider deleting the last three words.</p>
Para 8.18, 2 nd bullet point	<p>“This has AJN <u>steel stock.</u> the air ambulance...”</p> <p>The business is called AJN Steelstock Limited, and it should be followed by a comma rather than a full stop.</p>
Policy 10(b), 1st bullet point	<p>“the site access should either be <u>directly</u> onto the B3092...”</p>

Section / paragraph	Comments
	Suggest “directly <u>connected</u> ”.
Green box on page 46	Part of the text isn’t visible.
Para 8.34	<p>“If the money is not spent within <u>a reasonable period</u>, the landowner is entitled to ask for it to be returned.”</p> <p>The general rule for Section 106 money is 10 years in order to allocate it to a specific project.</p>
Policy 11(c), 1 st bp	<p>“The reinstatement of full medical (GP) services in the village;”</p> <p>This goes beyond what can be reasonably achieved through planning. As noted in para 8.31 the issue relates to a national shortage of doctors.</p>
Policy 11(c), 2nd bp	<p>“...enable more people to enjoy <u>an</u> active and healthy lifestyles”</p> <p>Delete “an”.</p>
Policy 11(c), 3rd bp	<p>“Improvements to reduce the running costs of the community venues and recreational areas to ensure these remain viable; including the provision of fast electric vehicle chargers at key locations, such as the public houses and the village hall;”</p> <p>I can't see the connection between reducing the running costs of venues and providing EV charging points.</p>
Policy 11(c), 4th bp	<p>“<u>Greater voluntary participation</u> in the uptake of village facilities which will meet a village need without requiring formal governmental support (such as Marnhull Village Care);”</p> <p>I’m not sure how you can secure “greater voluntary participation”. Again, this seems to go beyond what can be achieved through planning alone.</p>
Para 9.9	<p>“...with regard to <u>the</u> retaining the dark night skies).”</p> <p>Delete first “the”.</p>
Policy 12	See Transport Planning Comments below.
Para 10.7	<p>“Sustainable Urban Drainage Strategy”</p> <p>Usually SuDS = “Sustainable Drainage System” – this is the term used in NPPF glossary.</p>
Policy 13(a)	<p>“A site specific and proportionate Flood Risk Assessment (FRA) is to be submitted where development is proposed within a flood risk area (see Appendix 13)...”</p>

Section / paragraph	Comments
	<p>Note that flood risk evidence is constantly being updated with new data published by the Environment Agency and new SFRA's commissioned by Dorset Council every few years. It therefore might be better for the policy to refer to the latest evidence set out in a published SFRA rather than the map in Appendix 13, which is at risk of being superseded.</p>
Policy 13(b)	<p>Is this trying to re-state / paraphrase the sequential test approach to flood risk set out in NPPF? This states that development should not be permitted if there are reasonably available sites appropriate for the development in areas with a lower risk of flooding. (NPPF para 174). As per NPPF para 16(d), ensure policies are clear and unambiguous, so it is evident how a decision maker should react.</p>
Appendix 7, map on page 90	<p>While I appreciate this map is larger scale and therefore clearer than the map on page 26, it unfortunately misses LGS sites 9, 10 and 11. To avoid these sites being overlooked, suggest that a second map should be provided showing these sites.</p>
Appendix 7, table of sites	<p>LGS02 – can a small cemetery be said to have a high recreation value – equivalent to that of the Recreation Ground?</p> <p>LGS05 – recreation value is presumably zero as the site appears to not be publicly accessible and managed as farmland.</p> <p>LGS07 – The entry says that this field has “mature trees in its centre”. Having visited the site and viewed the aerial photography, it’s not clear what is meant by this. The field appears to be a large arable field with trees and hedgerows around the perimeter.</p>

Marnhull Reg 14 submission - Design Comments

Rachel Noke MSc PGDip mRTPI, Senior Planning Policy Officer

Introduction

This response seeks to provide constructive comments relating to the Regulation 14 version of the Marnhull Neighbourhood Plan and Design Code and Guidance document. The document has been assessed against the National and Local Planning Policy framework, principally the National Planning Policy Framework (NPPF) December 2024, the North Dorset Local Plan, 2016 (Local Plan), National Model Design Code, and National Model Design Guidance.

Marnhull Neighbourhood Plan (February 2025)

- **Policy 2 a)** – Suitably provides a link to the Design Code and Guidance Document making it form part of the Local Development Plan.
- **Policy 2g)** – The specification in the policy allows for 3 storeys. This conflict with the wording in the Design Code and Guidance Document 01.RC.4 P (see below) that restricts development to a maximum of 2.5 storeys. A similar phrasing should be used in the Design Code and Guidance Document and Neighbourhood Plan policy. This can either be '*...will typically be 2½ storeys and occasionally 3 storeys*' or restrict the development to a maximum of 2.5 storeys.

