

**Chapman Lily Planning Ltd. response to the
Regulation 16 consultation of the Marnhull
Neighbourhood Plan**

Submitted 19 September 2025

Appendices A to K

Appendix A: Response to Reg 14 Consultation Submission 31st March 2025



Marnhull Neighbourhood Plan

Chapman Lily Planning Ltd
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By email:meighbourhoodndp@gmail.com

Date: 31st March 2025

Our Reference: 2987-BS

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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 policies¹⁷’*. 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 MNP 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 Hardys 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 you 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. Afterall, 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 suggest 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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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 Manhull 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



Clare Spiller BSc (Hons) PG Dip T&CP MRTPI
Associate Director

Appendix B: Rule 6 party Regulation 14 Responses

Q1 Please tick all that apply:

Answered: 89 Skipped: 1



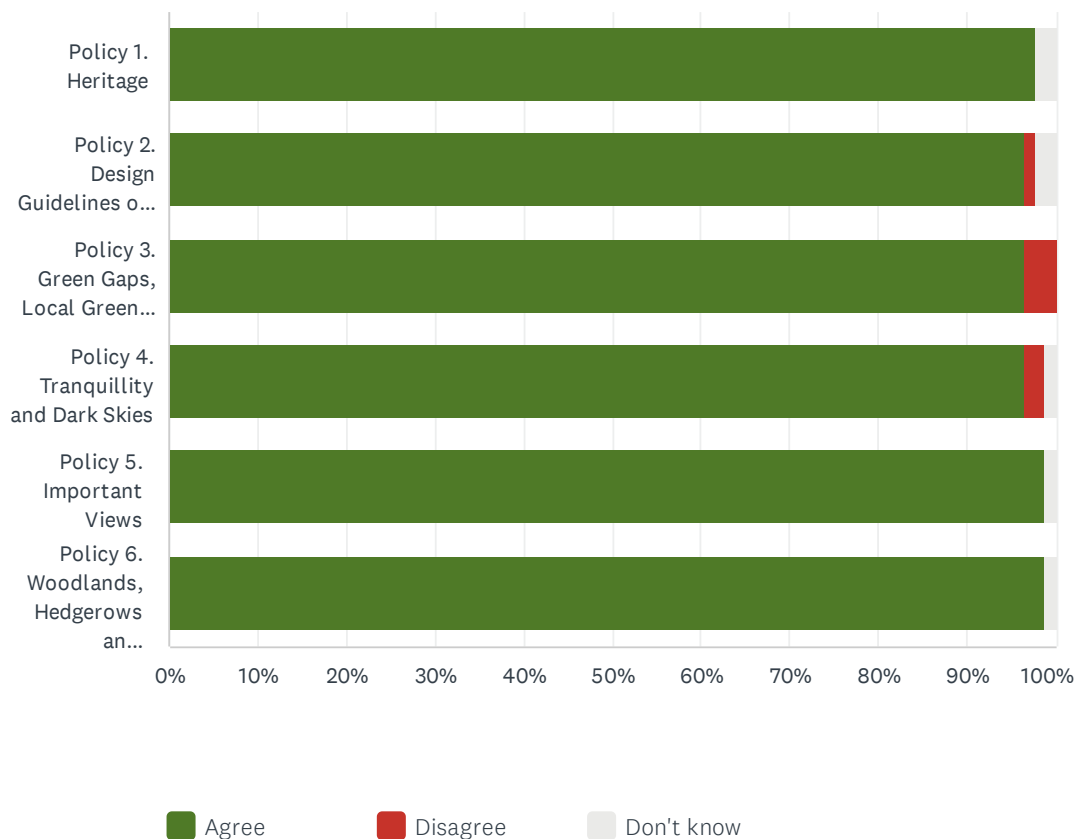
ANSWER CHOICES	RESPONSES	
I live in Marnhull Parish and am responding as an individual	64.04%	57
We live in Marnhull Parish and are responding jointly as a household (please specify the number of persons below)	35.96%	32
I am responding for a business or other organisation that operates in Marnhull parish (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 I 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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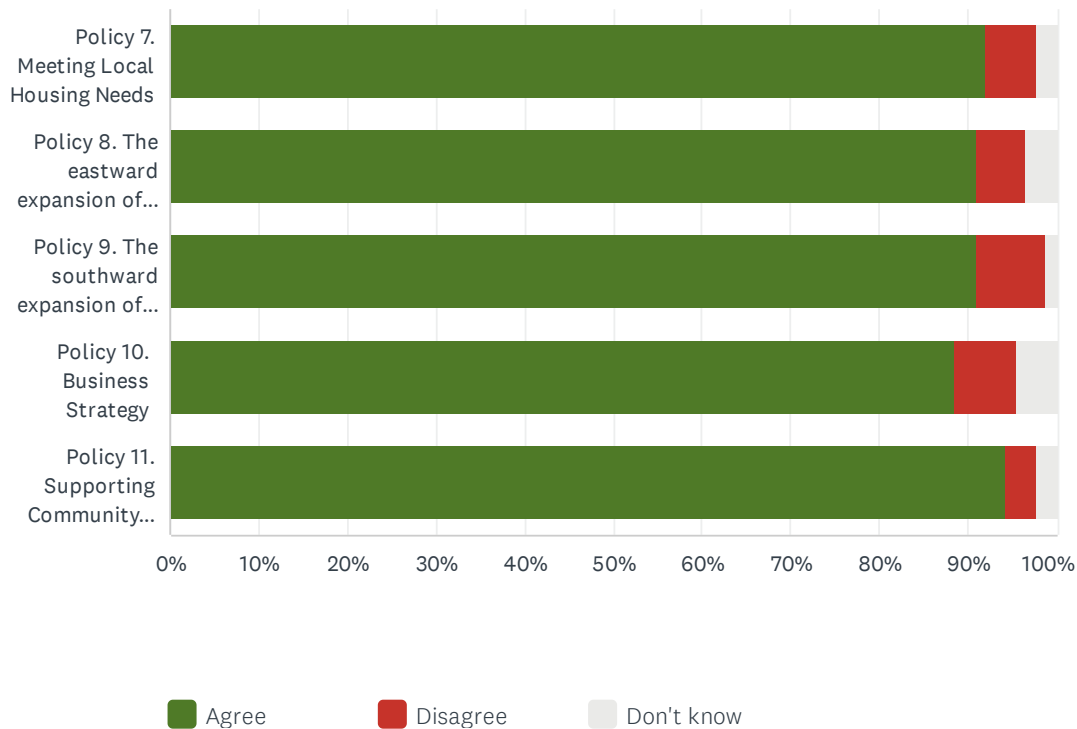
green space element of the plan is very attractive to give us a beautiful public green space rather than just a small prov

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 apartments? 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

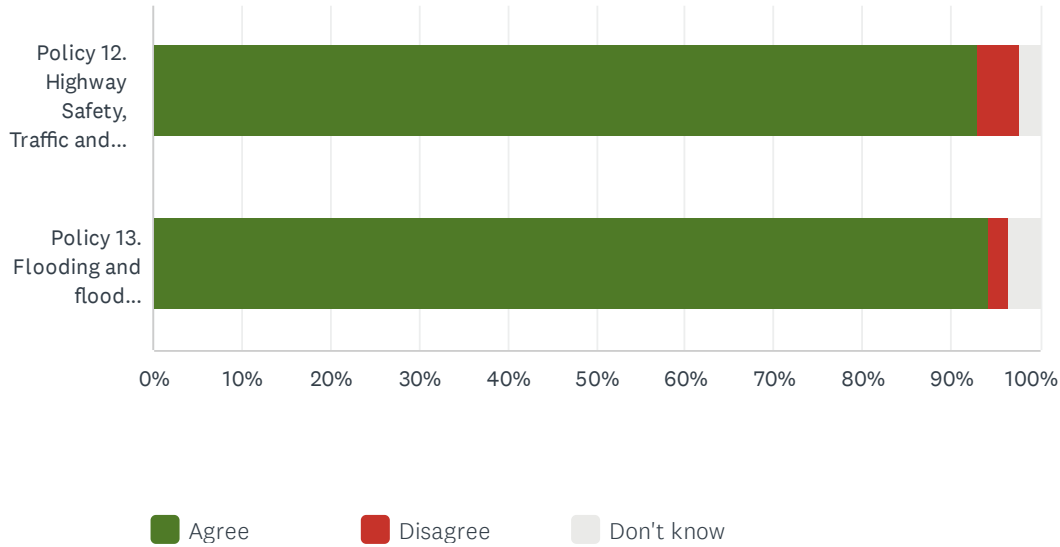
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4	Impact appears to support extensive expansion of business/commercial developments. This would contravene the Policy 9 concerns on Tess Square. Although specific areas have been identified, the impact could be clarified by highlighting that new commercial 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	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 Church 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.	4/3/2025 1:17 PM
2	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	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 detritus 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 from 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 many ways. I have been listened to and that the plan is both sensitive of future needs and recognises the village can't 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

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 huge 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.

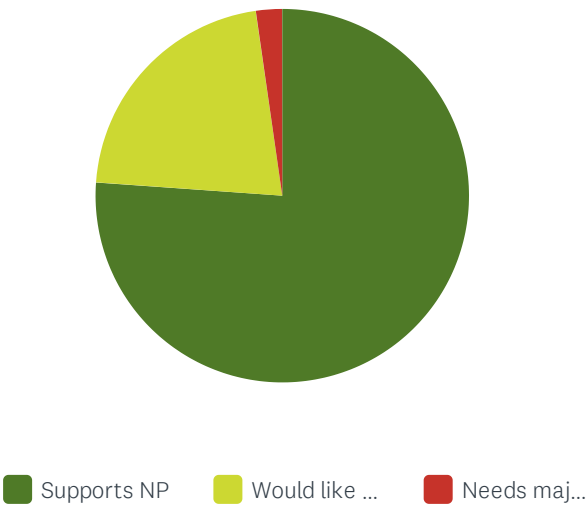
Answered: 10 Skipped: 80

#	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 Environmental 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 referencing 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



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 <[REDACTED]>
Sent: 19 March 2025 13:34
To: clerk@marnhull-pc.org.uk
Cc: Tobias Carleton-Prangnell <[REDACTED]>
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 to 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

[Redacted]

Historic England | South West

1st Floor Fermentation North | Finzels Reach | Hawkins Lane | Bristol | BS1 6WQ

[Redacted]

<https://historicengland.org.uk/southwest>



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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 [REDACTED]
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

[REDACTED]
[REDACTED]

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Date: 06 March 2025

Our ref: 502194



clerk@marnhull-pc.org.uk

BY EMAIL ONLY

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T [REDACTED]

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://theassociationoflocalenvironmentalrecordscentres.org/).

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 [REDACTED]
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
Tel: [REDACTED]
Web: <http://www.nationalhighways.co.uk>

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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)	"...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." Repetition of "where necessary" – suggest deleting the first instance.
Policy 1(b)	"...<u>potential</u> non-designated heritage assets..." 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: • 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
	• Conservation area appraisals and reviews • Decision-making on planning applications
Policy 1(b)	“...afforded protection (having regard to the scale of any harm or loss and their significance)...” 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.
Para 6.8	“The key points from this guidance <u>is</u> explained...” Should be “are”.
Policy 2(a) and (g)	See Design Comments below.
Policy 2(c)	“retain views” Consider amending to “retain <u>important</u> views” as presumably not all views will be considered important and worthy of retention.
Para 7.4	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.
Policy 3(a) and Para 7.5	“Development should ... not exceed 20dph (when measured over a 200sqm grid)” 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.
Policy 3(d)	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),

Section / paragraph	Comments
	tranquillity or richness of its wildlife.” They also must be “local in character and is not an extensive tract of land.” 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.” 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.” 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. 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. 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. 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

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	“(with more weight being given to the <u>ares</u> that are more used by walkers)” Typo, “areas”.
Policy 5	Important Views policy, Appendix 9 and Marnhull Views Report noted.
Policy 6(b)	“Development should avoid large areas of hard surfacing.” 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.
Red box on page 33	“The figure was said to be around double in the other settlements.” 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.
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	“...so this ‘tilted balance’ is not currently in play.” 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.
Para 8.5 and Appendix 10	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. 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. 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

Section / paragraph	Comments
	need to change due to the housing need figure going up so significantly. 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. 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. 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.
Policy 7(a)	Revised settlement boundary on Map 3 and Appendix 11 noted. The changes seem reasonable.
Policy 7(c)	"Open market home sizes should prioritise the <u>delivery</u> 2 and 3 bedroom houses" Typo: "delivery <u>of</u>"
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	"as well as connecting <u>south</u> onto Sodom Lane" "the existing footpath N47/35 linking <u>north</u> to Crown Road"

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	“which is still a ‘<u>live</u>’ permission” 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.
Para 8.15, 1 st bullet point	“The site is on land that falls away from the ridge extending that runs to the north of the site...” I’m not sure what this means – please consider revising.
Para 8.15, 2 nd bullet point	“The terrace of single storey bungalows in Butts Close <u>properties</u> have very limited rear gardens...” Consider deleting “properties”.
	“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).” 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. It’s unclear why vehicles have become “very damaged” – is it because they have fallen in the ditch or have entered deep flood water?
Policy 9(b), 1 st bullet point	“...secured to ensure that <u>these</u> it is not used as a rat-run...” Delete “these”
Policy 9	See Transport Planning Comments below.
Para 8.18, 1 st bullet point	“...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>.” Consider deleting the last three words.
Para 8.18, 2 nd bullet point	“This has AJN <u>steel stock</u>. the air ambulance...” The business is called AJN Steelstock Limited, and it should be followed by a comma rather than a full stop.
Policy 10(b), 1st bullet point	“the site access should either be <u>directly</u> onto the B3092...”

Section / paragraph	Comments
	Suggest “directly <u>connected</u> ”.
Green box on page 46	Part of the text isn’t visible.
Para 8.34	“If the money is not spent within <u>a reasonable period</u>, the landowner is entitled to ask for it to be returned.” The general rule for Section 106 money is 10 years in order to allocate it to a specific project.
Policy 11(c), 1 st bp	“The reinstatement of full medical (GP) services in the village;” 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.
Policy 11(c), 2nd bp	“...enable more people to enjoy <u>an</u> active and healthy lifestyles” Delete “an”.
Policy 11(c), 3rd bp	“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;” I can't see the connection between reducing the running costs of venues and providing EV charging points.
Policy 11(c), 4th bp	“<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);” I’m not sure how you can secure “greater voluntary participation”. Again, this seems to go beyond what can be achieved through planning alone.
Para 9.9	“...with regard to <u>the</u> retaining the dark night skies).” Delete first “the”.
Policy 12	See Transport Planning Comments below.
Para 10.7	“Sustainable Urban Drainage Strategy” Usually SuDS = “Sustainable Drainage System” – this is the term used in NPPF glossary.
Policy 13(a)	“A site specific and proportionate Flood Risk Assessment (FRA) is to be submitted where development is proposed within a flood risk area (<u>see Appendix 13</u>)...”

Section / paragraph	Comments
	Note that flood risk evidence is constantly being updated with new data published by the Environment Agency and new SFRAs 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.
Policy 13(b)	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.
Appendix 7, map on page 90	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.
Appendix 7, table of sites	LGS02 – can a small cemetery be said to have a high recreation value – equivalent to that of the Recreation Ground? LGS05 – recreation value is presumably zero as the site appears to not be publicly accessible and managed as farmland. 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.

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 Stoneylawn. 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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Date: 31st March 2025

Our Reference: 2987-BS

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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 policies¹⁷’*. 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 MNP 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 suggest 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

Chapman Lily Planning Ltd
Unit 5 Designer House
Sandford Lane
Wareham
BH20 4DY

Date: 30th July 2024
Our reference: BS 2987

T: [REDACTED]
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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 Manhull 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



Clare Spiller BSc (Hons) PG Dip T&CP MRTPI
Associate Director

Appendix C: Appeal Decision

APP/D1265/W/24/3353912 'Tess Sq and Butts Close'



Appeal Decision

Inquiry held from 8 April 2025 to 17 April 2025

Site visit made on 9 April 2025

by Jonathan Bore MRTPI

an Inspector appointed by the Secretary of State

Decision date: 6th May 2025

Appeal Ref: APP/D1265/W/24/3353912

Land West of Church Hill and Land Off Butts Close and Schoolhouse Lane, Marnhull, Dorset, DT10 1PU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Paul Crocker against the decision of Dorset Council.
 - The application ref is P/OUT/2022/02644.
 - The development proposed is as follows.
 - A mixed-use development on land west of Church Hill, for which full planning permission is sought, to erect a food store with cafe, plus office space and 2 No. flats above; erect a building for mixed commercial, business and service uses (Class E), (e.g. estate agents, hairdresser, funeral care, dentist, vet); form vehicular and pedestrian accesses and parking; form a parking area for St. Gregory's Church and St Gregory's Primary School; carry out landscaping works and associated engineering operations; and demolish redundant agricultural buildings.
 - The erection of up to 120 dwellings on land off Butts Close and Schoolhouse Lane, for which outline planning permission is sought with all matters reserved except for access.
-

Decision

1. The appeal is allowed, and:

- a. full planning permission is granted for a mixed-use development on land west of Church Hill to erect a food store with cafe, plus office space and 2 No. flats above; to erect a building for mixed commercial, business and service uses (Class E), (e.g. estate agents, hairdresser, funeral care, dentist, vet); to form vehicular and pedestrian accesses and parking; to form a parking area for St. Gregory's Church and St Gregory's Primary School; to carry out landscaping works and associated engineering operations; and to demolish redundant agricultural buildings; and
- b. outline planning permission is granted for the erection of up to 120 dwellings on land off Butts Close and Schoolhouse Lane, with all matters reserved except for access;

at land West of Church Hill and land Off Butts Close and Schoolhouse Lane, Marnhull, DT10 1PU, in accordance with the terms of the application, Ref P/OUT/2022/02644, the plans listed in Condition 2, and subject to the conditions in the attached schedule.

Main Issues

2. The main issues in this case are:
 1. Whether Marnhull is an appropriate location for housing, retail and commercial development of this scale.
 2. The effect of the development on the character and appearance of Marnhull and on the significance of its heritage assets.