Marnhull Design Guidance and Code draft report (February 2025)

Overall, the Design Code has been well thought out and previous comments from Dorset Council on the initial draft have been taken on board, which is welcomed. The remaining issues are as follows:

- **01.RC.1 A** – There is still no justification or explanation as to why the depth of 100 metres has been chosen. There are elements of the village that exceed this depth and therefore it could not be considered harmful. The figure is seemingly arbitrary and would preclude the allocation to the south from coming forward as it has a maximum depth of 140m. Perhaps a figure of up to 140m would be more appropriate.
- **01.RC.4 P** - As written any landmark buildings could not be 3 stories in height. The NP refers a 'handful' of buildings within the conservation area being of 3 storey buildings. A similar phrasing should be used in the Design Code and Guidance Document as the NP '*...will typically be 2½ storeys and occasionally 3 storeys*' or alternatively kept as it is and the policy in the NP amended.
- **01.RC.4 R** - Rather than describing the locations of higher densities, it would be beneficial to identify and plot the character areas on a map. Codes can then be created that allow specific densities in the identified areas.
- **03.SD.4 Lighting** – the addition of a design policy on lighting is welcomed in the rural setting of Marnhull. Reference to benefits that dark skies bring to nocturnal creatures and astronomy is encouraged in the supporting text.

Marnhull Neighbourhood Plan – Transport Planning Comments

Please find below comments from the Transport Planning team in response to Marnhull's draft Neighbourhood Plan.

Policy 8 and 9 – the Eastward and Southward Expansion of Marnhull

Policy 8 and 9 should ensure that development south and east of Marnhull should provide cycle parking that is in line with latest standards adopted by the Local Highway Authority.

As an approach to reduce the number of vehicles in Marnhull and to promote sustainable modes of transport, the policy could promote the requirement for a Travel Plan for any development sites that would generate a significant amount of traffic. A Travel Plan sets targets to reduce the impact of vehicular traffic and promotes ways to travel sustainably as well as reducing the need to travel.

Policy 12 – Highway Safety, Traffic and Transport

Paragraph 9.6 refers to implementing 'painted pavements' where actual pavements are impossible to deliver. The Local Highway Authority does not support the solution of painted pavements, also known as virtual footways. This is due to safety concerns. Perhaps 20mph restrictions could be imposed in specific parts of the village where there is a lack of footway provision and pinch-points, specifically near the schools. A 20mph zone outside St Gregory's Primary School is included within the Marnhull Traffic Management Report but is not mentioned within the Neighbourhood Plan Policy 12. If 20mph zones are still an aspiration for the village, the Parish Council can contact Dorset Council's Road Safety team (roadsafety@dorsetcouncil.gov.uk) to explore the feasibility of 20mph speed limits in the village.

Junction alterations to improve the safe use of the 4-way junction on the B3092 with Church Hill and New Street, and the 4-way junction on the B3092 with Tanzey Lane and Stonelawn. Small scale improvements could be considered rather than a fully signalised junction. The fully signalised option could be expensive and is unlikely to be funded through development allocated in the Neighbourhood Plan. If mitigation was found to be required at this junction through the Transport Assessments of the development sites, then a contribution to the junction improvement would be secured through a planning condition.

Public Transport

The Design guide should include a statement clarifying that internal layouts should be designed to allow the development to be effectively served by a bus route.

The Plan does not mention public transport provision in any detail. Although the development of 256 dwellings within the village would be unlikely to secure adequate funding for better bus services, there could be an opportunity to request improved and upgraded bus infrastructure such as bus shelters, flags and timetable information at stops for individual development sites.



Marnhull Neighbourhood Plan

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Dear Sir / Madam

MARNHULL NEIGHBOURHOOD PLAN PRE SUBMISSION CONSULTATION (REGULATION 14)

On behalf of Paul Crocker, MB Croker, P&D Crocker, Smokey Dorset Dreams Ltd [“the client”] who are based in Marnhull and have substantial landholdings within and adjacent to the village, I herewith submit a response to the draft Marnhull Neighbourhood Plan consultation submission. The response has been prepared by Chapman Lily Planning in collaboration with Brightspace Architects, whom have undertaken projects locally and are familiar with the area.

It is disappointing to see that our comments made on 30th July 2024 haven’t been listened to, and our predictions of what the MNP might/might not include is unfortunately correct. Refer to appendix A for a copy of this letter.

In preparing this response, Chapman Lily Planning Ltd have been cognisant of the guidance set out in the National Planning Policy Framework [“NPPF”] and Planning Practice Guidance [“PPG”].

Paragraph 29 of the NPPF has regard to non-strategic policies, stating that *‘Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies’*.

Paragraph 30 of the NPPF states that *‘Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies^{17’}*. To note is that footnote 17 states that ‘NP must

be in general conformity with the strategic policies contained in any development plan that covers that area.’

Paragraph 31 states that *‘once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.*

Paragraph 38 has direct regard to Neighbourhood Plans, requiring them to meet certain **‘Basic Conditions’** and other legal requirements before they come into force. This includes (as set out in paragraph 8 of schedule 4b of the Town and Country Planning Act (as amended):

- a. having regard to national policies and advice contained in guidance issued by the secretary of State, it is appropriate to make the order
- b. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,
- c. having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,
- d. the making of the order contributes to the achievement of sustainable development
- e. the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- f. the making of the order does not breach, and is otherwise compatible with, [retained EU obligations], and
- g. prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

Compliance with the Basic Conditions

MB Croker and P&D Crocker, Smokey Dorset Dreams? would like to take this opportunity to set out, in the strongest possible terms, that they believe the pre-submission draft plan [‘draft plan’], as currently drafted, does not meet the basic conditions that would allow it to proceed to a referendum (as set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act).