Reasons

Issue 1: Whether Marnhull is an appropriate location for housing, retail and commercial development of this scale

Spatial strategy and housing need

3. The spatial strategy contained in Policies 2 and 6 of the adopted North Dorset Local Plan directs most growth to the four main towns of the District: Blandford, Shaftesbury, Gillingham, and Sturminster Newton, because these are the locations that provide the best access to services. Policy 11 takes a similar approach in respect of economic development. Marnhull is one of 18 larger villages expected to take growth to meet local needs. As a general approach this is in line with the National Planning Policy Framework, which states that significant development should be focused on locations which are or can be made sustainable. The minimum level of development envisaged for the villages and countryside by the Local Plan has already been exceeded, and the size of the appeal scheme is not directly related to quantified needs arising in Marnhull. On that basis, the appeal scheme would conflict with Local Plan Policies 2 and 6.
4. However, the Local Plan is more than 5 years old and its spatial strategy and housing allocations were not designed to accommodate the currently identified levels of local housing need in Dorset. The local housing need figure under the new standard method is 3,219 homes per annum; it was previously 1,793 homes per annum, an increase of 1,426 homes per annum. The Council can demonstrate a housing land supply of 5.02 years by reference to its Annual Position Statement of October 2024, but this expires on 31 October 2025 at which point the housing land supply position for Dorset Council will drop to 2.67 years; that is a shortfall of almost 8,000 homes. Evidence also demonstrates that there have been significant shortfalls in the delivery of affordable housing in recent years, and there is currently a deliverable supply of 434 net affordable homes per year against a need for 1,717 net affordable homes per year. Overall, this is a very serious position.
5. Furthermore, there will be no up-to-date framework for accommodating Dorset's housing needs for some time. The emerging local plan is at an early stage and is unlikely to be adopted until the end of 2027. Meanwhile, although work on the Marnhull Neighbourhood Plan is under way, it is in the relatively early stages of production and carries limited weight, and it is clear from evidence given at the inquiry that it is focused on needs arising in Marnhull itself. Indeed, Marnhull Parish Council suggested at the inquiry that, a proportionate housing figure for the village would be 17 dwellings per annum and that, based on local survey work, there is currently no local affordable housing need because it has been catered for by recent planning permissions. This approach may be valid as regards the village of

Marnhull itself, but it does not adequately take into account the bigger picture of housing need described above.

6. Thus although the general principle of concentrating the largest amounts of growth in the main towns remains valid, the Local Plan's policies for the delivery of housing, including its spatial strategy and the amounts of development to be allocated to different locations, now carries little weight. The Council's planning witness stated that it will be necessary for the larger villages to accommodate some growth to help meet Dorset's housing needs. This is likely to require releasing land outside settlement boundaries. Marnhull's settlement boundary, which the appeal scheme falls outside, was established as long ago as 2003.
7. Given Dorset's serious levels of housing need it is reasonable to expect that Marnhull, as a large village, should take a certain amount of growth to meet wider, not just local, needs. The Butts Close part of the appeal scheme, south of New Street, would deliver up to 120 homes. This would not be out of scale in Marnhull, which has accommodated other significant areas of new housing. It would amount to no more than moderate growth even allowing for the cumulative effect of other recent permissions, and it would make a helpful contribution towards meeting Dorset's housing needs.
8. The appeal scheme would deliver 48 affordable homes, again making an important contribution towards meeting this need, and would satisfy Policy 8 of the Local Plan which requires 40% of the total number of dwellings to be affordable.
9. Overall, the scheme would provide a very important public benefit in addressing the serious need for new homes in Dorset and it would support the objective of the National Planning Policy Framework to boost the supply of housing.

Proposed retail and commercial centre

10. The Tess Square part of the scheme, off Church Hill, would deliver a food store and a range of local services and would provide a useful local centre for the village. The terms of the planning obligation include a phasing scheme to ensure that this part of the scheme is delivered at the same time as the market housing, thus creating a balance of development. It would help to retain retail expenditure in Marnhull, create the opportunity for linked trips and improve upon the existing limited retail and commercial facilities as well as creating new jobs. It would also reduce the need for people in Marnhull to travel to other centres.
11. The scheme would not be out of scale with Marnhull, being a large village; it would be below the threshold for a retail impact assessment in the National Planning Policy Framework, even though one was submitted (there being no defined threshold in the Local Plan). The Appellant's evidence suggests that available expenditure within the catchment area will increase to 2035 and that there is significant scope to increase its retention of retail expenditure. This appears realistic given the clear evidence from local people (and borne out by my own site visit) of the constraints under which the small existing village facilities operate, the size of the village, the recent housing permissions and the housing element of the appeal scheme itself. This evidence describes a much more likely scenario than that advanced by the Council of an excessively large scheme reliant on a much wider catchment area.

12. In my assessment there would be some trade draw from a modest rural catchment area, but there is no convincing evidence that the development would be of a scale that would cause a loss of vitality and viability to other centres. As the proposed retail and commercial area would be in the centre of Marnhull and would be designed to serve the village, a sequential test to identify available sites in other centres, as sought by Policy 12 of the Local Plan, would be to no purpose. In terms of its retail and related activities, the scheme would not harm the objectives of Policy 12.
13. Moreover, the proposed development would not conflict with Policy 11 of the Local Plan which is a generally permissive policy towards economic development that does not explicitly resist development of the kind proposed. The scheme would deliver a significant public benefit in providing a much improved range of local services which would reduce the need to travel out of the village. It would accord with the policies in the National Planning Policy Framework which aim to support a prosperous rural economy and encourage the development of accessible local services, and community facilities, which includes local shops and meeting places.

Transport

14. Marnhull is in a rural location, served by the B3092 and a network of lanes. The village is some miles distant from a main line railway station, the bus service is infrequent, and evidence indicates that one of the services will not serve Marnhull in the future. The limited range of transport alternatives means that the village is understandably not one of the town locations to which the Local Plan directs the most development.
15. However, the housing component of the scheme would be balanced by the improved range of village facilities which, because of their central location, would be within reasonable walking and cycling distance of the whole village. Some of the village streets do not have footways, but there is a good network of off road footpaths. Encouragement would be given to walking and cycling by footpath improvements and the cycle parking at Tess Square. Some of the improved footpaths would take more curvaceous routes than at present but not such as to act as a deterrent to their use; they would remain attractive options.
16. The scheme would therefore help to retain trips within Marnhull that would otherwise have been made to other centres by motor vehicle. This would help to mitigate to a degree the potential of the scheme to draw vehicles through the local road network, especially Church Hill. The scheme would also provide a modest level of support for a local bus service and bus infrastructure. The Council has withdrawn its objection on transport grounds following the submission of a revised highway technical note, layout drawings and access details.
17. The Parish Council have however maintained their objection and have sought to criticise the TRICS data used by the Appellant to model traffic generation from Tess Square. TRICS data cannot provide a perfect match for the proposed development but in my assessment the data used by the Appellant provides a reasonable basis for the traffic modelling. Tess Square needs to have enough floorspace to provide a critical mass for commercial success and in that regard it needs to become a local destination, but its modest size would limit the number of movements. It would constitute less than 2,500 square metres of floorspace and a 120 space car park, and against this relatively modest development the Appellant's figure of 3,864 daily

movements appears highly robust as a figure for modelling traffic impact, whilst the Parish Council's figure of 6,303 appears unrealistically large.

18. The Appellant's traffic modelling shows that there would be no material impact on the operation of the junction of Crown Road, Schoolhouse Lane, Church Hill and New Street. In the unlikely event that Tess Square generated higher flows than those anticipated by the Appellant, they would not be such in my view as to cause an unacceptable impact on highway safety, or severe residual cumulative impacts on the road network. The Crown Road, Schoolhouse Lane, Church Hill and New Street junction, and some other junctions in Marnhull, do not have full visibility, but this tends to engender caution in road users. The narrow lanes and bends around Marnhull tend to encourage slower speeds. There might be more instances of vehicles travelling in opposite directions having to manoeuvre to avoid each other but not to the extent that significant congestion or highway safety concerns would arise. A delivery and service management plan is required by condition to maintain control over delivery vehicles.
19. Evidence indicates that the access to the Tess Square part of the site, which would use the current pharmacy access, would be adequate to allow large service vehicles to enter and leave. The access functions effectively at present and swept path analysis, which takes a cautious approach, demonstrates that the access would be adequate.
20. The Butts Close scheme would take its vehicular access from both Butts Close and Schoolhouse Lane. The Council have recommended a condition seeking barriers to stop pedestrians from using the Schoolhouse Lane access, to deter them from walking the short distance along the B3092 towards the junction with New Street. However, pedestrians tend to follow the quickest desire lines so there is a residual risk that some people might ignore any deterrent and still use Schoolhouse Lane, making use of the raised grass verge. Evidence given at the inquiry indicated that the verge is highway land and could have the potential to take a footway. This would create a shorter and more desirable pedestrian route than that via Butts Close, and would be potentially safer given the risk that some pedestrians would try to use this route informally anyway. As yet there has been no road safety audit of this alternative approach, but in my view it should be investigated and implemented if feasible and safe. If it is not feasible then the deterrent should be implemented. This is set out in an appropriate condition.

Issue 1: Conclusion

21. There is a very serious level of housing need, including affordable housing need, in Dorset. To the extent that the scheme would be larger than that required to meet housing needs local to Marnhull and its rural environs, it would conflict with the spatial strategy contained in Policies 2, and 6 of the adopted Local Plan. However, those policies carry little weight for the reasons given above. It is acknowledged by the Council that the larger villages such as Marnhull will need to take additional housing development to meet identified needs. The scheme would provide much needed new homes and would accord with Local Plan Policy 8 in respect of the provision of affordable housing.
22. By including retail and commercial facilities, as well as housing, the scheme would represent a balanced development. It would provide a useful range of village facilities and would not be out of scale with the village or draw trade to the extent

that the vitality and viability of other centres would be harmed. It would thus not conflict with the objectives of Local Plan Policy 12. It would help to retain trips in Marnhull, encourage walking, and would reduce the need to travel outside the village by motor vehicle. It would not have an unacceptable impact on highway safety, or severe residual cumulative impacts on the road network and would provide bus contributions and an enhanced footpath network and would accord with Local Plan Policy 13 in respect of its transport impact.

23. Overall, for these reasons, the scheme would provide major public benefits.

Issue 2: The effect of the development on the character and appearance of Marnhull and on the significance of its heritage assets.

Overall village character

24. The Council and Parish Council have both carried out work on village character and setting, and place importance on the linear character of the historic development pattern, the historic buildings, tranquility, dark skies and views from outside and within. These characteristics are recognised and are important, but they do not fully describe the character of the whole village. Marnhull is rather large and spreading, with more recent housing areas to the east, north and west which are consolidated rather than linear. The forms of the Tess Square and Butts Close parts of the scheme would not appear out of keeping with the overall village form. Neither part of the appeal scheme is within the conservation area.

25. The Marnhull Conservation Area is in two parts, centred on Burton Street and New Street, with intervening open land which is outside the conservation area. The conservation area includes the notable buildings of Church of Saint Gregory (Grade I listed) and Senior's Farm and adjacent barn (Grade II* listed) and nearby stable buildings; and Conyers Place and adjacent granary and wall (Grade II listed). There are other designated and non-designated heritage assets in the village, but these in my view would not be materially affected by the scheme. The village also has cultural significance as the setting for parts of Hardy's Tess of the D'Urbervilles.

26. The church, with its 15th Century tower, is important architecturally and historically and is a prominent landmark and contributor to Marnhull's identity. Views of the church tower can be gained across open land from the field gate on Burton Street, from parts of the footpath network that crosses the open land that lies between New Street, Church Hill and Burton Street, from the footpath that crosses land south of New Street and from a field gate in Schoolhouse Lane. There are also longer views in some places within the wider landscape.

The impact of the Butts Close development

27. The proposed housing at Butts Close would occupy a field that slopes away from New Street and the development would not appear intrusive from within the village. It would be seen in some views looking towards the village, but well designed and landscaped new homes need not be harmful to the character or perception of Marnhull and can be assimilated successfully into the settlement. Being adjacent to the countryside with its dark skies, care would need to be taken over lighting, and this is addressed through a condition.

28. The Butts Close field currently affords a view of the church tower from Hardy Way, through a field gate on Schoolhouse Lane, and from a footpath that crosses the

agricultural land. I do not regard this field as the immediate setting of the church; rather, the field is part of the open landscape beyond the village and it is outside the conservation area. A view of the tower from this direction was captured in a watercolour drawing by the artist Gordon Benningfield. The views are pleasant but not particularly special; the tower is seen within the wider landscape behind the convex slope of an arable field. The development would increase the distance between the church and open land in this direction, but more distant views of the tower would remain in the wider landscape. Taking all this into account, the development in my assessment would result in a low level of less than substantial harm to the significance of the church.

29. This harm would be partially mitigated by the landscaping and recreational areas shown on the indicative drawings which would be arranged to create two viewing corridors from key points towards the tower. Since this part of the scheme is in outline, with flexibility in layout and overall housing numbers under the terms of the application, there is scope to create an attractive scheme of well-designed new homes with views through the development that focus on and frame the tower.
30. The conservation area adjoins the Butts Close part of the site at Conyers Place. Again, the scheme would sever the listed building from the adjacent open land, but Conyers Place, being the Old Rectory, is relatively enclosed within its curtilage. This part of the scheme would therefore cause a low level of less than substantial harm to the significance of Conyers Place and its nearby granary, and to the conservation area.
31. There is the possibility that Hardy had this field in mind when writing about certain events in *Tess of the D'Urbervilles*, but the field itself is not of special aesthetic importance, and the literary association is not proven and relates to fictional events which carry very limited weight.

The impact of the Tess Square development

32. The Tess Square part of the scheme would be located on open land at the lower, northern end of Church Hill, outside the conservation area. This end of Church Hill has a slightly more commercial character as a result of the presence of the pharmacy and garage. The scheme would be grouped with the pharmacy, and its farmyard style would help to a certain extent to assimilate it into its rural surroundings.
33. The Tess Square scheme and its parking area would inevitably make this part of Church Hill feel more commercial. It would also be likely to draw additional customers' cars and delivery vehicles down Church Hill. This would however be mitigated to an extent by the retention of trips that would otherwise be made outside the village, by the improvements to the footpath network that would encourage people to walk to the new facilities, and by the provision of cycle parking at Tess Square. The delivery and service management plan would help to maintain control over service vehicle movements. The proposed parking area for the church and school would help to alleviate on street parking, congestion and inconvenience. Overall there would be some erosion of the rural character of this part of Marnhull, but it would be confined to a relatively small part of the village outside the conservation area. The tranquility of most of the village would be little affected.
34. The Tess Square part of the scheme would be located in the eastern part of the open area that lies between New Street, Church Hill and Burton Street. Though

outside the conservation area, this land allows the historic pattern of development to be appreciated in its immediate agricultural setting. The scheme would be seen in views from the churchyard and most parts of the footpath network as a fairly modest incursion into this open area. There would be a more notable impact on the view from the field gate in Burton Street, from where the development would be seen as a more significant incursion into the wider panorama in which the church and tower are key features. However, the proposed buildings would be modest single and two storey structures; neither church nor tower would be obscured, the great majority of the open land would remain. The development would not unduly conflict with the historic pattern of development or the ability to appreciate it. This part of the scheme would cause a low level of less than substantial harm to the significance of the church and the significance of the conservation area.

35. The scheme would be relatively distant from Senior's Farm and the setting of the building would be improved by the removal of some unsightly chicken barns. There would be no harm to its setting or significance.
36. The provision of open space and upgraded footpaths within the field adjacent to Tess Square has the potential to be a major public benefit, both for recreational purposes and to encourage walking instead of the use of the motor vehicle. Sympathetic handling of the landscaping and maintenance of this area could result in an improvement to the setting of the church when seen from the footpaths and from Burton Street.

Issue 2: Conclusion

37. Dealing firstly with the character of Marnhull, both parts of the appeal scheme would involve the development of open land adjacent to the village, but not to the extent that the essential character of the village or its relationship with the wider landscape would be significantly harmed. The provision of well managed public open space could improve the setting of the village and its heritage assets.
38. The location and form of the appeal scheme would not be out of place because, although Marnhull exhibits historic linear patterns of development, its character also encompasses consolidated 20th and 21st Century development. The scheme would cause some erosion of the rural character of Church Hill, but the impact would be confined to a relatively small part of the village. The village overall would retain its character, and its development pattern would not be unduly affected.
39. As regards the impact on heritage assets, the integrity of the Church of St Gregory as a heritage asset would not be directly affected, nor its immediate setting. The scheme would have an impact on certain views and panoramas, as discussed above, but direct views of the church would still be gained from the north, and viewing corridors would allow views of the church tower through the Butts Close development. The prominence of the building would not be lost and the church tower would remain a significant feature in the wider landscape. Thus the Butts Close and Tess Square schemes taken together would cause a low level of less than substantial harm to the setting and significance of the church. The scheme would give rise to a low level of less than substantial harm to the character of the conservation area caused by the incursion into the open views discussed above.
40. Conyers Place would experience a low level of less than substantial harm whilst Senior's Place would not experience harm and indeed its setting would be improved through the removal of the chicken sheds.

41. I have taken into account all the other evidence on heritage assets but in my view the assets described above are the only ones to experience any degree of harm. The submitted heritage assessment is in my view a very accurate assessment of the impact of the scheme on Marnhull's heritage assets.
42. Local Plan Policy 5, like the National Planning Policy Framework, contains a set of steps to be taken to evaluate schemes that affect heritage assets. Where less than substantial harm is identified, this harm should be weighed against the public benefits of the proposal. Elsewhere in this decision it is concluded that the public benefits of the proposal greatly outweigh the low level of less than substantial harm to the heritage assets. The proposed development would not conflict with the Policy 5 or the National Planning Policy Framework in this regard.

Conditions

43. The set of conditions in the attached schedule is divided into (a) those concerning full planning permission for a mixed-use development on land west of Church Hill (Tess Square); (b) those concerning outline planning permission for the erection of up to 120 dwellings on land off Butts Close and Schoolhouse Lane (Butts Close); and (c) those applying to the whole planning permission. I have made some adjustments to the suggested conditions bearing in mind the test of necessity, the need for clarity and the desirability of avoiding over-prescription.
44. The conditions under (a), relating to Tess Square, require (in addition to the usual conditions relating to timing and drawings), the removal of the redundant agricultural buildings and the submission of details of materials, lighting in public areas, landscape and ecological management in the interests of character, appearance and biodiversity; the submission of details of the highway and parking layout, the provision of cycle parking and a delivery and servicing management plan in the interests of highway safety and sustainable transport; and details of air extraction and noise mitigation measures to protect living conditions. There is no need for the latter to include air source heat pumps. Sufficient details of landscaping have already been submitted, so an implementation condition is attached.
45. The conditions under (b), Butts Close, in addition to the usual reserved matters, relate to highway and visibility specifications at the access in the interests of highway safety, together with foul drainage and lighting in public areas, to ensure that the scheme has an appropriate environmental impact. There is no need to include the suggested condition relating to noise from air source heat pumps. The parties' suggested condition on the restriction of pedestrian access to Schoolhouse Lane, discussed in more detail under Issue 1, has been amended to require the investigation of the potential for the provision of pedestrian facilities on Schoolhouse Lane and either the provision of those facilities prior to occupation or, if not feasible, the provision of physical means to deter pedestrians from using the Schoolhouse Lane exit.
46. The conditions under (c), which apply to the whole permission, relate to surface water management and maintenance, construction traffic management, construction environmental management, unexpected contamination, the protection and enhancement of biodiversity and the implementation of a travel plan, to ensure that the scheme has an acceptable environmental impact.

Planning obligation

47. The unilateral obligation dated 17 April 2025 provides for an appropriate level of affordable housing. It provides for financial contributions towards education, including special educational needs and disabilities; pre-school provision; libraries, allotments and NHS infrastructure; bus services and sustainable transport; public footpaths and their maintenance; and various community, leisure, play, sports and open space facilities. It also provides for the construction and delivery of the informal outdoor public open space at Tess Square; the management and maintenance of private roads and paths; and the transfer, management and control of the Butts Close and Tess Square informal outdoor spaces. Finally, as discussed above, it ensures that the Tess Square element of the scheme is delivered at the same time as the Butts Close homes. These provisions are all necessary and meet the requirements of the Community Infrastructure Levy Regulations 2010.

Overall conclusion

48. The position is one of very high identified housing need. There is no up to date spatial strategy that responds to this position, no up to date policy that establishes the amounts of development to be apportioned to different locations in the light of this need, and no prospect that a new local plan will be adopted until 2027. The position is serious. The scheme would provide much needed housing, including affordable housing, against this background.
49. It is accepted by the Council that the larger villages will be required to accommodate some of Dorset's need. The scale of both the housing development and the retail and commercial parts of the scheme would not be out of character with Marnhull. Part of Church Hill would become more commercial but the character of the great majority of the village would be unaffected.
50. The retail and commercial part of the scheme would provide a useful range of facilities walkable from the whole village. Along with the proposed housing, it would have the advantage of creating a balanced development rather than simply a housing extension to the village. It would help to retain trips within Marnhull, and this together with the improvements to the footpath network would encourage walking rather than the use of the motor vehicle. The transport impacts of the scheme would not result in an unacceptable impact on highway safety, or severe residual cumulative impacts on the road network.
51. Great weight attaches to any harm to the significance of heritage assets but, as discussed above, the assets affected by the scheme would experience a low level of less than substantial harm to their significance. My conclusion in respect of any cumulative impact on heritage assets in Marnhull is the same. In contrast, the public benefits arising from the scheme are exceptionally important and greatly outweigh the low level of identified harm to the heritage assets, and indeed any other harm.
52. I have had regard to the appeal decisions submitted by the parties. None of them is similar in respect of the nature of the scheme or the relevant considerations. Each case must be considered on its merits.
53. It must be stressed that this decision has been reached on the basis of a level balance of planning considerations and the straightforward merits of the proposal. It does not rely on there being a so-called tilted balance arising from the 5 year

housing land supply position under paragraphs 11 and 232 of the National Planning Policy Framework. The Local Plan is self-evidently not designed to address currently identified housing need. The serious picture of overall housing need, the absence of a relevant and up to date strategy for housing provision and distribution to deal with that need, and the housing supply position the Council will be in very shortly when the annual position statement on housing land supply expires, are material considerations of the highest importance.

54. I have taken account of all the other matters raised, but they do not alter the balance of my conclusions. For all the above reasons, planning permission is granted.

Jonathan Bore

INSPECTOR

CONDITIONS

(a) Conditions attached to the full planning permission for a mixed-use development on land west of Church Hill (Tess Square)

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Location Plan 22039 100 P3 [CD1.001]
 - Tess Square Proposed site layout plan no. 101 Rev 3 [CD4.006]
 - Tess Square Food Store Ground Floor Plan 22039 104 Rev. P1 [CD1.005]
 - Tess Square Food Store First Floor Plan 22039 105 Rev. P2 [CD1.006]
 - Tess Square Food Store Roof Plan 22039 106 Rev. P1 [CD1.007]
 - Tess Square Food Store Elevations 22039 107 Rev. P1 [CD1.008]
 - Tess Square Food Store Sections 22039 108 Rev. P1 [CD1.009]
 - Business Units Elevations 22039 109 Rev. P1 [CD1.010]
 - Business Units Elevations and Sections 22039 110 Rev. P1 [CD1.011]
 - Business Units Ground Floor Plan 22039 111 Rev.1 P1 [CD1.012]
 - Business Units Roof Plan 22039 112 Rev. P1 [CD1.013]
 - Tess Square Site Sections 22039 113 Rev. P1[CD1.014]
 - Site access refuse vehicle & private vehicle tracking 106.0026-0010 Rev P02 [CD4.023]
3. The redundant agricultural buildings shall be removed in their entirety and the ground reinstated before any building hereby approved is first occupied.
4. The geometric highway layout, turning and parking areas shown on drawing 101 rev P3 shall be constructed prior to the erection of any building hereby permitted, unless otherwise agreed in writing by the local planning authority and shall thereafter be kept free from obstruction and maintained and made available for the purposes specified.
5. The cycle parking facilities shown on drawing 101 rev P3 shall be constructed prior to the first occupation of any building hereby permitted and shall thereafter be kept free from obstruction and maintained and made available for the purposes specified.
6. A delivery and servicing management plan shall be submitted to and approved in writing by the local planning authority before any building hereby permitted is

first occupied, and all vehicular deliveries and the servicing of the site shall be carried out in accordance with the approved plan unless the local planning authority gives written consent to any variation.

7. Where any commercial unit requires the installation of any system for air extraction, odour control, or discharge from cooking operations, details of the system, including external ducting and flues, shall be submitted to and approved in writing by the local planning authority. The system shall be installed in accordance with the approved details before the operation is commenced and shall be maintained thereafter in an effective condition in accordance with the approved details.
8. Details including samples of all external facing materials for the walls and roofs shall be submitted to and approved in writing by the local planning authority before development is commenced, and the development shall be carried out in accordance with the approved details.
9. A landscape and ecological management plan shall be submitted to and approved in writing by the local planning authority before development is commenced and the development shall be carried out in accordance with the agreed details.
10. Soft landscaping and planting shall be carried out in accordance with the submitted drawings LHC-00-XX-DR-L-94.01-P4, 02-P3, 03-P3, 04-P3, and 05-P2, and hard landscaping shall be carried out in accordance with submitted drawings LHC-00-XX-DR-L-93.01-P4 and 02-P3. The landscaping shall be implemented during the first planting season following the completion of the development or within a timescale to be approved in writing with the local planning authority. If within a period of 5 years from the date of planting any tree, shrub or plant dies, becomes diseased or is removed it shall be replaced within the first planting season by another of similar size and species.
11. Details of all external lighting to be installed in public areas shall be submitted to and approved in writing by the local planning authority and installed before the first occupation of any building hereby approved and shall be maintained in accordance with the approved details unless the local planning authority gives written consent to any variation.
12. A noise impact assessment of the proposed development upon existing nearby receptors and the proposed flats above the food store and café, together with details of any mitigation measures, shall be submitted to and approved in writing by the local planning authority. Any necessary mitigation measures shall be implemented in accordance with the approved details before any part of the development is first occupied and shall thereafter be retained and maintained.

(b) Conditions attached to the outline planning permission for the erection of up to 120 dwellings on land off Butts Close and Schoolhouse Lane (Butts Close)

13. Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.

14. Application for approval of the reserved matters shall be made to the local planning authority not later than 3 years from the date of this permission.
15. The development hereby permitted shall take place not later than 2 years from the date of approval of the last of the reserved matters to be approved.
16. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Location plan- drawing 100 Rev P3 [CD1.001]
 - Site access visibility splay 106.0026-0008-P02 [CD4.022]
 - Tracking plan 106.0026-0009-P01 [CD1.046c]
17. A detailed foul drainage scheme shall be submitted to and approved in writing by the local planning authority before development is commenced. The scheme shall be carried out in accordance with the approved details prior to the occupation of any dwelling hereby permitted and shall thereafter be maintained.
18. The first 15 metres of the vehicle access, measured from the rear edge of the highway (excluding the vehicle crossing), shall be constructed before the first occupation of any part of the development in accordance with details that shall have been submitted to and approved by the local planning authority, and shall thereafter be maintained as approved.
19. The visibility splay areas shown on drawing 106.0026-0008 rev P02 shall be provided to a level not exceeding 0.60 metres above the relative level of the adjacent carriageway prior to the first occupation of any dwelling hereby approved and shall thereafter be maintained and kept free from all obstructions.
20. Before any dwelling hereby permitted is occupied, details of measures to manage pedestrian movement to and from the development shall be submitted to and approved in writing by the local planning authority. This shall include an investigation, including a road safety audit, of the feasibility of a footway along Schoolhouse Lane to its junction with New Street. If this is shown to be feasible and safe the footway shall be constructed in accordance with the approved details before the first occupation of any dwelling hereby approved. In the event that this is not feasible or safe, details of measures to prevent pedestrian access and egress from the development on to Schoolhouse Lane shall be submitted to and approved in writing by the local planning authority and shall be implemented in accordance with the approved details prior to the first occupation of any dwelling hereby approved. The measures shall thereafter be maintained and retained in perpetuity, unless otherwise agreed in writing by the local planning authority.
21. All external lighting to be installed on the site in public areas shall be in accordance with details submitted to and approved in writing by the local planning authority before the first occupation of any dwelling. The lighting shall be maintained and retained as installed unless otherwise agreed in writing by the local planning authority.

(c) Conditions attached to the whole planning permission hereby permitted

22. Before development is commenced on the relevant parcel (the parcels being Tess Square and Butts Close), a detailed surface water management scheme for that parcel, with a timetable for implementation, shall be submitted to and approved in writing by the local planning authority. The surface water management scheme shall be fully implemented in accordance with the submitted details and approved timetable and thereafter maintained as approved.
23. Prior to commencement of development, a construction traffic management plan and programme of works shall be submitted to and approved in writing by the local planning authority. The plan shall include construction vehicle details, vehicular routes, delivery hours and contractors' arrangements (compound, storage, parking, turning, surfacing, drainage and wheel wash facilities). The development shall be carried out in accordance with the approved plan.
24. Prior to the commencement of development on the site, a construction environmental management plan shall be submitted to and approved in writing by the local planning authority. The plan shall include a risk assessment of potentially damaging construction activities, the management of surface water during construction, lighting during construction, the identification of biodiversity protection zones, practical measures to avoid or reduce impacts during construction, the location and timing of sensitive works to avoid harm to biodiversity features, the times during construction when specialist ecologists need to be present on site to oversee works, responsible persons and lines of communication. The development shall take place in accordance with the approved plan.
25. If during the course of development any land contamination is discovered that was not previously identified, it shall be reported in writing immediately to the local planning authority, and an investigation, risk assessment and details of remediation measures, including a timetable for the work, shall be submitted to and approved by the local planning authority. The remediation measures shall be implemented in accordance with the approved details and a verification report submitted to the local planning authority on its completion.
26. The development shall incorporate the ecological mitigation and enhancement measures set out in Section 5 of the submitted ecological impact assessment "Tess Square and Butts Close, Hybrid Scheme, Marnhull" (November 2023), by Phlorum Limited [CD2.003] and evidence of compliance shall be submitted to and agreed in writing by the local planning authority prior to the first occupation of the relevant development parcel, and shall be permanently maintained and retained in accordance with the approved details unless otherwise agreed in writing by the local planning authority.
27. Prior to the first occupation of the relevant development parcel, a full travel plan based on the principles set out in the Framework Travel Plan dated April 2023 [CD1.047] shall be submitted to and approved in writing by the local planning authority. The full travel plan shall be implemented in accordance with the approved details.

APPEARANCES

For the Appellant:

Paul Cairnes KC
Sioned Davies – of Counsel

They called

Kevin Morris BA (Hons), Dip TP, MA Urban Design, Dip Building Cons (RICS), MRTPI, IHBC – Director, Kevin Morris Heritage Planning Ltd

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Kim Hammonds BA (Hons), MSc (Transport Planning), CTPP, MCIHT – Associate Transport Planner, Paul Basham Associates Ltd

Annie Gingell BSc (Hons), MSc, MRTPI – Associate Director, Turley

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For the Local Planning Authority:

George Mackenzie – of Counsel

He called:

Robert Lennis MSc BSc MRTPI – Lead Project Officer, Major Applications, Dorset Council

Tobias Carleton-Prangnell: Graduate in World Heritage Conservation, expert member of the board for ICOMOS – Senior Conservation Officer, Dorset Council

Christine Reeves BSc (Hons), Dip TP, MRTPI – Senior Consultant, Lambert Smith Hampton

Steve Savage – Transport Liaison Manager, Dorset Council

Helen Jackson – Principal Transport Planner, Dorset Council

Philip Reese – Planning Policy Team, Dorset Council

For Marnhull Parish Council:

Simon Bell – of Counsel

He called:

Stephen Boyce

Richard Fitter IEng FCILT FICE FIHE – Director, Entran Ltd

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Interested parties

Elizabeth Moncrieff

Rob Cullenden

Declan Hilley

James Hill

James Goldsprink

Wendy Pearson

Shilpa Sisodia

Giles Hewson

Simonetta Johnson

Mary-Clare Fearn

DOCUMENTS

CD1.001 to CD1.052: Application documents and Plans

CD2.001 to CD2.003: Additional/Amended Plans/Reports submitted after validation

CD3.001 to CD3.002: Development Plan

CD4.001 to CD4.028: Inquiry Documents

CD5.001 to CD5.025: Other Relevant Documents

CD6.001 to CD6.007: Reg 14 Marnhull Neighbourhood Plan

CD7.001 to CD7.007: Emerging Dorset Local Plan

CD8.001 to CD8.017: Consultee Responses on Planning application

CD9.001 to CD9.002: Additional Responses following Appeal Notification

CD10.001 to CD10.003: Proofs of Evidence - LPA

CD11.001 to CD11.007: Proofs of Evidence - Appellant

CD12.001 to CD12.006: Proofs of Evidence - Marnhull Parish Council

CD13.001 to CD13.011: Case Law and Appeals

CD16.001: Rebuttal - Marnhull Parish Council

Appendix D: Regulation 13 of the Environmental Assessment of Plans and Programmes Regulations 2004

The Environmental Assessment of Plans and Programmes Regulations 2004

[◀ Previous: Provision](#)[Next: Provision ▶](#)

Consultation procedures

13.—(1) Every draft plan or programme for which an environmental report has been prepared in accordance with regulation 12 and its accompanying environmental report (“the relevant documents”) shall be made available for the purposes of consultation in accordance with the following provisions of this regulation.

(2) As soon as reasonably practicable after the preparation of the relevant documents, the responsible authority shall—

- (a) send a copy of those documents to each consultation body;
- (b) take such steps as it considers appropriate to bring the preparation of the relevant documents to the attention of the persons who, in the authority's opinion, are affected or likely to be affected by, or have an interest in the decisions involved in the assessment and adoption of the plan or programme concerned, required under the Environmental Assessment of Plans and Programmes Directive (“the public consultees”);
- (c) inform the public consultees of the address (which may include a website) at which a copy of the relevant documents may be viewed, or from which a copy may be obtained; and
- (d) invite the consultation bodies and the public consultees to express their opinion on the relevant documents, specifying the address to which, and the period within which, opinions must be sent.

(3) The period referred to in paragraph (2)(d) must be of such length as will ensure that the consultation bodies and the public consultees are given an effective opportunity to express their opinion on the relevant documents.

(4) The responsible authority shall keep a copy of the relevant documents available at its principal office for inspection by the public at all reasonable times and free of charge.

(5) Nothing in paragraph (2)(c) shall require the responsible authority to provide copies free of charge; but where a charge is made, it shall be of a reasonable amount.

Appendix E: FOI/EIR

From: [REDACTED]@dorsetplanning.co.uk
To: [REDACTED]
Subject: Conservation Appraisal update (Marnhull)
Sent: 26/08/2024 17:20:09

Hi [REDACTED]

I had a meeting last week with my Marnhull NP group, and they are due to meet with [REDACTED] on Thursday to catch up on the Conservation Area appraisal. I said I had previously spoken with you ref the process and the fact that you may have to agree this through a committee report 'trialling' the first, which may now be them. So I thought I would drop you a line as a 'heads up' and to check if either you or [REDACTED] might be in a position to give them a little more clarity on the process if you have got round to working it out!

At the moment they have a draft appraisal which includes descriptions of the area as well as the proposed boundary changes. I haven't seen the latest draft but I believe they intend to share it with [REDACTED]. The boundary changes have been subject to consultation with local residents, so there is a 'log' of responses from that and what further changes they have then made. There is a very small (if not singular) area of objection to one of the proposed boundary extensions, which they don't particularly agree with but are unsure whether or not they are obliged to follow their resident's requests (I have said not – the appraisal is a judgement of the merits of the historic environment and needs to be undertaken in the wider public interest).

The draft appraisal has not yet been subject to consultation, as the group were waiting to check with [REDACTED] if it covered what is needed. They would like to take the draft CAA to their September PC meeting to get it agreed for submission to Dorset Council so that you can take it forward, or advise on the next steps if you consider they need to undertake more consultation – but what they don't want to do is over-consult (ie they run further consultation and then you basically repeat the consultation after they send the appraisal to you).

Hope the above makes sense, and that you can discuss with [REDACTED] before Thursday if this may help!

Warm regards, [REDACTED]

Dorset Planning Consultant Ltd

[REDACTED]
8 Orchard Rise, Milborne St Andrew, Dorset DT11 0LL
telephone: [REDACTED]
mobile: [REDACTED]
email: [REDACTED]@dorsetplanning.co.uk
Registered in England - 10086020

www.dorsetplanningconsultant.co.uk

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From: [REDACTED]@dorsetplanning.co.uk
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: CA appraisal for Marnhull
Sent: 25/04/2025 12:05:47

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Dear [REDACTED] – many thanks for the offer of a Teams meeting on Friday 2 May – that would be very helpful. I am happy to set this up on Teams if that would be helpful. Ideally in the morning, as I will be overseas and about 2 hours ahead of you. Let me know a time to suit and I will sort out the meeting invite. Warm regards, [REDACTED]

From: [REDACTED] <[REDACTED]@dorsetcouncil.gov.uk>
Sent: 17 April 2025 08:00
To: [REDACTED] <[REDACTED]@dorsetplanning.co.uk> [REDACTED] <[REDACTED]@marnhull-pc.org.uk>
Cc: [REDACTED]
Subject: RE: CA appraisal for Marnhull

Good morning [REDACTED]

It would be good to catch up re: your Marnhull Conservation Appraisal. I am in an appeal all next week and a different appeal the following week however, could meet on Teams on Friday the 2nd of May, if that might be convenient with you?