In particular, the draft MNP does not meet parts a, d & e of the basic conditions, for the following reasons.

- a. *having regard to national policies and advice contained in guidance issued by the secretary of State, it is appropriate to make the order*

Our Response

The NPPF (2024) made it clearer than before that there is a need to significantly boost the supply of homes. Dorset Council were given a Local Housing Need figure of 3219 homes per annum. You will be

aware that the topic paper on 5 yr HLS and Delivery for the Tess and Butts appeal between the LPA and the Appellant (the client for this response) agreed as common ground

“Based on the Council’s current APS deliverable supply figure of 8,999 homes, it is agreed that an approximate 88% increase in housing land supply in the next five year period (2025-2030) (sites capable of delivering in the region of a further 7,901 homes) is likely to be required in order to meet the minimum 5 year requirement.

It is agreed that this level of supply will not be met without a significant increase in the number of permissions granted, including on windfall sites, beyond existing local plan and neighbourhood plan allocations. “

The MNP was written having regards to the earlier NPPF (2023). There are references to the MNP having regards to the NPPF (2024), and in particular how the PC accept they would need to allow for a ‘proportionate uplift’ to 17 dwellings a year. This is overly simplistic and there is no evidence of Dorset Council advising to use this figure. This also ‘flies in the face’ of the common ground agreed with the topic paper set out above.

d. the making of the order contributes to the achievement of sustainable development

Our Response

In our opinion the draft NLP does little to achieve sustainable development. It fails to recognise that Marnhull is the largest sustainable village in the former ND area.

It is clear that Marnhull PC believes they have already had more than their fair share of housing as no new sites are proposed as allocations in the MNP. It doesn’t even alter the settlement boundary to include for those outline planning permissions/ or the appeal proposal currently running at Tess Sq. Butts Close. There is no evidence that these sites won’t come forwards as reserved matters applications.

The fact that the proposed ‘token’ retail is on the edge of the village doesn’t achieve sustainable development. The client firmly believes that infrastructure should be located more centrally in the village.

e. the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),

Our Response

This pre consultation MNP fails to recognise that the strategic policies in the NDLP are out of date, this is especially so since the NPPF (2024) with the new LHF figure was introduced for DC. Given the very early days in preparation of the new Dorset Local Plan, and the LHN figure upping the housing by over 80% in Dorset, this is common ground with Dorset Council. It is clear that the MNP cannot therefore be in conformity with the development plan. There is no evidence that the MNP have approached Dorset Council asking them what the housing requirement is in the MNP area.

Para 70 of the NPPF states Where it is not possible to provide a requirement figure for a neighbourhood area (where the strategic policies are out of date³³), the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take

into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority.

Appendix 10 of the NMP taking an alleged proportionate approach is not acceptable. I suspect at the beginning of this year given the LHN figure Dorset Council hadn't yet been able to work this out. Therefore, I believe that the Reg 14 submission was done knowing it is doesn't conform to the basic requirements, but hoping for the best.

In our opinion the draft MNP needs to go back to the 'drawing board' given the new NPPF (2024) and the LHN figure given to Dorset Council, it is clear that the MNP doesn't meet the Basic Conditions.

Strategic Environmental Assessment (by AECOM)

The Strategic Environmental Assessment (SEA) is dated January 2024, but it was updated in Jan 2025 (inside cover). The references to the NPPF on page 2 of the SEA states *'that updates should not alter the housing numbers for Marnhull, as the current approvals in the neighbourhood area already exceed existing targets.'* The SEA fails to recognise that Policy 6 of the NDLP never had any cap on housing numbers for the 18 villages which included Marnhull. It was a 'minimum' figure. The recognition that this was a minimum figure was quoted by the Inspectors on the planning appeals at Crown Road and Salisbury Street. This SEA just doesn't grasp that the amended NPPF (2024) and the new LHN is a step change for housing delivery and will highly likely supersede the earlier evidence work which took place for the Dorset Local Plan.

To the contrary, the SEA should be recognising that in light of the LHN for Dorset Council is a step change in delivery rates for Dorset will need to drastically increase, and there will undoubtedly be a requirement for a significant number of additional residential units to be delivered in Marnhull, which was identified as the largest sustainable village in the former ND area. The early work on the Dorset Local Plan included Marnhull as having a local centre or though no boundary was ever drawn up.

There is no recognition in the SEA that the NDLP is out of date and the LHN figure for Dorset will mean an approximate 88% increase in housing land supply in the next 5 year period (2025-2030). Which is a step change in where new housing and supporting infrastructure will go.

It was encouraging to see that the SEA recognised the need for supporting infrastructure in Marnhull, MNP interpretation of what this should be and where, is however disappointing.