Best wishes

[REDACTED]

[REDACTED]
[REDACTED]
Snr Conservation Officer Spat PI & Majors
Economic Growth and Infrastructure
Dorset Council

[REDACTED]
dorsetcouncil.gov.uk



From: [REDACTED]@dorsetplanning.co.uk <[REDACTED]@dorsetplanning.co.uk>
Sent: 12 April 2025 12:18
To: [REDACTED] <[REDACTED]@dorsetcouncil.gov.uk> [REDACTED] <[REDACTED]@marnhull-pc.org.uk>
Cc: [REDACTED]
Subject: RE: CA appraisal for Marnhull

Dear [REDACTED] – with the Tess Square Inquiry sitting days now finished, it would be very helpful to have a catch-up on the draft Marnhull Conservation Area Appraisal, not only in terms of 'have we got the area / boundary revisions right' but also any other changes that may be necessary. I understood from our chat in the Inquiry that you had shared it with Historic England and had also heard from them. We are pressing ahead with the Neighbourhood Plan and therefore, given that it refers to the CAA, we do need to try to move the two on in tandem. Perhaps you can let me know your thoughts on how best to do this in what I appreciate is a very busy time for you? Warm regards, [REDACTED]

Dorset Planning Consultant Limited

[REDACTED]

[REDACTED]

telephone: [REDACTED] / email: [REDACTED]@dorsetplanning.co.uk

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From: [REDACTED]@dorsetplanning.co.uk
To: [REDACTED]
Cc: [REDACTED]@marnhullparishcouncil.gov.uk; clerk@marnhullparishcouncil.gov.uk;
Subject: RE: CA appraisal for Marnhull
Attachments: Marnhull Conservation Area Appraisal 250710.pdf
Sent: 14/07/2025 15:30:16

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Hi [REDACTED] -- I have just submitted the attached updated CAA as part of the Neighbourhood Plan submission to Dorset Council. This has made the amendments we discussed. Are you now able to take this forward separately in its own right including the proposed changes to the boundary – and if so, please could you set out the procedures / timescales for this in order for the Parish Council to inform its residents (and we can also inform the Examiner in due course). Many thanks, [REDACTED]

Dorset Planning Consultant Limited

telephone: [REDACTED] / mobile: [REDACTED] / email: [REDACTED]

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From: [REDACTED]@dorsetcouncil.gov.uk
Sent: 17 June 2025 11:07
To: [REDACTED]@dorsetplanning.co.uk
Subject: RE: CA appraisal for Marnhull

Good morning [REDACTED]

Thank you for your email and clarification. Surprisingly, the layout of the scheme you have included below is significantly different from the scheme I have been basing my judgment on. On this revised basis, I absolutely agree that the indicative meadow extent should be included per identified, as proposed below. This intent would also importantly incorporate parcel 569. The glebe land reference is indeed contextually significant, and I am certain one will be able to clearly evidence and articulate the extent's significance and justification for inclusion.



I need to have a quick catch up with Historic England regarding guidance on a related matter, but will report back when I have received confirmation.

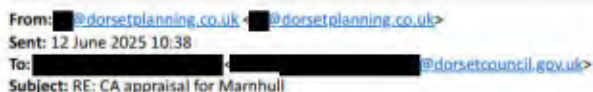
Best wishes

[REDACTED]

[REDACTED]
Senior Conservation Officer Spatial Planning & Majors
Economic Growth and Infrastructure
Dorset Council

[REDACTED]
dorsetcouncil.gov.uk





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Hi [REDACTED] – re Butts Close, the indicative plan that we are proposing to include in the revised NP draft shows that at 120 units it should be possible to retain quite a significant area of open space that could be managed as meadowland, thereby retaining much of the benefits which we were seeking. The road will have to cross through this, but perhaps can do so towards the lower end of the site. Obviously having CA status would strengthen the argument for such provision, possibly drawing the CA boundary so that it is limited to the eastern portion of the site (drawing a similar line from the end of the curtilage of Conyers Place (which includes the land to the rear of the Rectory) down to the Chippell Lane junction). [REDACTED] mentions that the whole site was part of the glebelands associated with the then rectory (Conyers Place) but I am not sure where he has evidence of this – the Tithe Map below shows the land with a parcel (569) in the NE corner that I imagine is definitely linked but I would need to ask [REDACTED] about these, if you think using one of more of these as an appropriate limit may prove a better option. Alternatively if you consider the case to be too weak, we would be guided by you and only include the central field!





I wasn't aware that [REDACTED] had joined the team – so certainly can adjust the NP to simply include the organisation name only.
Warm regards, [REDACTED]

From: [REDACTED] <[REDACTED]@dorsetcouncil.gov.uk>
Sent: 10 June 2025 08:25
To: [REDACTED] <[REDACTED]@dorsetplanning.co.uk>
Subject: RE: CA appraisal for Marnhull

Good morning [REDACTED]

In light of the recent decision and identification as a viable housing site extent, I am now less inclined to consider the inclusion of the Butts Close site extent, currently destined for major development. I would be interested in hearing your thoughts on this matter. However, whilst also identified as a viable housing site extent, we do consider that the *central field* remains contextually significant in maintaining an ability to clearly appreciate Marnhull's characteristically dispersed settle pattern within its interspersed and encompassing rural topography. On this basis, we would recommend that the proposed extent is included.

When we discussed the omission of the medical centre from the CA extent, I seem to remember that we unanimously agreed this to be a logically sound way to proceed. I also recall us discussing the merit of further excluding the proposed development extent but cannot remember what the general consensus was. Again, I would be interested in hearing your thoughts on the matter or we could schedule in a time to discuss further over Teams.

As you may or may not know, [REDACTED] now works for Dorset Council in the conservation team. On a related note, I wonder how appropriate it is to include [REDACTED] actual name by the quoted text, could the quote simply be referenced as by *Historic England*?

Best wishes

[REDACTED]

[REDACTED]
Senior Conservation Officer Spatial Planning & Majors
Economic Growth and Infrastructure
Dorset Council

[REDACTED]
[\[REDACTED\]@dorsetcouncil.gov.uk](mailto:[REDACTED]@dorsetcouncil.gov.uk)



From: [REDACTED] <[REDACTED]@dorsetplanning.co.uk> <[REDACTED]@dorsetplanning.co.uk>
Sent: 01 June 2025 12:04
To: [REDACTED] <[REDACTED]@dorsetcouncil.gov.uk>
Subject: RE: CA appraisal for Marnhull

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Hi [REDACTED]

Thanks for meeting with us the other week. We are pressing on with the submission of the NP for examination and therefore need to have your steer on the additional areas that we might include, sooner rather than later. I have included below the current revised page in the plan - the text in red is just a reminder to me that we are waiting on your feedback! I have also attached the current proposed areas - but am not sure whether we should include all of the Butts Close site (or none) rather than the eastern half shown, and also exactly where the boundary of the central field should be drawn (ie is it right to omit the medical centre etc)

Look forward to hearing from you - ideally Monday or Tuesday!

Warm regards, [REDACTED]

Marnhull Conservation Area

- 6.3 As part of the preparation of this Plan, the Conservation Area has been re-appraised for the first time since its designation in 1971. This has allowed us to consider the many changes in the village over time, and to better understand and describe the character and significance of the Conservation Area, as well as to consult the community on whether the Conservation Area boundaries should be changed.
- 6.4 The Conservation Area Appraisal Report includes a full description of the present Conservation Area as well as recommendations to Dorset Council for its extension (taking into account supporting evidence to justify the importance of these additional areas). This includes recognising the importance of Nash Court and its environs, the unique character and historic interest of Walton Elm, and the wider setting of the church and role of the central field in how the village is understood. The older part of Pitwell was also considered for inclusion within the Conservation Area (supported by feedback from the community), but the case for its inclusion was felt to be less strong. A map of the present and proposed conservation areas is included in Appendix 6.
- 6.5 The Conservation Area Appraisal report was passed to Dorset Council in late 2024. It is anticipated that this should be finalised and adopted by Dorset Council in 2025.

"We consider the unusual and dispersed layout of the settlement to be a key aspect of its special character....Moving along Church Hill from north to south, the open agricultural land to the west provides expansive views, and the dispersed nature of the historic settlement is clearly legible: the experience is of moving from one settlement to another."

[REDACTED] Historic England

Non-designated heritage assets

- 6.6 As part of the work on the Conservation Area Appraisal, information on wider heritage assets and features across the parish was also collated. This highlighted that there are buildings and features which, while not worthy of listing in their own right, contribute to the historic character and local distinctiveness of the parish. This may be through their form, use of materials, location or historic significance. This includes a number of finger posts, two red telephone boxes (put to new use), the war memorial and the raised footway at the shops in Burton Street. Some of these are already identified on the Dorset Historic Environment Record, but other buildings, such as the Methodist Church on Burton Street, do not appear to have been previously considered for inclusion. The Parish Council intends to nominate the full list of these buildings and features (as contained in Appendix 6) for inclusion in the local heritage list*. Their status will therefore be updated as part of a future review of this Plan, but in the interim it is appropriate to ensure that their heritage significance is considered in planning decisions.



Methodist Church (built 1899), Burton Street, a potential non-designated heritage asset

* Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets - see <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment#non-designated> for more information. The process for nominating assets for inclusion on Dorset Council's local list, and the associated criteria against which this is done, is set out on their website <https://www.dorsetcouncil.gov.uk/whow-to-nominate-an-asset-for-the-local-list>.

From: [REDACTED] <[REDACTED]@dorsetcouncil.gov.uk>

Sent: 06 May 2025 07:59

To: [REDACTED] <[REDACTED]@dorsetplanning.co.uk>

Subject: RE: CA appraisal for Marnhull

Good morning [REDACTED]

Excellent, 2pm works well for me.

Best wishes

[REDACTED]

[REDACTED]
Snr Conservation Officer Spat PI & Majors
Economic Growth and Infrastructure
Dorset Council

[dorsetcouncil.gov.uk](https://www.dorsetcouncil.gov.uk)



From: [REDACTED] <[REDACTED]@dorsetplanning.co.uk>

Sent: 01 May 2025 13:16

To: [REDACTED] <[REDACTED]@dorsetcouncil.gov.uk>

Subject: RE: CA appraisal for Marnhull

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Hi [REDACTED] – I'm checking with [REDACTED] and [REDACTED] have suggested 2pm to them, just waiting on [REDACTED] to confirm, and then I will send across a teams invite. Hope that works for you, warm regards, [REDACTED]

From: [REDACTED] <[REDACTED]@dorsetcouncil.gov.uk>

Sent: 01 May 2025 08:41

To: [REDACTED] <[REDACTED]@dorsetplanning.co.uk>

Subject: RE: CA appraisal for Marnhull

Good morning [REDACTED]

Apologies for any inconvenience caused, but I need to take tomorrow off 02/05 so will now be unavailable. Would it be possible to reschedule for the following Friday 9th at any time that might be convenient with you.

Best wishes

[REDACTED]

[REDACTED]
Snr Conservation Officer Spat PI & Majors
Economic Growth and Infrastructure
Dorset Council

[REDACTED]
[dorsetcouncil.gov.uk](mailto:[REDACTED]@dorsetcouncil.gov.uk)



From: [REDACTED] <[REDACTED]@dorsetplanning.co.uk> <[REDACTED]@dorsetplanning.co.uk>

Sent: 25 April 2025 12:06

To: [REDACTED] <[REDACTED]@dorsetcouncil.gov.uk>; [REDACTED] <[REDACTED]@marnhull-pc.org.uk>

Cc: [REDACTED] <[REDACTED]@gmail.com>

Subject: RE: CA appraisal for Marnhull

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Dear [REDACTED] – many thanks for the offer of a Teams meeting on Friday 2 May – that would be very helpful. I am happy to set this up on Teams if that would be helpful. Ideally in the morning, as I will be overseas and about 2 hours ahead of you. Let me know a time to suit and I will sort out the meeting invite. Warm regards, [REDACTED]

From: [REDACTED] <[REDACTED]@dorsetcouncil.gov.uk>

Sent: 17 April 2025 08:00

To: [REDACTED] <[REDACTED]@dorsetplanning.co.uk>; [REDACTED] <[REDACTED]@marnhull-pc.org.uk>

Cc: [REDACTED] <[REDACTED]@gmail.com>

Subject: RE: CA appraisal for Marnhull

Good morning [REDACTED]

It would be good to catch up re: your Marnhull Conservation Appraisal. I am in an appeal all next week and a different appeal the following week however, could meet on Teams on Friday the 2nd of May, if that might be convenient with you?

Best wishes

[REDACTED]

[REDACTED]
Snr Conservation Officer Spat PI & Majors
Economic Growth and Infrastructure
Dorset Council

[REDACTED]
[dorsetcouncil.gov.uk](mailto:[REDACTED]@dorsetcouncil.gov.uk)



From: [REDACTED] <[REDACTED]@dorsetplanning.co.uk> <[REDACTED]@dorsetplanning.co.uk>

Sent: 12 April 2025 12:18

To: [REDACTED] <[REDACTED]@dorsetcouncil.gov.uk>; [REDACTED] <[REDACTED]@marnhull-pc.org.uk>

Cc: [REDACTED] <[REDACTED]@gmail.com>

Subject: RE: CA appraisal for Marnhull

Dear [REDACTED] – with the Tess Square Inquiry sitting days now finished, it would be very helpful to have a catch-up on the draft Marnhull Conservation Area Appraisal, not only in terms of 'have we got the area / boundary revisions right' but also any other changes that may be necessary. I understood from our chat in the Inquiry that you had shared it with Historic England and had also heard from them. We are pressing ahead with the Neighbourhood Plan and therefore, given that it refers to the CAA, we do need to try to move the two on in tandem. Perhaps you can let me know your thoughts on how best to do this in what I appreciate is a very busy time for you?

Warm regards, [REDACTED]

Dorset Planning Consultant Limited

telephone: [REDACTED] / email: [REDACTED]

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From: [REDACTED]
To: [REDACTED]
Subject: RE: CA appraisal for Marnhull
Sent: 29/01/2025 11:48:00

Hi [REDACTED]

Good to hear from you. [REDACTED] is around, he had his out of office on last week as he was working on a couple of appeals.

[REDACTED]

Will be drafting a reports on NDHAs for council in the next couple of months. Am aiming for future opportunities to add to the list, but have vacancy issues to sort (again..) first!

Best wishes

[REDACTED]

[REDACTED]
**Service Manager for Conservation
Economic Growth and Infrastructure
Dorset Council**

[REDACTED]
[dorsetcouncil.gov.uk](https://www.dorsetcouncil.gov.uk)



From: [REDACTED]@dorsetplanning.co.uk <[REDACTED]@dorsetplanning.co.uk>
Sent: 23 January 2025 16:20
To: [REDACTED]@dorsetcouncil.gov.uk
Subject: FW: CA appraisal for Marnhull

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Hi [REDACTED]

Reason I am touching base is that I just had an out of office response from [REDACTED] – given that he is taking his time responding to the CAA for Marnhull I just wanted to check with you that he was still around and not on long term sick or anything like that, and that hopefully I should hear back from him before this time next week! I missed the consultation on the NDHA proposals but I've got a feeling there was nothing in the draft list for Marnhull, but presumably the list will still be refreshed from time to time! Warm regards, [REDACTED]

From: [REDACTED]@dorsetplanning.co.uk <[REDACTED]@dorsetplanning.co.uk>
Sent: 23 January 2025 16:14
To: [REDACTED]@marnhull-pc.org.uk; [REDACTED]@dorsetcouncil.gov.uk
Subject: RE: CA appraisal for Marnhull

Hi [REDACTED] – just following up on this, as you know we are working on a NP at the same time and as such I have done some further working looking to embed the findings of the CAA as far as possible into the draft, as well as working on this for the Tess Square appeal.
As part of the NP work we have been undertaking further work on the views, and as such some of these have been further refined and it would make sense to update the CAA to reflect these updates – see Appx 9 pg 94 onwards of the attached working draft.
Similarly I have looked at the non-designated heritage assets and tried to marry the two documents, and my current workings are in Appx 5. Whilst the CAA recommends that 5 buildings are added to HER, there are also other

buildings described in the CAA which in my view may also be worthy of noting in the HER, which I have flagged and would value your opinion on. We are (on the pages that follow on from that) also looking at identifying street furniture that similarly contributes, which could also go into the CAA if you agree.
The overarching NP policy on heritage is Policy 1 on pg 15 if you have any immediate thoughts on this, and on the separation of the historic elements of the village (through Policy 3 on pg 25 and map 1).
We have a meeting scheduled for next Friday and I would very much value your feedback on the CAA and the above points beforehand.
Warm regards, [REDACTED]

Dorset Planning Consultant Ltd

telephone: [REDACTED] / email: [REDACTED]@dorsetplanning.co.uk

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From: [REDACTED]<[REDACTED]@marnhull-pc.org.uk>
Sent: 10 December 2024 12:35
To: [REDACTED]<[REDACTED]@dorsetcouncil.gov.uk>
Cc: [REDACTED]<[REDACTED]@dorsetplanning.co.uk>; [REDACTED]<[REDACTED]@dorsetplanning.co.uk>
Subject: Re: CA appraisal for Marnhull

Hello [REDACTED]

Thank you for your email. We were wondering how you were getting along with having a look at the Conservation Area appraisal.

Thank you for taking the time to read it. We would appreciate any feedback as soon as possible.

Thank you again

Kind regards
[REDACTED]
[REDACTED]

On 21 Nov 2024, at 07:05, [REDACTED]
[REDACTED]<[REDACTED]@dorsetcouncil.gov.uk> wrote:

Good morning [REDACTED]

Thank you for your email. I have scheduled in a review of your MCAA for next week and will keep you updated in due course.

Best wishes
[REDACTED]

[REDACTED]
Senior Conservation Officer (Spatial Planning and Majors)
Economic Growth and Infrastructure
Dorset Council

[REDACTED]
[\[REDACTED\]@dorsetcouncil.gov.uk](mailto:[REDACTED]@dorsetcouncil.gov.uk)

[<image001.jpg>](#)

[<image002.png>](#) [<image003.png>](#) [<image004.png>](#)

From: [REDACTED]
Sent: 20 November 2024 12:27
To: [REDACTED]<[REDACTED]@dorsetplanning.co.uk>; [REDACTED]<[REDACTED]@dorsetcouncil.gov.uk>
Subject: CA appraisal for Marnhull

You don't often get email from [REDACTED]

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Attachment available until 20 Dec 2024

[Click to Download](#)

Marnhull Conservation Area Appraisal Final Report 240930.pdf
375.8 MB

Dear [REDACTED]

Attached is the CA appraisal for Marnhull. I apologies for the formatting, I have not changed the contents yet either. After speaking with [REDACTED] she thought it would be better for you to comment on before I had a tidied up the document. As it takes me a while to format as everything keeps moving. This, is for the contents more than how it looks!

Please send any comment to us.

Many thanks for your help.

Kind regards

[REDACTED]

(I have sent to you from my iCloud account as I can send larger documents)

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From: [REDACTED]@dorsetplanning.co.uk
To: Alison Turnock
Cc: [REDACTED]
Subject: RE: Conservation Appraisal update (Marnhull)
Sent: 18/11/2024 16:15:50

Thanks Alison – happy to catch up any time, but what you have said is good enough feedback for now, so don't feel pressured to phone me! Having spoken with [REDACTED] today re the Tess Square appeal, the PC are keen that the appraisal may be a useful document for the Council's heritage witness (which might be [REDACTED]?), so I have stressed the need for them to get their draft across to [REDACTED] sooner rather than later so you can start step 1. Warm regards, [REDACTED]

From: Alison Turnock [REDACTED]
Sent: 18 November 2024 10:02
To: [REDACTED]@dorsetplanning.co.uk>
Cc: [REDACTED]@dorsetcouncil.gov.uk>
Subject: RE: Conservation Appraisal update (Marnhull)

Thanks [REDACTED] you are on my list of people to get back to this week!

[REDACTED] and I discussed this about a week ago and I am conscious of the need to respond. [REDACTED] is out on site all day today but I will catch up with him tomorrow and we will aim to get you a timeline. Having had advice from legal, the procedure would be as follows:

1. Review document and check meets requirements. Resolve any issues
2. Take to committee – definitely northern planning committee (legal felt it may need to also go to Place and Resources overview). Request committee approval to consult particularly with reference to proposed boundary changes
3. If approved, take to consultation
4. Summarise comments and take draft final document plus summary of responses back to committee for adoption
5. Advertise amendments in London Gazette and Dorset press

I will give you a ring later in the week, we have some significant pressures on the team at present which will be challenging.

[REDACTED]
Alison

Alison Turnock
Service Manager for Conservation
Economic Growth and Infrastructure
Dorset Council

[REDACTED]
[dorsetcouncil.gov.uk](https://www.dorsetcouncil.gov.uk)



From: [REDACTED]@dorsetplanning.co.uk [REDACTED]@dorsetplanning.co.uk>
Sent: 04 November 2024 22:16
To: Alison Turnock [REDACTED]
Cc: [REDACTED]@dorsetcouncil.gov.uk>
Subject: RE: Conservation Appraisal update (Marnhull)

Hi [REDACTED] Just touching based in terms of an update on this, as the PC has 'agreed' the appraisal report and subject to a few minor updates that the group hope to do this week, it should then be winging its way over to [REDACTED] later this month. Warm regards, [REDACTED]

From: Alison Turnock [REDACTED]
Sent: 05 September 2024 17:01
To: [REDACTED]@dorsetplanning.co.uk>
Cc: [REDACTED]@dorsetcouncil.gov.uk>
Subject: RE: Conservation Appraisal update (Marnhull)

Hi [REDACTED]

Good to hear from you. Unfortunately I have not made the progress I had hoped, although I have discussed this issue with legal and got some advice so I will be able to discuss with [REDACTED] but not for a few weeks. I am copying him in so

Apologies for this, but will catch up when we are both back from leave. [REDACTED]

Best wishes

Alison Turnock
Service Manager for Conservation
Economic Growth and Infrastructure
Dorset Council



Hi [REDACTED]

Dorset Planning Consultant Ltd

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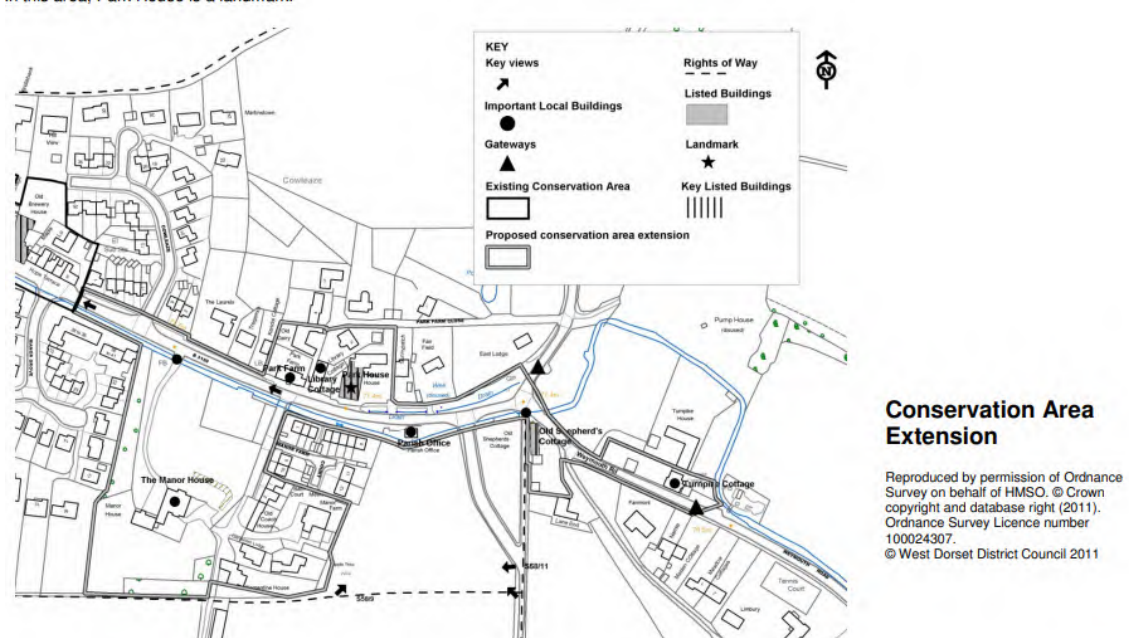
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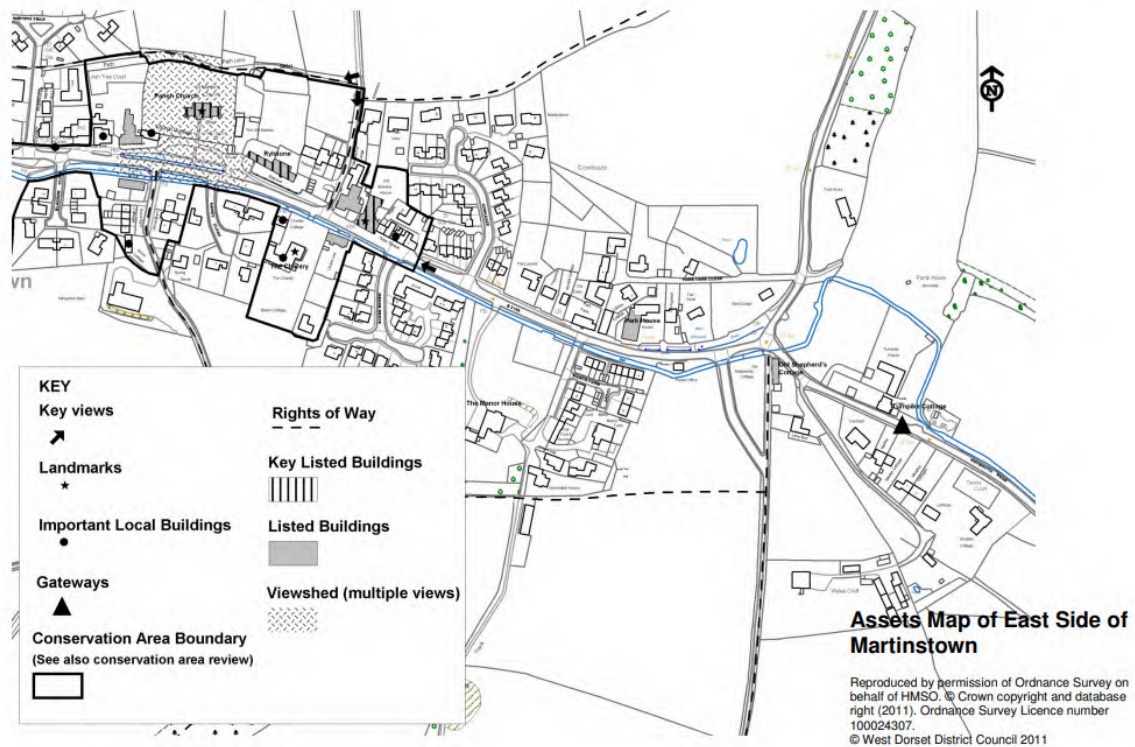
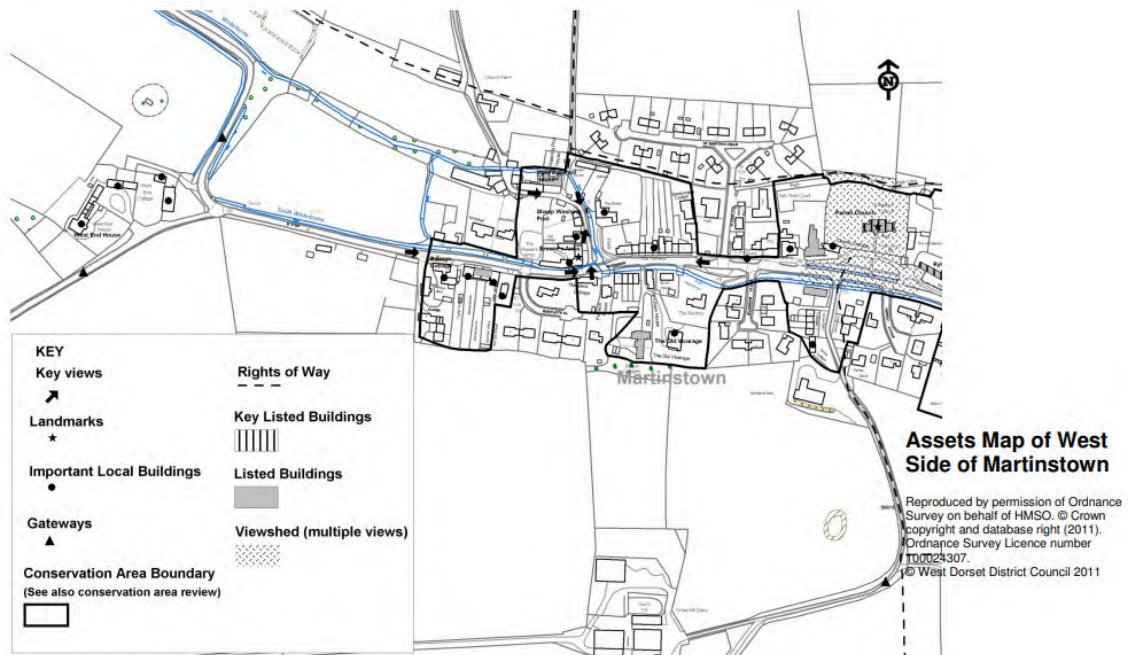
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As discussed, please find below an online, enquiry submission link to the Historic Environment Record (HER).

<https://www.dorsetcouncil.gov.uk/libraries-history-culture/local-history-heritage/her/enquiries>

Enquiry tracker

<https://www.dorsetcouncil.gov.uk/libraries-history-culture/local-history-heritage/her/enquiry-tracker>

I hope that you find this additional information useful.

Best wishes

██████

Conservation Officer (Spatial Planning and Majors)
Economic Growth and Infrastructure
Dorset Council



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From: [REDACTED]
To: [REDACTED]
Subject: REAPPRAISAL OF MARNHULL CONSERVATION AREAS
Sent: 08/07/2024 11:43:36

[REDACTED]
Greetings from a very wet Marnhull!

Some advice please. We have just about completed our reappraisal and have just about finished our extensive consultation within the village in support of our proposals. We are recommending a change in boundary to include a number of other important houses as part of a special area. However, we have [REDACTED] who adamantly refuses to be included within the new Conservation Area. The Parish Council has gone to great lengths to discuss it with [REDACTED] and explain our working etc., but [REDACTED] simply refuses to accept the recommendations. We have explained to [REDACTED] that our proposals are based upon areas and not [REDACTED]s and in spite of explaining to [REDACTED] the advantages and disadvantages [REDACTED] simply is not interested. We have tried to ascertain the reasons behind [REDACTED] refusal, but [REDACTED] does not give any explanation other than [REDACTED] is offended that [REDACTED] was not given a personal interview, sufficient attention or discussion before we drew up our recommendations. IN our reappraisal we did not carry out any individual interviews but created a number of open evenings in the village hall to the respective areas involved to explain to householders the background and proposals. [REDACTED] attended but did not change [REDACTED] mind. We pointed out to [REDACTED] that although we recommend [REDACTED] house be included in the Conservation Area, in the end, it is nor our decision but Dorset Council's view. As far as our report is concerned, we are minded to simply leave [REDACTED] property out of our consideration but include an explanation in the detailed reappraisal that although it is a house of interest it does not figure highly in our reappraisal.

My question is really how do we reflect this awkward situation? I envisaged drawing up new maps with all the new boundaries etc as part of our reappraisal report but red lining [REDACTED] property to show it is excluded and mention it in the body of the report. Then in the Council's wisdom when they consider our proposals, they may judge the best way ahead. The Parish Council feels that it has done all it can to persuade [REDACTED] otherwise and feels it can do no more. Do you have any advice for us?

With best wishes
[REDACTED]

Appendix F: Reg 16 Marnhull Neighbourhood Plan Development Plan with insertions shown in pink



Marnhull Neighbourhood Development Plan, 2024 – 2038

Submission (Regulation 16) draft, Marnhull Parish Council, June 2025

Marnhull Neighbourhood Development Plan, 2024 - 2038

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Summary

The status of this document

This is the first Neighbourhood Plan for Marnhull parish. It has been prepared by local residents, shaped by feedback from various consultations, with technical input from a range of planning and other experts, on behalf of the Parish Council (which is legally responsible for Neighbourhood Planning). When finalised, it will have the official status of being part of the “development plan” for the area, to be used by Dorset Council to determine planning applications, and therefore what is built (and what isn’t). Local residents, businesses and other interested bodies were consulted on draft plan in early 2025, following which further changes were made before it was submitted to Dorset Council, who is responsible for organising its examination. Further changes may be suggested by the independent Examiner. Marnhull residents then get the final say (through our own referendum) as to whether the plan should be used.

This Plan looks ahead to 2038. But we will need to consider reviewing this Plan before then - probably within about 5 year’s time, when we can check how effective it is and whether there are any significant changes in the wider planning system (both nationally and at the Dorset level).

What you told us

Our early consultations illustrated how much residents value the character of the countryside and of the village. The rural setting was one of the main reasons why people come to Marnhull, and many of us feel that the amount of development planned in Marnhull could undermine its distinctiveness and village feel. The loss of green space, as well as the scale and density of proposed housing, were raised as key concerns, although the need for housing for younger people and for those wishing to downsize in their retirement, as well as more eco-friendly housing, was recognised. Significant concerns were raised that further growth will lead to additional traffic on our narrow lanes and at road junctions not designed for motorised vehicles. The lack of pavements was also cited as an issue for pedestrians. The impact of flooding, which may get worse as the climate changes, was also a major concern for many respondents.

The history of our village has been very important in shaping its character – and to help understand this better we embarked on an appraisal of the historic environment, including the influence of people like Thomas Hardy (the author of *Tess of the D’Urbervilles*), and generations of landowners of the larger estates such as Nash Court. The fact that the village as we know it today resulted from the growth of various hamlets, with a distinctive settlement pattern and easy access to the countryside in between, is something that people do not want to lose.

The various facilities available in the parish are considered to be very important, and funding exists to improve some of these as the population grows. The facilities are spread about the village, but there was no real appetite to create a “new” village centre with a larger foodstore and other commercial units, although permission for this has now been granted by a Government-appointed Planning Inspector at appeal. The reinstatement of full medical (GP) services



was seen as important, but this is not something that can be controlled through planning as it is more dependent on other factors, including the availability of trained doctors.

So what is planned?

Housing: at the time this Neighbourhood Plan was drafted (2024/25), there were approved plans to build new homes on four large sites, as well as some smaller sites, giving a total supply of about 250 dwellings. This has now been increased to more than 330 dwellings with the Tess Square appeal decision. When these are built over the next 5 – 10 years, Marnhull will have grown by more than 30%, which is quite a significant population increase over a comparatively short period of time. This plan does not propose any more development, but includes policies for the sites that have planning permission but have not yet been built, so that we can influence how these are developed.

- for more information on housing, see Policies 7, 8 and 9 and Maps 3 to 5.

Employment: we have also considered the need for employment opportunities, to ensure that Marnhull does not simply become a dormitory settlement. Our survey showed that the typical needs for premises from people living locally were relatively small, ranging from retail / takeaway, consultancy and building-related trades. We have therefore included a policy that would allow small-scale employment uses that would be compatible with the rural character of the area and highway network to come forward, focusing these on locations with direct access onto the B3092 (such as the Church Farm complex if the farmyard is relocated) and through the re-use of previously developed land.

- for more information on employment, see Policies 8 and 10, and Maps 3 and 5.

Community facilities: there are funds to improve some of the existing facilities, and a community building was permitted as part of the development off Crown Road. We have also identified land for the potential expansion of the cemetery and recreation ground, as well as for additional allotment space.

- for more information on local facilities, see Policies 8 and 11, and Maps 3 to 6.





Traffic and Transport: given the strong concerns about the impact of more traffic on our local roads, we have explored options to make it safer to walk or cycle around the village, and discussed these with the transport teams at Dorset Council. While these measures will require funding, this work has highlighted the lived experience of residents to inform any future transport assessments, as well as identifying possible solutions to help address these points.

- for more information on this, see Policy 12, and Maps 7 and 8.

Design and Heritage: there is also design guidance in the Plan, spread across 6 policies. These are intended to help make sure that any new development reflects the distinctive character of our village (including the use of Marnhull stone), and does not destroy its historic charm and interest, or the rural character of the surrounding landscape. The policies look to safeguard the important green gaps and spaces that have shaped the village and relationship with the countryside and the many magnificent views that are deserving of protection. They also support changes that may be needed to support zero-carbon homes and biodiversity (such as the potential to use green roofs and the installation of solar panels).