We conclude the SEA is flawed as it does not meet the basic conditions.

Neighbourhood Development Plan (Pre submission (Regulation 14 draft))

The lack of meeting the 'Basic conditions' is a big flaw which continues throughout this document. It is clear that this NP is set to frustrate future growth and the PC takes umbrage at the allowed appeal decisions particularly Crown Road and Salisbury St.

With regards to the surveys which were carried out seemingly to then shape the MNP, it is interesting to note that the census information (2021) at Appenidx 2 states that of a population of 2,000 across 950 households and the data confirms that 87.5% (79.6%) are not students (but over five years old) that there are roughly 1,600 people who could have answered the survey. While best efforts by the Parish Council to actively engage with the community should be applauded, the number of

consultation responses received is still very low considering it is clear that the Parish Survey- Key Data presented at Appendix 3 that only 498 people responded. A response rate of less than a **third** isn't a representative view of the village! Thus, the responses received do not necessarily represent the 'majority'. It is important for the Neighbourhood Plan to avoid sweeping statements and to acknowledge that there could be a 'silent majority'.

It is disappointing to see at paragraph 3.4, that there is no recognition of the local employment area close by around Henstridge, which is I appreciate is outside the NP boundary area.

It is encouraging to see that residents acknowledge the village has to evolve as set out in paragraph 4.3, and note that there is a recognition that affordable housing (1/2/3 bedrooms) both open market and affordable housing is a priority, rather than expensive 'executive' houses. Recognising that "smaller units, both affordable and open market, would provide opportunities for younger people and for those wishing to downsize whilst remaining in the village." Unfortunately, paragraph 7. 5 and a number of the associated policies doesn't always align to these aspirations.

Whilst we note at para 4.6 the NMP purports there to be 'little support for the idea of creating a "new" village centre with a larger foodstore and other commercial units'. There is no recognition some c. 1,100 people didn't answer the survey, and isn't therefore representative of the village.

In terms of the vision at paragraph 5.1 *"A thriving, sociable and sustainable village that retains its unique character – specifically its collection of hamlets on a limestone ridge flanked by green fields, linked by quiet lanes and focused on the Grade I Parish Church."* This vision statement contradicts itself in a way, looking for a sociable and sustainable village while also promoting a less sustainable linear expansion that increases the distance between residents and the services. It is very clear that the MNP approach is to retain the separate hamlets, which we believe is done deliberately to 'frustrate' future growth.

The client feels 'very strongly' that there is an argument for providing more public facilities for the expanding village of Marnhull in a central and accessible location. As mentioned throughout the Views Report and in the draft MNDP, the church tower of St Gregory's is a "focal point" for both the village and the wider parish. It is a visual marker of what today can be considered the centre of the village, as further confirmed by the clustering of numerous services and facilities including a pub and village primary school, as well as a pharmacy and garage. The village could have the best of both worlds: good service provision and rural character. Centralising services in Marnhull is actually an 'organic' response to how the village has developed over the years. The distribution of services only between the main two historic settlements, whilst in line with the historic 'character', no longer makes sense.

The coalescence of Marnhull's various parts is something that has been gradually happening over the last century; it is part of the natural progression of settlement expansion; it cannot simply be frozen in time. The key features of Marnhull's character can be maintained without the need to retain a linear settlement pattern.

There is acceptance that Marnhull lacks a well-defined village centre, without a strong positive argument for maintaining that characteristic. There is a strong argument for services to be provided central to the village in a sustainable and accessible location to tie the three 'arms' of development together.

The client argues the MNP does nothing of the sort to allow for growth (housing and/or public facilities and infrastructure) within 'clearly defined parameters'. The proposed settlement boundary changes similarly do not allow for any growth and no sites have been allocated.

Section 6 on Village Character - Heritage and Design there is no recognition that Tess is a fictional character. Far too much play is made of Hardy's work of fiction to frustrate and quite frankly 'prevent' development. With regards to **Policy 1**, aside from preserving a linear settlement pattern, this section effectively identifies and provides good guidance on the key building features that have a positive visual impact on the village of Marnhull.

It also includes good advice on eco-design and how it can be incorporated in a way that is sensitive to historic buildings.

With regards to **Policy 2** it is welcome that you recognise infill development. It is rather unfortunate that your MNP doesn't allocate sites or amend the settlement boundary to allow for infill development.

With regards to the wording of part e) this is too restrictive and would lead to privacy issues for the residents. There are many examples of existing houses with rear boundaries of 1.8 – 2m. Lower boundary treatments should only apply to front gardens

Policy 3 The preamble to this policy at paragraph 7.3 considers green gaps and then goes on to say further development seeks to reflect the linear nature of this settlement pattern. We argue that this isn't sustainable in going forwards and isn't good planning. Most villages would have started off as linear patterns of development and over time grew perhaps on a linear pattern to start with and then with infilling. This is how villages evolve and grow.

There is no recognition that in the evolution of any settlement it generally starts out as linear development but then the gaps in-between and behind get filled in with development. This is how hamlets become villages and then into towns.

The MNP appears to be promoting continuation of the linear form of the village which would lead to ribbon development and further sprawl, which goes against the principles of sustainable development, and creating a sense of place.

The late 20th century development is part of the character of Marnhull. The appellant agrees that the design per se shouldn't follow the 20th century development and should pick up on the more historic design cues.

The point of a neighbourhood plan is to allow for growth and put forward sites. There appears to be no recognition of the recent approvals which are 'infill' within the village- These should be included as part of the revised settlement boundaries. It is clear that the MNP is against new housing development given it doesn't include these recent approvals in the proposed settlement boundary alterations and fails to allocate any new sites.

With regards to paragraph 7.5 we argue that the historic linear arrangement isn't so special that it can't be altered. After all, there is no Conservation Area around the whole of Marnhull.

It is noted that the MNP states that Marnhull lacks a village centre. We strongly argue that this should be planned for within the MNP. This should be roughly in the centre and adjacent to existing

community facilities which our client suggests is the location adjacent to the doctors surgery and pharmacy.

With regards to **Policy 3** on 'Gaps', section a) is clearly written to frustrate and prevent any further development. We strongly argue that further development extending the existing linear routes would put services and houses further away from the centre of the village. The most appropriate and sustainable location for new housing and local services is as close to the centre of the village as possible. Since the linear hamlets which make up Marnhull conjoined over time, the current form of Marnhull already shares many characteristics of a nucleated settlement with a centre in the vicinity of Church Hill.

Regarding new development, there needs to be more of a balance between the historic settlement layout and what is sustainable development, considering the modern-day form of the village and a need to facilitate growth in the future, which can be done sensitively.

Our client disputes the following proposed green gaps:

LGS05- Butts Close:

There is no justification for this being allocated as a green gap. A proposal (for development on this site shows that there can be development which respects views through the site and the scale of development would be sensitive to its location. This is an ideal infill location for development.

LGS07- Land north of Burton St (Frys development):

There is no justification for this site to be allocated as green space. The site is adjacent to the Frys development under construction. This would be an ideal location to add additional housing in the southern part of the site. The site would be in close proximity to the existing village hall and proposed commercial development at appeal (Tess Sq.). The client has a vision for land to the north to be sports facilities.

LGS08- Allotments:

The allotments should be moved more central into the village. This would be an ideal location for infill development between established housing and the development which was allowed on appeal (Salisbury Street).

LGS16- Fields north of Seniors Farm:

There is no justification for this being a green gap. Development can happen whilst keeping important views through this area to the church tower. A proposal (for development on the western part of the site shows that there can be development which respects views through the site and the scale of development would be sensitive to its location. This is an ideal infill location for development. Paul Crocker et al has a vision for retirement living to go in the north part of the site which would be conveniently located to the doctors surgery/pharmacy and proposed commercial development at appeal.

With regards to the 1st bullet point in Policy 3 a) our comments are that limiting development to extending no more than 100m from the main linear routes would tend to result in a more inorganic layout, rather than organic as the draft MNP claims. The benefit of deeper, larger developments is that

it enables a more cohesive, connected layout that can better integrate landscape features and provide greater flexibility in how the layout can respond to its context. Smaller developments are influenced and therefore restricted, to a greater extent, by the shape of its land parcel.

The 4th bullet point to 3 a) says that *“development should include variation in plot size and shape, and not exceed 20 dph (when measured over a 200sqm grid), allowing glimpsed views out to the country side between properties where possible.”*

Firstly, dwellings per hectare (DPH) should be expressed as a minimum and not a maximum. We are of the opinion that 20dph over 200sqm grid doesn't work and you wouldn't achieve well planned cohesive development within a site. Also, we believe with large gaps between houses and a max density of 20 dph it will encourage high proportions of larger, detached properties in the village that are less affordable and unsuitable for many younger and older demographics. Through good design, higher density housing can still successfully respond to rural character. It is important to consider that lower density housing will require more land to be developed, encouraging sprawl and greater loss of greenfield land. We strongly suggest rewording the policy to remove “...and shall not exceed 20 dph (when measured over a 200sqm grid)”.

With regards to paragraph 8.2 there is no recognition that the tilted balance will be back in play by the time the MNP is adopted. This plan is very short sighted not to have acknowledged this.

Settlement boundaries

At paragraph 8.4- I note that the settlement boundary has been altered. It states ‘the settlement boundary has also been updated to include the sites that have been built (or well underway to being completed) since it was last revised, and minor changes made to follow plot boundaries as seen on the ground where this makes sense.’

The client and ourselves can't understand why the pharmacy and doctors surgery with car parking been added? This was built over 20 years ago and should be added.

In terms of proposed deletions to the settlement boundary, para 8.4 states that areas of greenspace (where infilling is highly unlikely to be appropriate) have also been removed from the settlement boundary.

We also query why this includes land adjoining St. Gregorys. I note that this doesn't make it clear in the text box this is in effect ‘Seniors Farm’/school and Conyers Place. To not have listed ‘Seniors Farm’ it feels like MPC have tried to introduce this under the ‘radar’.