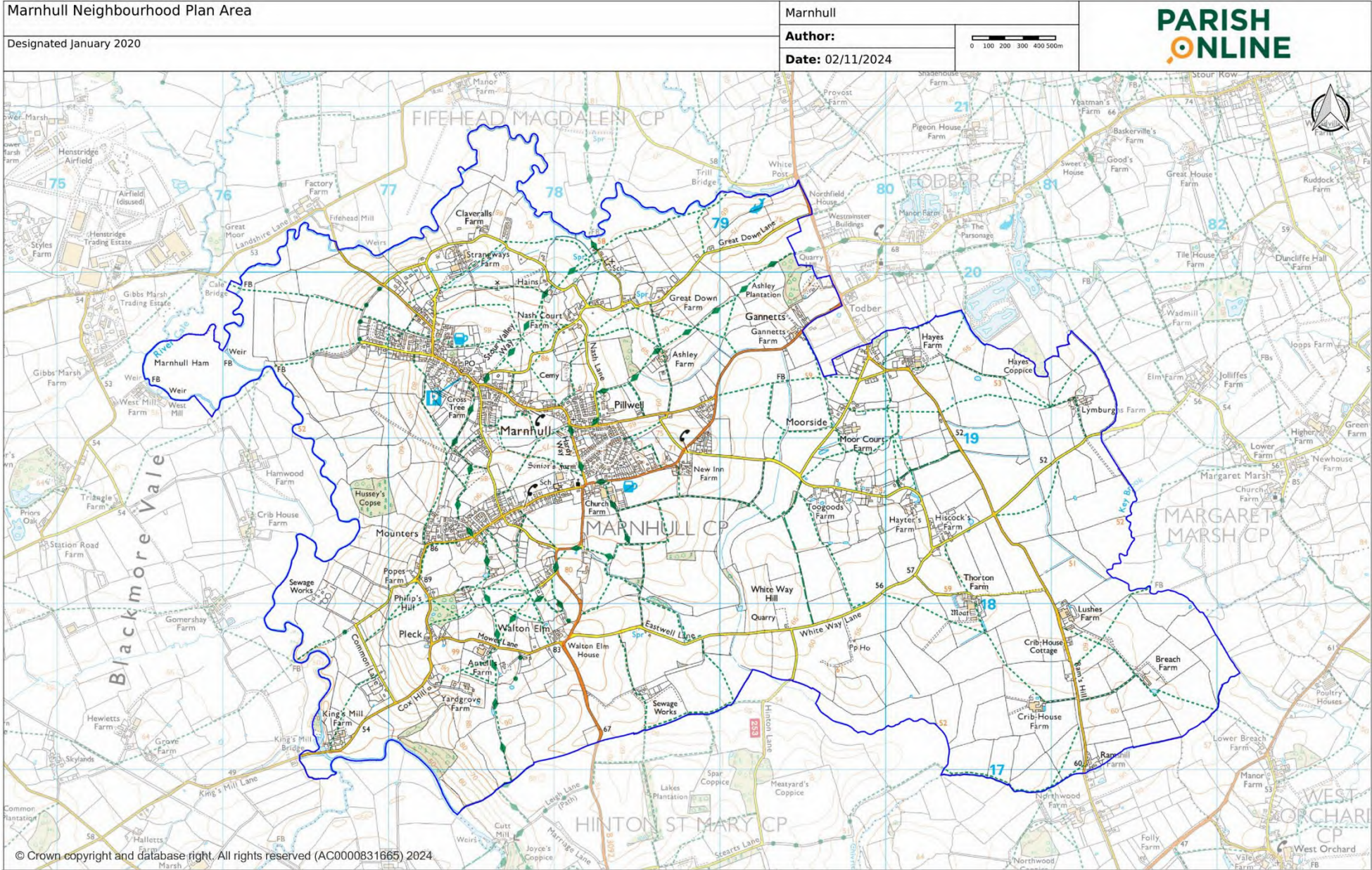
- for more information on design / heritage, see Policies 1 to 6 and Maps 1 and 2.

Flood Risk: we ask developers to use the latest information on flood risk to ensure that development does not take place in the flood areas or worsen flooding off-site. This includes local knowledge of the geology and surface water drainage patterns but also recent flood events which have adversely impacted homes and businesses, and made roads impassable.

- for more information on flood risk, see Policy 13.

For more information and to view the supporting documents, please visit the Parish Council website <https://marnhull-pc.org.uk/>.

The Neighbourhood Development Plan Area



1. Introduction

Why have a Neighbourhood Development Plan?

- 1.1 The Localism Act 2011 gives local communities the power to produce a Neighbourhood Plan and develop a shared vision for their area.
- 1.2 The planning policies contained in a Neighbourhood Development Plan are referred to when a planning application is decided, alongside the policies contained in the Local Plan for the area. Collectively, these are the ‘development plan’ for the area, and are the starting point for decisions on planning applications. By law, planning applications must be determined in accordance with the development plan for the area, unless material considerations¹ indicate otherwise.
- 1.3 Marnhull has been subjected to a wide range of speculative planning applications since the former North Dorset District Council conceded that they did not have a sufficient housing land supply (which they announced in July 2017). Whilst some of these speculative applications were strongly opposed by the Parish Council and local residents because of the harm that they would cause, several large sites were allowed because the need for housing across the wider North Dorset area was given much greater weight in the decision-making process. Having an up-to-date Neighbourhood Development Plan that meets the housing requirements for our parish (taking into account the strategic policies of the Local Plan) will prevent this situation from recurring (for at least 5 years), as development that conflicts with our Plan will not be easily outweighed by the wider housing needs of the area. This doesn’t mean that there will be no development – but it should mean that speculative development that would be harmful should be prevented. It also means we have the chance to set out where and what type of development we do want to see come forward, taking into account the amount of development already permitted.

The process of preparing a Neighbourhood Development Plan

- 1.4 Whether or not a Neighbourhood Development Plan is prepared is a decision that starts with a local community. In areas where there is a Parish Council, the Parish Council has the responsibility for this.

“Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan.”

*National Planning Policy Framework,
MHCLG 2024*

“Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.”

*National Planning Policy Framework,
MHCLG 2024*



New homes at Joyce’s View

¹ There is no set definition of what constitutes a material consideration, but this includes national planning policies and guidance, issues such as highway safety, noise, loss of light, and can take into account previous planning decisions where these are directly relevant. As planning is intended to work in the public interest, issues such as loss of a privately enjoyed view, or impact on the value of adjoining properties, are not material considerations.

1.5 The Parish was designated as a Neighbourhood Plan area in January 2020². In May 2023, Marnhull Parish Council agreed that, in view of the increasing pressure of development locally, it was important for Marnhull to prepare a Neighbourhood Development Plan, and a Steering Group was set up to help. The job of the Steering Group was to oversee the preparation of the Plan and engage the local community to ensure that the Plan would be truly representative of the ambitions of Marnhull. The Steering Group was made up of a cross-section of volunteers from the community, including Parish Councillors.

1.6 The purpose of this Plan is to provide an agreed vision and policies to guide the development of the village over the next 15 years, in particular to protect the distinctive character of the parish while allowing for necessary growth, to give the community a voice and to champion local needs. As part of the work underpinning this Plan, the Steering Group organized a Parish Survey in late 2023, with nearly 500 households or individuals responding. The Group also working with various local groups and advisors to produce:

- Conservation Area Appraisal
- Design Guidance and Codes (produced by AECOM³)
- Green Infrastructure Assessment (local biodiversity, important green spaces and views)
- Housing Needs Assessment
- Strategic Environmental Assessment and Habitats Regulations Assessment (produced by AECOM)
- Traffic Surveys

1.7 The Neighbourhood Development Plan was then consulted on for a period of more than 6 weeks, with feedback invited from both the local community and a range of statutory consultees. This has resulted in further changes being made to the Plan. The final steps are for the Plan to be independently assessed by an Examiner (and everyone has a further opportunity to raise any concerns at that stage), and subject to a local referendum.

1.8 The Examiner tests whether the Neighbourhood Development Plan meets certain basic conditions. This includes the expectation that it will contribute to the achievement of sustainable development, have appropriate regard to national

Stage 1: Getting started

- Setting up
- Designating the Neighbourhood Plan Area
- Building an evidence base

Stage 2: Preparing the Plan

- Drafting the Plan
- Pre-submission consultation
- Plan updated as considered necessary

Stage 3: Bringing the Plan into force

- Plan submitted to Dorset Council
- Further consultation period
- Independent examination
- Plan updated as per recommendations
- Referendum

Embedding the Design Code into this Plan:

- 01.RC.1 Settlement pattern = **Section 7**
- 01.RC.2 Building line & setback = **Section 6**
- 01.RC.3 Wayfinding & parking = **Section 9**
- 01.RC.4 Local vernacular architecture, materials & features = **Section 6**
- 01.RC.5 Extensions & additions = **Section 6**
- 02.LB.1 Landscaping & biodiversity = **Section 7**
- 02.LB.2 Settlement edge, views & gateways = **Section 7**
- 03.SD.1 Passive eco-design = **Section 6**
- 03.SD.2 New & retrofit eco-housing = **Section 6**
- 03.SD.3 SUDs & surface water management ponds = **Section 10**
- 03.SD.4 Lighting = **Section 7**

² <https://moderngov.dorsetcouncil.gov.uk/ieDecisionDetails.aspx?Id=269>

³ AECOM are a multi-disciplinary consultancy appointed through the Government support scheme to assist Neighbourhood Planning across the UK

policy and guidance, and be in general conformity with the strategic policies contained in the Local Plan for the area. It must also not breach and be otherwise compatible with obligations that were formally part of the EU laws (and were retained), which are largely related to environmental impacts and include the Conservation of Habitats and Species Regulations.

- 1.9 The referendum is the final step, and is generally based on the Neighbourhood Plan area unless the Examiner thinks that people living outside of the area will be significantly affected by the proposals. Anyone on the electoral roll can vote, and if more than half that vote in the referendum vote 'yes', then Dorset Council makes the Neighbourhood Development Plan part of the development plan.

The Tess Square Appeal decision

- 1.10 During the preparation of this Plan, a planning application for a food store and additional outlets that would form a new local centre for the village on land off Church Hill, together with additional housing on land between Schoolhouse Land and Butts Close to the south of New Street, was put forward by a local landowner. This was initially refused by Dorset Council in July 2024, and the landowner appealed this decision. The proposals therefore were considered by a Government-appointed Planning Inspector, and a Public Inquiry was held in April 2025. The Parish Council took the unusual step of apply to be a Rule 6 party (meaning that the Council could actively participate in the Inquiry), given the overwhelming support from the village to oppose what local residents perceived to be a disproportionately large development and concerns around its likely impact on the area's heritage, character and highways safety. However, the Inspector ultimately allowed the appeal, issuing his decision in May 2025, which granted permission for the development. In his decision, Mr Bore wrote about the seriousness of Dorset Council's housing needs, the advantages of having more retail and commercial facilities in the village, the improvements to the footpath network that he believed would encourage walking rather than the use of the motor vehicle, and that, in his view, the harm to the character of the village and its heritage would be relatively low and on balance acceptable.
- 1.11 Whilst the Parish Council was surprised and clearly disappointed by this decision, its implications have been taken into account in this version of the Plan, for example by amending the proposed Local Green Space designations that were proposed on land which is now to be developed, and seeking to ensure that the detailed design of the housing site (which will be considered through a further reserved matters application) takes on board the relevant points on design and layout that were raised as part of the appeal process.



Artists impression of Tess Square food store, BrightSPACE Architects

Reviewing the Plan

- 1.12 The Plan period runs to 2038, but as a new Local Plan is being prepared by Dorset Council and is expected to be adopted in late 2027, this may trigger the need for an early review. The Parish Council will therefore consider whether it is necessary to review this Plan when the revised spatial strategy for the Dorset area has been decided. Other major changes to planning policy at a local or national level may also trigger the need for this Plan to be updated.

Acknowledgements

- 1.13 The following parishioners are thanked for their contributions to this Plan:
- **Steering Group members** past and present: Adrian Bailey; Jules Cormack (also on the Parish Council); Anna Fraser; Sarah Lyster; Steve Penson; Mark Turner (also on the Parish Council) and Stephen Boyce (past member)
 - **Parish Council members:** Louella Hamer; Chris Hilder; Robert Hurlow; Misha Mantel; Olivia Palmer-Smyth; Steve Winder; Mella Worley; Sally Upshall (Parish Clerk)
 - **Marnhull Traffic Group members**
 - **Marnhull Green Team members**



2. Parish Profile

2.1 Marnhull is a large village which was historically scattered, and associated with half a dozen hamlets and other clusters of development within a rural and agricultural setting. Its built and natural environment have particular historic significance and are valued by the community.

Housing, Population and other Demographics

2.2 Like many rural communities, Marnhull has on the whole seen gradual growth over the course of the last century, with periods of increased housebuilding at certain times. The largest development in the village was the Crown estate built in the 1970s between Pilwell and Crown Road and comprising about 120 dwellings. Since then, developments of a more modest scale (generally fewer than 20 houses) have included Corner Close and Chestnut Close.

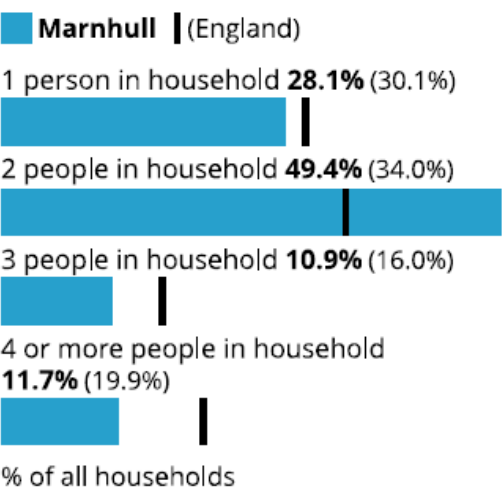
2.3 The population of Marnhull was just over 2,000 at the time of the 2021 Census, comprising just under 950 households. The demographic is skewed towards older people and two person households, with nearly 40% of the population over 65 years old (compared to just under 30% in the former North Dorset area, and less than 20% across England). This has knock-on impacts in terms of lower school funding and more pressure on health services.

2.4 The area has limited access to local employment opportunities (having no industrial estate or large businesses located in the parish), and higher than average house prices (based on 2024 sales figures). Car ownership levels are high, with most workers driving to work, and commuting distances typically greater than 10km. The housing stock is skewed towards larger homes (with very few 1 bedroom properties and a comparatively high number of properties with 4 or more bedrooms), with a high proportion of homes owned outright.

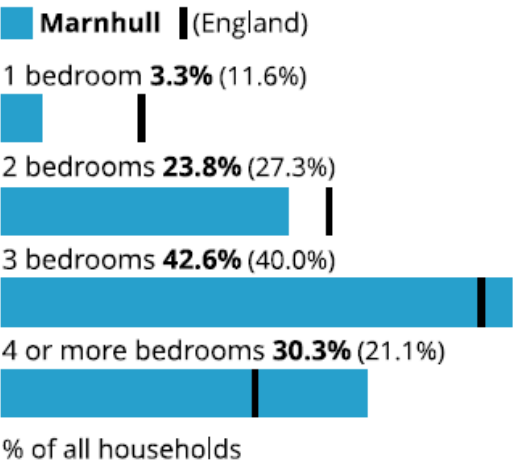
2.5 Whilst the population grew by 2.4% between 2011 – 2021, a much greater level of growth is now expected to 2031 based on the substantial housebuilding planned, with a significant number of affordable homes planned.

2.6 For more data from the 2021 Census see Appendix 2.

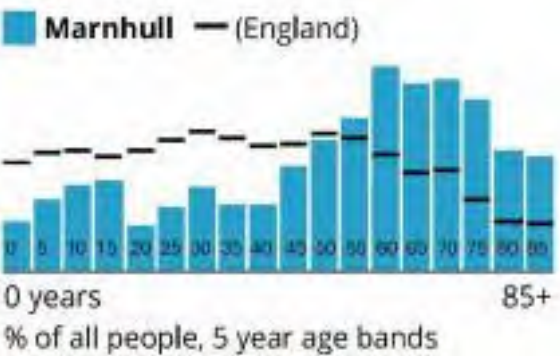
Household size



Number of bedrooms



Age profile



History and Heritage

- 2.7 Evidence suggests an Iron Age settlement existed around 600 BC at Ashley Wood on the east side of the village, which the Romans later used as a staging post during their occupation of the southwest.
- 2.8 There are a total of 58 Listed Buildings in the Neighbourhood Plan area, including the Grade I Church of St Gregory, and four Grade II* buildings (King's Mill, Chantry Farm and its associated Stable / Dwelling range, and Senior's Farmhouse and barn). Much of the older part of the village along Burton Street and New Street has been designated as a Conservation Area, and work on the re-appraisal has identified parts of the outlying settlements of Nash Court and Walton Elm as worthy of protection. The local geology which has produced Marnhull Stone – a Corallian limestone - has strongly influenced the built character of the area.
- 2.9 The area has strong cultural links to Thomas Hardy. The famed author gave the name 'Marlott' to the village of Marnhull, this being the birthplace of the eponymous heroine of Tess of the D'Urbervilles. The story lives on in the village through association with a number of buildings (see below). The Hardy Way passes through the village.

Landscape and Environment

- 2.10 Much of the parish lies within the Limestone Hills character area, which is noteworthy for its diverse scenery with mixed farmland, dense hedgerows, stonewalls, and some steep wooded slopes. The Valley Pasture landscape to the west is a flat and open valley floor landscape with distinctively meandering river channels which often flood. To the east, the Clay Vale landscape is mainly grassland with a patchwork of small to medium sized fields, woods or ribbons of trees and dense trimmed hedgerows. The farmland is mostly Grade 3 'Good to Moderate' quality.
- 2.11 The area also benefits from unspoilt views towards key features of the Cranborne Chase National Landscape such as Melbury Hill, Fontmell Down and Hambledon Hill, and is crossed by several long-distance trails⁴.
- 2.12 There are a number of priority habitats in the area, most notably deciduous woodlands and traditional orchards. The area is home to protected species such as badgers, hedgehogs, various species of bat and birds including owls and raptors, reptiles / amphibians such as grass snakes and Great Crested Newts, and invertebrates such as the stag beetle. Field hedgerows, mature and veteran trees, copses and stream corridors all contribute to a network of wildlife corridors and stepping stones.
- 2.13 Areas around the River Stour, River Cale, and Chivrick's Brook can flood, and additional areas in the parish are prone to surface water and groundwater flood risk, mostly impacting on the village roads. These flow into the River Stour, which is rated as of moderate ecological status, the main notable concern being the relatively high levels of phosphates that is attributed to sewage discharge and more intensive livestock management practices⁵.

⁴ Hardy Way, Round Dorset Walk and Stour Valley Way and White Hart Link – for more information see https://ldwa.org.uk/ldp/members/show_region.php?region_id=8 - although the route of the Hardy Way shown through the centre of Marnhull differs from the OS map, and the latter (which is reflected in the associated guide book) is used in this Plan.