The school, Seniors Farm and Conyers Place are not areas of ‘greenspace’ and therefore I challenge you to justify why they have been proposed to be deleted from the settlement boundary.

With regards to proposed **Policy 7**- Local Housing Needs, in terms of proposed a) we don't agree sufficient land has been allocated. No new sites are proposed as allocations.

With reference to part c) what is ‘age friendly’ housing – is this the equivalent of part M4(2) which is a building regs requirement, that development can be tested against. We would propose that the 33% figure quoted for ‘age friendly housing’ is too high. It should also only be a trigger for major

developments to provide accessible and adaptable home in line with part M4(2) of the building Regs. You won't get residents closer to facilities if you don't allow infill development either!

We would have expected there to be a policy for a retirement village as well.

With regards to **Policy 8**- Eastwards expansion. In terms of Salisbury St, unsure that 'translocating hedgerows' would always be achievable. Consideration should be given to adding 'new hedgerows'.

With regards to part B) of Policy 8 we raise the following concerns:

5th bullet point- There is no recognition that the site(s) have outline planning permission. We raise concerns if the green gap (corridor) envisaged is any larger than that shown the outline permission of Salisbury St. With regards to views from this sites though to the church tower needing to be retained, the inspector on the Crown Road Site said *"Views of the tower of St Gregory's from further afield and its important prominence in the Vale would not be affected. Although the tower would be hidden by new houses seen from some points on the site, its role as a marker and focal point for users of the footpath crossing from Sodom Lane to Ashley Road would not be seriously compromised."*

The LPA accepted the proposal on Salisbury Stret without the additional green gap which you are proposing. There is also conflict of what you expect to be the make up of this green gap.

The Public open space to meet the standards of Natural England isn't set out in the NPPF and therefore isn't a recognised standard to test development against. Therefore, it is wholly unreasonable to be insisting additional open space over and above the S.106 which required an area of 1525sqm in the form of parks and gardens, amenity green space and/or natural greenspace as described within the Fields in Trust Guidance.

This proposed policy is going above and beyond what the Council (and Inspector) considered was reasonable to make the scheme acceptable Therefore we don't agree to its inclusion. It appears to be another deliberate attempt to frustrate the reserved matters applications which will come forwards.

6th bullet point- There is no recognition that the site(s) have outline planning permission. We raise concerns that the Inspectors didn't view scale of development having any material impact on the Hardy Way. In the Crown Road appeal the inspector at paragraph 16 said *"Walkers using the Hardy Way long distance trail and footpaths to the north of the site would readily perceive the encroachment of built form on the hillside but this would be seen in the context of other existing houses and gardens."*

Therefore, it is wholly unreasonable to be proposing this and we don't agree with its inclusion.

With regards to **Policy 9**- Southwards expansion Butts Close. In response to part b) we comment as follows:

3rd bullet point. If you put clumps of trees in the higher northern end to soften the impact all you end up doing is removing close up views of the church tower.

4th bullet point the test should be 'material' harm.

6th bullet point the public open space to meet the standards of NE isn't a requirement in the framework (NPPF) and therefore isn't a recognised standard to test development against. Therefore, it is wholly

unreasonable to be insisting additional open space over and above what is proposed in the outline planning permission. A S.106 secures enhancements to existing areas of public open space.

Business needs and opportunities

We argue that MNP fails to acknowledge that the poor response in the parish survey when asking about a larger footsore.

The proposed reuse of farm buildings being located on the edge of the village will require more people to drive to it being on the edge of the village than our clients suggestion of being located adjacent to the pharmacy/doctors surgery which also enables linked trips.

The client objects to the reasons set out in paragraph 8.24 not accepting the farm buildings and land off Hains Lane being included for commercial re use/redevelopment.

With regards to Policy 10- Business Strategy the MNP should have looked at allocating land to the west of the existing doctors surgery/pharmacy for retail and providing a 'local centre', which we believe should be in the centre of the village and include the application site which is at appeal for Tess Sq.

With regards to part b) this is all geared up for supporting any commercial and retail development other than that adjacent to the existing doctors surgery/pharmacy (which is our clients proposal which is at appeal). With regards to the references for a sequential test (ST), there is no recognition that the NPPF supports proposals which are primarily aimed at the supporting the village. To require a ST because the uses are town centre uses would never allow for retail uses which are proposed to serve the village within which they are proposed. Comments with regards to the retail impact assessment should defer back to the thresholds set out in the NPPF.

Conclusion

It is clear that the Neighbourhood Plan has been prepared and written in a way to

- 'Frustrate' any future growth (housing and associated infrastructure) of Marnhull;
- 'Aggravate' any reserved matters coming forwards from delivering the amount of homes granted in the outline, by placing unnecessary obstacles in the way;
- Ignore the LHN figure for Dorset Council; and
- Fails to recognise/ignores that the Basic Conditions cannot be met.

I trust that the information set out in this letter assists in your review of the MNP and ultimately amendments are made, which do allow for future growth of the village both in terms of housing and supporting infrastructure which is in tune with the forthcoming Dorset Local Plan and the NPPF (December 2024).

Yours faithfully,

Clare Spiller BSc (hons) PG Dip TP MRTPI

Associate Director



Appendix A

Letter 24/07/2024

Marnhull Neighbourhood Plan Steering Group

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Date: 30th July 2024
Our reference: BS 2987

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Dear Sir / Madam

COMMENTS OF REAPPRIASAL OF THE MARNHULL CONSERVATION AREA AND MARNHULL DESIGN GUIDANCE AND CODES

On behalf of MB Croker and P&D Crocker, who are based in Marnhull and have substantial landholdings within and adjacent to the village, I herewith submit a response to the two draft documents listed above. The response has been prepared by Chapman Lily Planning in collaboration of Kevin Morris of Kevin Morris Heritage Planning Ltd and Brightspace Architects, all of whom have undertaken projects locally and are familiar with the area.

We welcome the production of a draft Design Guideline and Codes which are intended to shape future development within Marnhull and furthermore the opportunity to comment on it following the informative consultation event held at Marnhull Village Hall on the 2nd July 2024. It is however a little unclear how these isolated work streams sit with the Neighbourhood Plan process. As articulated at the consultation event, whilst the Neighbourhood Plan is unlikely to put forward further housing allocations it will embrace a wider range of issues. Similarly, it is important to note that the Neighbourhood Plan process cannot amend or extend Conservation Areas. There is a separate legislative process for doing so that will need to be followed by Dorset Council. Thus, the proposed amendments and extensions can be seen as no more than recommendations to Dorset Council at this stage, albeit we would contest some of the findings / assertions therein.

We do however commend the analysis of local vernacular and the section (3.5) on sustainable development within the draft Design Guideline and Codes, albeit the latter is to some extent taken forward in the new building regulations.

We also would like to take this opportunity to make some comments on this draft document.

Section 2

We would like to make comments on the early sections of the report which focus on the evolution of Marnhull and its distinct characteristics. Great play is made of the five hamlets and the villages linear form. We have no doubt that this is a prelude to identifying green gaps/spaces, key views and a sense of connections to rural landscape (reference was made to the views towards Seniors Farm and St Gregory's Church during the Q&A session) and a sense of connection to the rural landscape. This is, in our opinion, an implicit attempt to frustrate future growth – reinforced through the Q&A session.

One member of the audience made an interesting observation, questioning whether it was desirable to continue the linear form of the village as it would simply lead to ribbon development and further sprawl; Rather it might be better to look at infill and rounding off. We also question this approach adopted in the draft NP, which is expanded on in this letter.

Section 3.3 refers to settlement pattern. It is noted that it is dictating that 'future development should not branch out of this defined settlement pattern so as to significantly alter the historic linear arrangement of Marnhull.' There is no recognition that in the evolution of any settlement it generally starts out as linear development but then the gaps in-between and behind get filled in with development. This is how hamlets become villages and then into towns.

The NP appears to be promoting continuation of the linear form of the village which would lead to ribbon development and further sprawl, which goes against the principles of sustainable development, and creating a sense of place.

The point of a neighbourhood plan is to allow for growth and put forward sites. It is noted that the draft NP states that Marnhull lacks a village centre. We consider that this should be planned for within the NP.

There appears to be no recognition of the recent approvals which are 'infill' within the village- These should be shown on a map.

It is concerning that this draft neighbourhood plan appears to be pre-emptive approach to resisting what could be reasonable infill and rounding off of the village enabling the creation of a village centre or heart of the village. We are concerned that this NP is seen as a tool to in effect freeze Marnhull in time.

In term of comments on the draft design code and heritage assets, Kevin Morris comments- *'it is rather simplistic to suggest that the settings of heritage assets, both individually and collectively (including the CA), can only be safeguarded through the encouragement of linear development rather than rounding off and infill. It is a matter of good design that enables conservation areas and assets to be appreciated and understood, not a blanket ban on any development within their immediate or wider settings. If that were the case no development would take place in or around historic centres.'*

We have serious concerns about the rather simplistic approach adopted/promoted within the draft NP and suggest that it needs a more sophisticated analysis and approach to guiding new forms of new forms of development in ways which respond to rather than avoid settings of heritage assets. As Historic England recognise, development has and will continue to take place within settings of assets; the key is to demonstrate how new development respects those settings, enabling assets to be understood and appreciated, not avoiding the challenge by steering development elsewhere. As Historic England mention in their setting guidance and as illustrated by the NP and assets within Marnhull: *....the numbers and proximity of heritage assets in urban areas mean that the protection and enhancement of setting is intimately linked to townscape and urban design considerations. These include the degree of conscious design or fortuitous beauty and the consequent visual harmony or congruity of development, and often relates to townscape attributes such as enclosure, definition of*

streets and spaces and spatial qualities as well as lighting, trees, and verges, or the treatments of boundaries or street surfaces.