⁵ River Stour catchment data, Environment Agency <https://environment.data.gov.uk/catchment-planning/OperationalCatchment/3140>

3. Planning Policy Context

- 3.1 This Neighbourhood Plan sits alongside the Local Plan for the area. At the time of writing, this was the North Dorset Local Plan – Part 1, which was formally adopted by North Dorset District Council in January 2016. National planning policy is also a key material consideration in both preparing the Neighbourhood Plan and in determining planning applications.
- 3.2 The core spatial strategy in the Local Plan identifies Blandford, Gillingham, Shaftesbury and Sturminster Newton as the key strategic settlements in the former North Dorset area where the vast majority of the growth is expected to be focused. These towns are considered to be the most sustainable locations where homes, jobs and facilities are easily accessible. Marnhull sits within the group of 18 villages plus Stalbridge where housing development is more strictly controlled, and expected to be at a level to meet the local needs of those villages and surrounding rural areas.
- 3.3 National planning policy places great emphasis on the importance of achieving ‘sustainable development’. This includes a wide range of factors that are interdependent, including:
- ensuring sufficient, suitable homes are provided;
 - supporting economic growth, innovation and improved productivity;
 - identifying and coordinating the provision of infrastructure;
 - fostering well-designed beautiful and safe places, with accessible services and open spaces to promote well-being;
 - making effective use of land and using natural resources prudently;
 - protecting and enhancing our natural, built and historic environment;
 - improving biodiversity;
 - minimising waste and pollution;
 - mitigating and adapting to climate change, and moving to a low carbon economy.
- 3.4 In recent years Marnhull has come under increasing pressure for development mainly due to the slower than expected delivery of housing in the main towns, and increasing housing needs based on more recent national housing targets. This has led to significant development outside the settlement boundary (on greenfield sites), for which there was no plan or infrastructure delivery identified through the Local Plan. The scale of housing development is significantly above that required to meet local needs arising from within the parish. A new Local Plan is unlikely to be adopted before the end of 2027.



“Outside the four main towns, where access and proximity to services is more limited, development will be more strictly controlled with an emphasis on meeting local and essential rural needs.”

North Dorset Local Plan, NDDC 2016

“All plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects...”

National Planning Policy Framework, MHCLG 2024

4. Parish Survey 2023

- 4.1 In the late autumn of 2023 the Steering Group conducted a comprehensive public survey to inform the plan (the main findings can be found at Appendix 3). There were approximately 500 responses to the survey, which was considered to be a good sample size on which to progress the Plan, and demonstrated a good level of engagement with the community.
- 4.2 Among the main findings of the survey was the high value placed by residents on the character of the countryside and of the village. The rural setting was a strong attraction for those who have moved here from elsewhere and is the feature of Marnhull most highly rated by residents generally. It is not surprising therefore that a considerable majority wish to protect the village character. Many people feel that Marnhull is already becoming overdeveloped and that it risks losing its distinctiveness and becoming more like a town.
- 4.3 Respondents were not wholly opposed to development and acknowledged that the village has to evolve. However, it was clear from the survey that the loss of green space as well as the scale and density of proposed housing are concerns, as is the issue of the type of housing that's put forward by developers. For many the priority should be for more 'affordable' housing, one, two and three bedroom homes rather than expensive 'executive' houses. Smaller units, both affordable and open market, would provide opportunities for younger people and for those wishing to downsize while remaining in the village.
- 4.4 Another significant concern raised by residents was about road safety. Many respondents expressed concern about further development putting additional traffic on our narrow lanes, increasing hazards particularly for pedestrians, cyclists and horse riders. There is also a strong feeling that a limit of 20mph is needed on key routes through the village.
- 4.5 There is strong support for Dorset Council's climate emergency policy and respondents had a number of suggestions for improving the energy performance of local housing, encouraging bio-diversity and mitigating the effects of climate change, especially flooding.
- 4.6 The various facilities available in the parish were considered to be very important – including the two village stores and post office, the village hall and recreation ground / sports facilities, including the allotments, the two schools and pre-school provision, the pharmacy and doctor's surgery, the two pubs and the local garage. There was little support for the idea of creating a "new" village centre with a larger foodstore and other commercial units.
- 4.7 More than anything the survey provided an opportunity for the lived experience of residents to inform the planning process and this Neighbourhood Development Plan in particular.

"Having lived and worked in busy towns and cities throughout our careers we chose to live in Marnhull because we appreciate the peace and quiet of the natural landscape, the sense of community and the historic buildings."

Local Resident, Marnhull Parish Survey 2023

"We all appreciate the need for more housing. Marnhull needs to accept that. If they are to be built they must be in keeping and really affordable. The lack of pavements and street lighting makes it scary at times walking the village."

Local Resident, Marnhull Parish Survey 2023

"We do not feel large scale developments are right for the village. We feel that the character of the village is under threat. Smaller developments that provide housing which is truly affordable are ones that could see the village grow without threatening its character."

Local Resident, Marnhull Parish Survey 2023

"What the village really needs is sheltered housing or residential care for the older people in the village who don't want to leave the village, but need help, backed up by the surgery."

Local Resident, Marnhull Parish Survey 2023

5. Vision – Marnhull 2038

Vision

- 5.1 The Marnhull Neighbourhood Development Plan seeks to support the sustainable and sympathetic development of Marnhull by representing local opinion and the needs of the community. The purpose of the Plan is to allow for growth within clearly defined parameters which are designed to reflect local needs and to protect the distinctive character of Marnhull. The Plan will guide future developments to help create the conditions – social, environmental and economic – necessary for the village to evolve and thrive, to be sustainable. The vision for our Neighbourhood Plan area reflects these aims and aspirations, and takes into account the concerns and hopes of our community:

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.

What we mean by a thriving and sustainable village

- 5.2 We believe a thriving and sustainable village is one in which the following characteristics are likely to be found :
- A population mix in terms of age, ability, background and experience that is well balanced and integrated
 - Housing that supports this mix, meets local needs, is affordable and future-proofed against the impact of climate change
 - A range of amenities and facilities from schools to shops and health care that help to meet the essential needs of the local community
 - A wide variety of social, voluntary and community activity
 - Appropriate local business and employment opportunities
 - A safe and healthy environment with a choice of public transport links to nearby towns, and a good network of walking and cycling routes
 - Respect for the scale, character and rural nature of the village, its historic features, conservation areas and green spaces.
 - Resilience through the ability to adapt buildings and spaces to meet changing needs.

“Successful plans are built on a thorough and comprehensive understanding of the special qualities and circumstances that combine to create an individual place.”

Traffic in Villages, Dorset AONB 2011

“We must hold on to most of the old while demanding the best of the new.”

England in Particular: S Clifford & A King 2006

“Just as nature is always experimenting, a locality, too, must be open to change, permeable to new people, ideas, buildings, plantings. But change may enrich or it may deplete, and richness is under siege....So much surveying, fact-gathering, analysis and policy-making leaves out the very things that make us love a place.”

England in Particular: S Clifford & A King 2006

Objectives

- 5.3 The overriding objective of Marnhull Parish Council in producing this Plan is to help create the conditions for a thriving and sustainable village. To achieve this, the Plan aims to:
- Protect the distinctive local character and heritage of the Parish by ensuring new developments are respectful of the historic built and natural environment. Ensure that new developments will contribute to the character and interest of the Parish and not harm the fabric or setting of historic buildings including non-designated heritage assets.
 - Minimise the environmental impact of new buildings by encouraging the use of renewable technologies, energy efficient design, efficient use of water resources, tree planting, measures to mitigate against overheating etc.
 - Maintain the important open spaces that help define our settlements, the valued views and the area's landscape character and natural amenities.
 - Encourage a mix of housing and other development designed to attract people of all ages and backgrounds to enhance our thriving local community. Prioritise affordable housing for residents with a 'local connection', young and old.
 - Support local businesses, the village schools, healthcare facilities, and provision of local amenities (including sports and leisure facilities) and measures to ensure their long-term viability.
 - Prioritise walking and cycling for local journeys, and encourage improvements to public transport provision – primarily local bus services.
 - Minimise the adverse impacts from any increases in motor vehicle traffic on the roads and rural lanes, recognising that many of our rural lanes are unsuitable for large or high volumes of traffic, and that they are frequently shared with vulnerable road users, including pedestrians, horse riders and cyclists.
 - Reduce flood risk by encouraging a range of measures to minimise the potential for and impact of flooding around the Parish, recognising that climate change is expected to increase the number and severity of flood events.

Putting what matters to local people at the heart of the Plan...

Ensuring that development is done sensitively...

Understanding, protecting and celebrating what is special about our area...



6. Village Character – Heritage and Design

Protect the distinctive local character and heritage of the Parish by ensuring new developments are respectful of the historic built and natural environment. Ensure that new developments will contribute to the character and interest of the Parish and not harm the fabric or setting of historic buildings including non-designated heritage assets.

Minimise the environmental impact of new buildings by encouraging the use of renewable technologies, energy efficient design, efficient use of water resources, etc.

Heritage

- 6.1 Marnhull, as a parish and a village, has an outstanding historic environment. This includes a large number of old and noteworthy buildings, often grouped or strung along the well-established connecting routes. One such cluster focuses on the prominent Grade I listed church dating from the 12th century, others around prominent houses such as Nash Court. There are also many farm buildings and vernacular cottages built of local stone. The designation of the Marnhull Conservation Area, as well as the Listing of significant buildings in their own right, helps to protect the character and quality of our historic environment. However it is also important that the many non-designated heritage assets and historic and cultural associations are properly understood if we are to preserve our unique heritage.
- 6.2 The settlement pattern of the village arises from the joining up over time of its two elements and the separate hamlet of Pilwell, focused along two distinct east-west spines, in such a way that there is no single village centre and strong visual connections to the surrounding farmland. A map of the main clusters of development and connecting roads overlain on the 1880s OS map is included as Appendix 4. The green gaps between these spines and the nearby settlements are critical in defining the particular character of our village, most prominently the central field (Dunfords Field) bordered by Church Hill, New Street, Sackmore Lane and Burton Street, its open aspect giving views to Grade I listed St Gregory's church. These are addressed further in the next section. The dispersed nature of the parish is also underlined by other small settlements such as Kings Mill, Walton Elm, Moorside and Gannetts. While much of the focus of this plan is on the village at the heart of the parish, it is important to acknowledge this wider settlement pattern and the historic connections across the parish through farming and other activity.

"Marnhull's church tower stands magnificently. Unlike Stour Provost, which is a neat compact little place, Marnhull seems to have been blown about by a storm wind. Assuming that the church marks the centre, you find bits of it lying about all over the place..."

*Dorset: Pimlico County History Guides.
R Ollard 1995*

"Architectural detailing in Marnhull is rich with chimneys, quoins, cills and lintels, brick banding, and a variety of porch canopies."

*Sophie Smith, Senior Urban Design Officer,
Dorset Council*

"In North Dorset, the principal building stone obtained from the Corallian Group is known as the Todber Freestone (Stour Formation). The best building stone is found at Marnhull, where it is slightly paler than the typical Todber Freestone."

Building Stones of England - Dorset, 2023

Marnhull Conservation Area

- 6.3 As part of the preparation of this Plan, the Conservation Area has been re-appraised for the first time since its designation in 1971. This has allowed us to consider the many changes in the village over time, and to better understand and describe the character and significance of the Conservation Area, as well as to consult the community on whether the Conservation Area boundaries should be changed.
- 6.4 The Conservation Area Appraisal Report includes a full description of the present Conservation Area as well as recommendations to Dorset Council for its extension (taking into account supporting evidence to justify the importance of these additional areas). This includes recognising the importance of Nash Court and its environs, the unique character and historic interest of Walton Elm, and the wider setting of the church and role of the central field in how the village is understood. The older part of Pilwell was also considered for inclusion within the Conservation Area (supported by feedback from the community), but the case for its inclusion was felt to be less strong. A map of the present and proposed conservation areas is included in Appendix 6.
- 6.5 The Conservation Area Appraisal report was passed to Dorset Council in late 2024. It is anticipated that this should be finalised and adopted by Dorset Council in 2025.

Non-designated heritage assets

- 6.6 As part of the work on the Conservation Area Appraisal, information on wider heritage assets and features across the parish was also collated. This highlighted that there are buildings and features which, while not worthy of listing in their own right, contribute to the historic character and local distinctiveness of the parish. This may be through their form, use of materials, location or historic significance. This includes a number of finger posts, two red telephone boxes (put to new use), the war memorial and the raised footway at the shops in Burton Street. Some of these are already identified on the Dorset Historic Environment Record, but other buildings, such as the Methodist Church on Burton Street, do not appear to have been previously considered for inclusion. The Parish Council intends to nominate the full list of these buildings and features (as contained in Appendix 6) for inclusion in the local heritage list⁶. Their status will therefore be updated as part of a future review of this Plan, but in the interim it is appropriate to ensure that their heritage significance is considered in planning decisions.

“We consider the unusual and dispersed layout of the settlement to be a key aspect of its special character....Moving along Church Hill from north to south, the open agricultural land to the west provides expansive views, and the dispersed nature of the historic settlement is clearly legible: the experience is of moving from one settlement to another.”

Historic England, November 2023



Methodist Church (built 1899), Burton Street, a potential non-designated heritage asset

⁶ Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets – see <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment#non-designated> for more information. The process for nominating assets for inclusion on Dorset Council’s local list, and the associated criteria against which this is done, is set out on their website <https://www.dorsetcouncil.gov.uk/w/how-to-nominate-an-asset-for-the-local-list>.

Thomas Hardy and other historic and cultural associations

'Marnhull' by Gordon Beningfield

from Hardy Country and as cover image for The Darkling Thrush

- 6.7 Situated in the historic Blackmore Vale, the area is also renowned as Thomas Hardy's 'Vale of the Little Dairies'. Marnhull is an important stop on the long-distance Hardy Way. There is a very special relationship between Thomas Hardy and Marnhull because he is known to have frequented the village and that it was his inspiration for 'Marlott' birthplace of Tess and resting place of her child, in perhaps his most famous novel Tess of the d'Urbervilles (published 1891).
- 6.8 Tess's birthplace is accredited to Tess' Cottage in Walton Elm, and her baby would have been buried in the village churchyard. The field west of Schoolhouse Lane is the field Hardy is thought to have had in mind for the May Day dancing when Tess first – and fatefully – encounters Angel Clare (this was certainly the opinion of distinguished artist, naturalist and Hardy enthusiast, Gordon Beningfield, who painted the view looking across the field towards the south side of Conyers Place and the St Gregory's church). The Crown - a traditional thatched 16th century coaching inn – was the template for The Pure Drop Inn, and The Blackmore Vale Inn claims to be the illicit drinking den that features as 'Rollivers' in Tess of the D'Urbervilles (although Old Lamb House, formerly The Lamb Inn, has perhaps a better claim to this). More detail on the Hardy connections is provided in Appendix 5
- 6.9 In addition, Marnhull also has a connection with Catherine Parr, sixth wife of Henry VIII, who was gifted property formerly belonging to Glastonbury Abbey. It later became the property of the influential Hussey family.
- 6.10 Despite the area's rich and unique heritage, in particular its links with Thomas Hardy / Tess of the D'Urbervilles and the history of Nash Court, it is not a major tourist destination. There is scope for the area to attract visitors interested in its heritage and beautiful countryside, providing that this does not change the very essence of the place that they are coming to visit, and which local residents love so much. This could be through simple measures such as the promotion of the various trails, interpretation boards or enabling the enjoyment of key views through appropriate protection, landscaping and other measures.



Nash Court looking north (right) and The Manor House (left).

Policy 1. Heritage

- a) Development within and forming the setting of the Conservation Areas should respect their key characteristics and features of special interest (as identified in the Conservation Area Appraisal), supplemented by more detailed investigation where this may be necessary to understand the impact of development on the character of the area and its associated heritage assets.
- b) In addition to the protection given to the many designated Listed buildings, the historic buildings identified in Appendix 6 should also be treated as potential non-designated heritage assets and afforded protection (having regard to the scale of any harm or loss and any evidence of their significance), and support given to their restoration / enhancement and contribution to the area's distinctive character.
- c) Development should retain and reflect / re-create typical heritage features found throughout the parish, including:
- the extensive use of Marnhull stone throughout the parish, including for boundary walls and roadside edges;
 - the various farms that have influenced the form, focal points and clustering of development;
 - the distinct enclaves of associated buildings and trades;
 - the ancient droves / green lanes and tracks that follow historic routes;
 - the green triangles at junctions;
 - the traditional white fingerposts, red post boxes and telephone kiosks, including those identified in Appendix 6.
- d) The area's links with Thomas Hardy / Tess of the D'Urbervilles and the history of Nash Court should be respected. Proposals that raise awareness of these associations should receive favourable consideration, provided that these are sympathetic with, and would not cause substantial harm to, the environment, heritage and rural character of the area.



Design Guidance, Sustainability and Climate Change

- 6.11 The Parish-wide design guidelines and codes includes advice on building lines and set-back (01.RC.1), local styles, including reference to materials and typical features (01.RC.4), as well as how to approach the design of extensions and alterations to buildings (01.RC.5) and how to make building more eco-friendly (03.SD.1 and 03.SD.2). The key points from this guidance **are** explained below and **have** been included in the policies that follow, and should be read in conjunction with the policies relating to settlement pattern and landscaping in Section 7, and the policy in Section 9 which includes the use of Sustainable Drainage Systems.

Building lines, setbacks and boundaries

- 6.12 There is considerable variation within the building line in the oldest parts of the village such as Burton Street. Here some properties face onto the road with very little setback, whilst others are larger and include more extensive front gardens and/or driveways, providing much 'greening' to the street scene. **This variety should be reflected in new developments, although any buildings sited directly on or close to the highway should not open directly onto the street, as this would create highway safety issues. Whilst street-facing orientations are most common, many dwellings are oriented at a variety of angles. This variety is less marked in other parts of the village, such as along New Street, but even here there is still some variety.**
- 6.13 The variation seen in the early parts of the village is a characteristic that is sought in new developments. Whilst 20th century estate-style development of bungalows and houses may now characterise large parts of the village, this does not mean that these estates **with their more regular plots and layouts should** be repeated going forward. Gaps between buildings, sometimes generous gardens, together with low boundary heights, all allow for views out to the wider countryside, including where buildings are placed side-on. In order to benefit from solar heat / energy, the design of the building should ensure that some of the roof and one of the main glazed elevations is within 30° due south – but this should not prevent variety.