Also, as the HE guidance points out, consideration of likely impacts on settings requires an informed and staged approach:

- Step 1: Identify which heritage assets and their settings are affected.
- Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated
- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.
- Step 4: Explore ways to maximise enhancement and avoid or minimise harm
- Step 5: Make and document the decision and monitor outcomes.

We cannot see within the document that such an approach has been undertaken to inform any design guidance or proposed settlement patterns and as such we would question the validity or basis for the design approach adopted in this case.'

Section 3.0

Section 3.3 refers to settlement pattern. We collectively have concerns that this draft neighbourhood plan appears to be a pre-emptive approach to resisting what could be reasonable infill and rounding off of the village enabling the creation of a village centre. Indeed, the linear settlement pattern has been created through ribbon development within the constituent original villages. This has led to amalgamation over time and is representative of the evolution of many larger villages and small towns. The desirability of an ever-expanding linear form is questionable as it often means residents being located ever further from the established core of facilities. Moreover, many settlements have evolved through rounding off and infill to create a sustainable form where facilities are within easy walking and cycling distance.

Kevin Morris comments – *'having a more clearly defined village centre in principle at least is assumed to be an unwelcome form from reading this draft NP. English villages with a clearly defined centre have a clear identity and are more cohesive, sustainable form and sense of place'*.

In contrast the NP should be promoting, legible and permeable development that is accessible to the village as existing and one that encourages pedestrian movement to and around Marnhull to more nucleated forms of development or areas. As we well know, the creation of linear development and cul-de-sacs encourages the use of cars and create less sustainable settlements and ones that lack community cohesion and sense of identity and place.'

With regards to proposed section 3.3 Settlement pattern 1.2 this *proposes 'new development should not exceed 20 dwellings per hectare (dph) in any 200sqm grid.'* We have concerns that a dph is firstly proposed, as any figure will be an 'arbitrary' figure. It also goes against the principles of the National Planning Policy Framework (NPPF) which prescribes the use of '*minimum*' densities at paragraph 129 of the NPPF.

We consider that any proposed development should be assessed against the character of its surroundings. More troubling is the proposal for the 20 dph to be based on 200sqm grids. To carry this forward would go against the main principles of planning which is to create a sense of place. It would also be overly complex to quantify.

With regards to 1.3 this proposes *'that any new development outside of the settlement boundary should preserve the very rural character of the area, with large gaps retained between individual and small clusters of properties.'* The guidance refers the reader onto section 3.4 which covers landscape and biodiversity. The opening paragraph in this section is clear that the NP wants to ensure the views into and out of the village are maintained. This is troubling as again it demonstrates that the purpose of the NP is to freeze Marnhull in time.

With regards to the design based criteria in section on Building Line and setback- from 1.5 is based on the existing dwellings. Commentary is based on large detached houses where it is much easier to achieve large set backs, generous boundary treatments and gaps between buildings. With any of the larger sites which come forwards a good mix of house sizes and tenures will need to be provided, this may not be as achievable. This again highlights our concerns that this NP isn't enabling sustainable development to come forwards.

We believe that the draft as currently worded would not contribute to the achievement of sustainable development, which is one of the basic tests for the Neighbourhood Plan at examination.

Conservation Area reappraisal document

It was explained at the meeting how the steering group revisited the two existing Conservation Areas which were designated in the 1960's with few records supporting their designation. The purpose of the review was to look at the boundaries (noting some discrepancies relative to curtilage and titles) and potential extensions; as well as potential new Conservation Areas. The speaker alleged to have followed Historic England guidelines, but the full evidence gathered has yet to be published.

Whilst the core areas at Nash Court and lane to the south of the village undoubtedly possess historic interest, it was evident that the new 'core areas' had grown significantly throughout the process and there were some troubling comments about areas being extended at householders request. Again, one member of the audience (the same person that questioned the linear form) queried whether this was a robust approach.

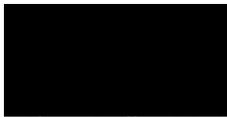
The historic importance afforded to some areas was far from compelling; along the lines of an old man once recalled playing in that field and even the speaker alluded to Pilwell as being dubious (we note that this isn't shown on the attached map) but reaffirmed that the Steering Group are simply responding to feedback from the village.

Throughout the Q&A, great play was made of the need for applications beyond the Conservation Areas to consider the setting of the Conservation Area. One lady asked why the fields behind the surgery weren't proposed for designation. The speaker indicated that this would not be appropriate as they possess no intrinsic heritage value, but that they would be looked at as part of the work on green gaps / spaces.

With specific regards to the proposed conservation areas, Kevin Morris questions ‘the large areas of open land included in the proposed conservation areas.’ Kevin goes on to say –‘As HE correctly point out in their setting guidance, the courts have held that it is legitimate in appropriate circumstances to include within a conservation area the setting of buildings that form the heart of that area (R v Canterbury City Council ex parte David Halford, February 1992; CO/2794/1991). The NPPF also makes it clear that historic towns are regarded as having a setting but I would question the basis for the suggested new areas including large tracks of land for a scattered arrangement of a few buildings.’

We trust you will take these comments into account and we would welcome the opportunity to work with the steering group.

Yours faithfully



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Associate Director