Building lines, Burton St (top), New St (bottom)



(1) round mortar-capped stone with low brick wall



(2) red barrel tile-capped stone, of a rough course



(3) hedgerow and wooden painted gate



(4) mid-rise brick wall capped with a thin, flat mortar



(5) open timber fencing backed by landscape screening



6.14 Outbuildings (including garages) tend to either follow the building line or be set further back. If parking and/or manoeuvring can only be accommodated forward of the building line, then boundary treatment must be used to screen or soften its impact on the street scene.

6.15 Low boundary heights and large gaps between buildings help maintain the views out to the countryside that are a particularly valued element in Marnhull. Boundary treatments should reflect locally distinctive forms and materials, such as Marnhull Stone walls, open timber fencing and gates or well defined green boundaries. Local stone is preferred, but reconstituted stone may be acceptable if it is a similar colour to Marnhull stone, dependent on the site context. Tall, close-boarded fences that create a sterile and monotonous street scene should be avoided. Stone walls and close-boarded fences should remain under 1.0m in height, retaining visual connections wherever possible.



Importance of large trees in the street scene

6.16 Physical green boundaries such as native hedgerows, bushes and flower beds are an ideal rural, soft landscaping technique to enclose the street and define a clear building line. Where privacy is also a consideration that would require a higher screening element, particularly for side / rear boundaries, planting (either with or without a fence / boundary wall) should be used to help reinforce the verdant character of the village. In new streets, trees should be planted in the public realm, in line with the informal patterns found across Marnhull, such as within hedgerows or clustered to reflect the small copses found in the wider area. Permeable paving finishes should be used that reinforce the rural character of the village – this is covered under Policy 13 in section 10.

Local brick – Claveralls House

Local vernacular architecture, materials & features

6.17 The local materials and building styles used in the older properties in the village have a major influence on its character. These historic buildings tend to have walls constructed in local stone laid in a coursed or semi-coursed pattern. Occasionally, facades have a white, pale-pink or pale-yellow rendered surface over the stone wall. Although Marnhull did have its own brick and tile works at the turn of the 20th century⁷, brickwork was normally limited to facade details and chimney stacks, rather than used as a walling material. There are some exceptions to this, such as at the property adjoining the brickworks (see photo). Any brickwork should therefore not dominate the street scene and aim to match the brick colours that were produced locally. Red and grey clay tiles and thatch are the predominant roofing material.



6.18 New development should reflect these locally sourced materials and colour palette, building on examples outlined in Appendix 6. Traditional materials of local stone are preferred, and Marnhull stone is the most obvious choice in this respect, but may not be suitable for all circumstances, particularly with regard to cost and durability. Alternative limestones of a similar colour but more durable are likely to be accepted. If reconstituted stone is used, it is really important that it is of a similar colour to Marnhull stone and sensitive to local character. Where brick is used in newer buildings, it is often best done when integrated with the local stone, and a complementary mix may help to reduce the bulk of larger buildings.

⁷ As evidenced by the 'Marnhull Brick and Tile Works just NE of Strangways on Hains Lane, shown on the OS maps surveyed in 1886 and revised 1900, e.g. <https://maps.nls.uk/view/106024880>

- 6.19 Most of the older properties in Marnhull have painted wooden doors and timber window frames that encase flush sash windows of a traditional design; though there are examples of side-hung and top-hung casement windows as well, and some have been replaced with more modern replicas. In general, windows exist largely with a vertical emphasis and are also multi-paned. Cast-stone window surrounds are also a common theme across Marnhull that add visual interest to windows. Bay windows are uncommon, but may be acceptable if used sporadically (and particularly where flexibility may be required should the building be used as an active shop front).
- 6.20 Dormers should be used with care as they are generally not a common feature, and it may be more fitting for a traditional conservation rooflight to be used in the majority of building types. Where windows are proposed within the roof, these should be aligned to the fenestration on the front facade and of a scale that is not overbearing to the roof. If dormers are used, they should be either 'gablets' (where the window pokes through the eaves in a cottage style and the window is typically of a similar size or slightly smaller than those in the façade), or in grander (2½ storey) homes they may be within the roof but should be proportionally smaller than the windows below. In these cases, dormers would also benefit from being placed closer to the eaves (rather than too far up the roof).
- 6.21 New developments should aspire to fit doors and windows that reflect the more traditional styles, colours, materials and detailing used as outlined above and in Appendix 7, taking care to consider the proportion, size, symmetry, and rhythm of fenestration (based on what is appropriate to the style of the building), and to use a consistent colour scheme and thickness of frame and pane detailing across different facades. The use of contrasting lintels and/or sills, decorative sides, or the use of deep reveals is encouraged to add interest to the street scene. The use of darker coloured timber on frames and doors, such as around Ham Meadows, is atypical and will generally not be suitable for new developments. If used, stone mullion window surrounds should be considered as this would help soften the darker appearance and make these windows more appropriate.
- 6.22 Porches are a prominent feature of historic homes within the village and should be included in the majority of new dwellings. They are typically either made of material that matches the rest of the facade (so usually Marnhull Stone) and if large enough contain windows on either side, or made from wood in a variety of styles ranging from arched roofs with wooden pillars to those with flatter roofs with frilled details.



Top: Distinctive materials such as Marnhull Stone, and vernacular detailing such as the exposed roof purlins

Bottom: Consistent use of materials, such as for the roof tiles, chimney stacks, fenestration / window dressings

- 6.23 Buildings should include detailing on street-facing facades to minimise the bulk and scale of buildings and provide visual interest, such as with the use of decorative lintels and quoins. It is here in particular where the use of different types of brick, wood and local stone can complement each other.
- 6.24 Development should ensure the form, scale and pitch of roofs integrates with the surrounding development, while ensuring subtle variation so as to avoid homogenous layouts. The larger, older properties tend to be the steepest, some with a roof pitch of around 60°. The steepness of the pitch should also be related to roof material, i.e., thatched roofs are likely to have a steeper pitch than slate roofs. Of the more recent smaller homes, those with 1½ storeys that feature dormer windows tend to have roofs with pitches of around 45°. The most common roof type in the village is gable (typically with the gable end perpendicular to the street), although more recently built homes do occasionally feature a hipped roof such as those to the north of Kentisworth Road. Simple roof forms, punctuated with chimneys, are typical of the parish. Overly complex designs are not typical, and therefore the number of junctions, hips, valleys and dormers should be limited. Flat and mono-pitched roofs are not found within Marnhull and should not be used in new developments.



Example of how brick, wood and stone complement each other in a single building and reduces its perceived bulk

- 6.25 The majority of buildings are 1½ to 2 storey in scale, with some 2½ stories (with the third storey in the roof which typically has a pitch of around 60°), and only a handful of three storey buildings. The scale and mass of any new development should respect the existing surrounding context, views within and out of the settlement, and unless warranting landmark status they should not dominate the street scene. Building heights should vary from single storey to 2½ storeys, paying regard to the site's relationship with adjacent plots. Developments should ensure that there is diversity and variety in scale taking cues from the traditional buildings styles found in the area. Manor / gentry or farm houses tend to be grander and taller (2½ and occasionally 3 storeys) and typically occupying larger, individual plots, whilst other homes more reflective of the typical workers cottages should generally be 1½ storeys or very modest 2 storey homes, and should not be scaled up beyond these limits.
- 6.26 Distinctive building features – such as particularly notable porches or chimneys, chamfered building forms - can aid legibility, as can notable trees / tree groups and open spaces. At key junctions it will be important to consider the inclusion of such features to aid wayfinding.

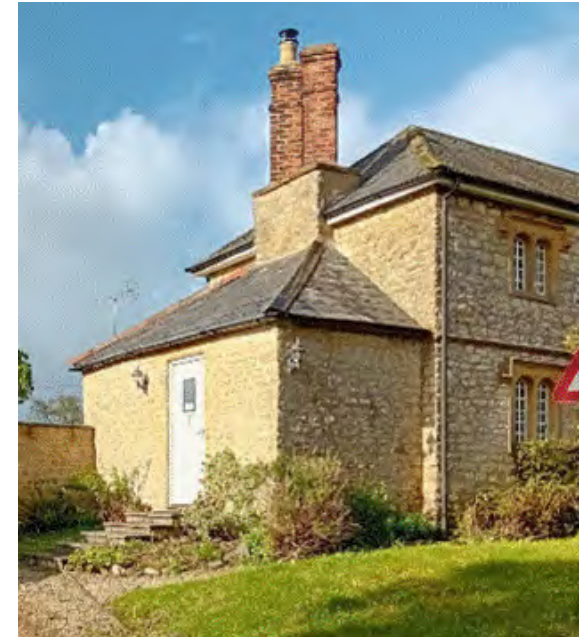
Extensions and alterations eco-friendly designs

- 6.27 With regards to extensions, alterations, and associated outbuildings and garages, it is important to preserve and, if possible, enhance the existing building's architectural style. If there is a dominant feature on the original building, such as banding, the addition may seek to reflect this at a more modest scale, in deference to this feature. Where an extension would result in a much bulkier form than would be characteristic of the area, it may be appropriate for it to differ in its style, form or materials to help break the overall form into different parts.

- 6.28 The general dimensions of any extension or outbuilding should normally be less than the original building, which should remain as the dominant element of the property, regardless of the number of extensions. Extensions that reflect the proportions and detailing of the original building tend to work well. Side extensions and outbuildings should be set back from the front of the main buildings and be subservient in status to the original building. Dormer extensions should be in proportion and symmetrical to the existing roof and should be aligned with the building's existing windows below or centred in the middle of the roof.

Eco-friendly designs

- 6.29 Reusing building materials such as bricks, tiles, slates or large timbers all help achieve a more sustainable approach to design and construction. Recycling and reuse of materials can help to minimise the extraction of raw materials and the use of energy in production and transportation.
- 6.30 Energy efficiency in buildings can be enhanced through ensuring the outer layer is highly insulated (looking at the nature of the proposed building materials first), airtight (and using heat recovery ventilation) with high performance glazing (such as triple-glazed windows). The planned gap between the outer wall and inner wall for insulation may need to be more generously estimated given that the local stone, where used, may not be flat. The aspect and orientation of a building is crucial to maximise solar gain. For that reason, one of the main glazed elevations **should** be within 30° due south. Any north-facing facades should be designed to minimise **heat loss**, ideally by having a window to wall ratio of between 15 and 40 percent, although this should be adjusted so as to remain fitting within the surrounding historical context.
- 6.31 The potential for overheating also needs to be considered, and may be aided by the use of louvres / blinds (which may be included as external detailing if appropriate to the character of the building) or porches as well as using natural shading and cooling such as through trees and shrubbery.
- 6.32 Solar panel integration **(or use of solar tiles)** should be designed in from the outset and fitted on all new builds. **Solar panels** require that the roof is structurally designed **to support their fitting**, and **for solar energy gain to be most effective the roof on which they are placed should be oriented to within 30° due south⁸**. For traditional buildings, creative solutions in their design and/or positioning should be sought so as to ensure these remain discreet and do not harm the building's character. For example, solar shingles and photovoltaic slates or tiles can be used as a roofing material in their own right and could cover the whole plane of a roof or gable end.■



Positive a modest side extension to a Victorian building



Solar panels placed discreetly in relation to the building and street

⁸ Solar panels / tiles will be more efficient if within 30° of south and as such orientation for this purpose should be a consideration in the building design. However they will nonetheless be effective over a much wider arc and failure to achieve an optimal orientation should not deter the use of solar panels / tiles on less ideally orientated roofs.

- 6.33 The potential for ground source heat pumps as well as the sensitive placement of air source heat pumps should also be considered at an early stage. Ground source heat pumps may need to be installed vertically if there is limited garden space. It is therefore worth checking the prevailing ground conditions and considering the placement of any underground obstructions and/or utilities lines. Air source heat pumps should comply with the equivalent benchmark standards applied to permitted development rights⁹, as these aim to ensure that the working mechanisms do not give rise to unacceptable levels of noise, an important factor given the value placed on tranquillity as part of the area's character.
- 6.34 Electric vehicle charging points are now a Building Regulations requirement for all new dwellings, and therefore their placement will need to be integrated into the design. These should be placed discreetly to the rear or side of the plot and within garages or car ports where possible.
- 6.35 These eco-design principles should be considered early in the design of both new buildings and extensions / alterations, as illustrated in Appendix 7.

Policy 2. Design Guidelines on New Buildings, Boundary Treatments, Extensions and Alterations

- a) Development proposals should have full regard to the Marnhull Design Guidance and Codes as relevant to their location, scale and nature.
- b) New development and extensions to existing properties are expected to reflect the informal and varied building line present within the older parts of the village, by using slightly scattered and irregular setbacks to create an interesting street scene, without compromising the overarching element of coherence between buildings or giving rise to highway safety issues. One of the main glazed elevations and roofing suitable for solar panels / tiles should also be within 30° due south.
- c) Infill development, extensions and the choice of boundary treatments must be responsive to its surrounding context and where feasible retain gaps within the street scene allowing the close connection with the countryside to be appreciated. Such development should have regard for visual integration with neighbouring buildings by referring to the material and vernacular features palette outlined in Appendix 7.
- d) In new streets, trees should be planted within streets and the public realm, where possible in patterns characteristic of the area – most commonly as copses or associated with hedged boundaries. Green triangles at junctions are also a characteristic of the area and should be considered in the design of new streets and included where feasible.
- e) Proposed boundary treatments should reflect locally distinctive forms and materials, such as Marnhull Stone walls, open timber fencing and gates or well defined green boundaries, with any built elements not exceeding 1.0m in height to retain opportunities for visual connections through developments. An exception to this may be made to achieve privacy to rear garden areas, in which case landscaping schemes should be used to soften the otherwise harsh visual impact of close boarded fencing / solid walls.
- f) Where parking is proposed on-plot, the required parking spaces should all be set behind the building line. Care should also be taken to ensure that manoeuvring areas for the car parking does not dominate the street frontage. Parking / turning areas will only be acceptable forward of the building line if a suitable boundary treatment can be secured to adequately screen or soften its impact on the street scene. Electric vehicle charging points should be indicated on the plans and placed discreetly to the rear or side of the plot and within garages or car ports where possible.

⁹ The MCS planning standard for Air Source Heat Pump Sound Calculation <https://mcscertified.com/wp-content/uploads/2025/04/MCS-020-a-Issue-1.1-Final.pdf> is referenced in Schedule 2, Part 14, Class G of the General Permitted Development Order 2015

- g) Developments should ensure that there is diversity and variety in scale informed by the architectural style and perceived building status. Grander buildings reflecting manor / gentry homes and farm houses will typically be 2½ storeys, occupying larger, individual plots, whilst homes more reflective of the typical workers cottages should generally be 1½ storeys or very modest 2 storey homes, and should not be scaled up beyond these limits. The mix of forms of the 20th century estates, with their limited variation and significant repetition of built form, should not be replicated.
- h) The scale and pitch or roof design should be appropriate to the materials used, and ensure subtle variation amongst neighbouring properties. Typical roof forms and materials as shown in Appendix 7 are preferred. Green / sedum roofs may also be considered, but do not justify adding mono-pitched or flat roof profiles which are not typical of the area. Solar panels should be fitted unless this is demonstrably not feasible, ensuring that these remain discreet and are appropriate to the building's character.
- i) Development proposals should reflect these locally sourced materials and colour palette, building on examples outlined in Appendix 7, to ensure the roof and facade materials are fitting with the historic village character and predominance of Marnhull stone as the primary facade, with more limited use of red brick, render and other materials that complement the colour palette. The re-use of existing building materials where these are compatible with local character is encouraged.
- j) Detailing on street-facing facades should provide visual interest, such as with the use of decorative lintels and quoins. Development involving multiple houses should ensure a variety of detailing is utilised across the development to add visual interest and avoid homogeneous building designs and forms. Particularly attention should be paid to the design of buildings on corner plots and the termination of views, to aid in way-finding.
- k) Windows and doors should reflect the more traditional styles, proportions, detailing and reference materials outlined here and in Appendix 7, with interest added through the considered use of contrasting lintels and/or sills, decorative sides, the use of deep reveals, louvers / blinds or other features in keeping with the character of the building. Dormer windows and bay windows should not predominate, and where used should be carefully designed and sited in keeping with the character, location and status of the building, with gablets and traditional conservation rooflight preferred. The proportion of window to wall areas on north-facing facades should seek to minimise heat loss as far as possible, ensuring that the character of the building and wider historical context is not unduly harmed. The design of openings on south-facing facades should seek to avoid the potential for over-heating, together with associated landscaping.
- l) Porches should be included in the majority of new dwellings, and generally correspond to the material used in the façade or made of wood.
- m) Any extensions, alterations and outbuildings should ensure that the original building remains the dominant element of the property, in terms of scale and form, and be set back from the building line (unless acting as a front porch).
- n) Measures to improve the energy efficiency of the building should be clearly indicated on the plans / sustainability statement. The use of ground source heat pumps as well as the sensitive placement of air source heat pumps (taking into account their noise and visual impact) should be considered at an early stage and incorporated where feasible.

7. Landscape characteristics, green spaces and important views

Maintain the important open spaces that help define our settlements, the valued views and the area's landscape character and natural amenities.

- 7.1 Marnhull has a rural agrarian landscape of fields and hedgerows sloping away from a distinct limestone ridge, and includes the beginnings and tributaries to the winding river Stour. Residents and visitors enjoy unspoilt views towards key features of the Cranborne Chase National Landscape such as Melbury Down and Hambledon Hill, as well as the tower of the grade I listed St Gregory's Church, which is an extremely important landmark within the parish.
- 7.2 The section on Marnhull within Dorset Council's Strategic Landscape and Heritage Study for the North Dorset villages¹⁰ highlights a number of key attributes and provides guidance on factors that should be taken into account in determining the potential harm to the area's landscape character and how best to reduce this impact. These points are summarised below, with additional commentary added based on local knowledge and feedback, and discussed further in the design guidance and policy that follows.

"Marnhull is surrounded by undulating mixed pasture and arable farmland, characterised by hedgerow boundaries with many mature trees which integrate the settlement into the landscape"

*Strategic Landscape and Heritage Study
for North Dorset Area, October 2019*



*Traditional fingerpost at a
'green triangle' junction*

Landscape attribute / characteristic	Guidance	Additional notes
The village has strong rural perceptual qualities with high levels of tranquillity. The settlement is low density, laid out in a distinctive and historic linear settlement pattern.	⇒ Development should be in keeping with the vernacular, form and density of the existing settlement, and include adequate landscaping to retain the overall rural and tranquil character of the area.	<i>Green spaces / gaps are proposed between the different strands of development to safeguard the distinctive linear nature of the village, and due to the contribution they make to the village's rural character. Further detail on form and density is covered as part of the design guidance. The dark night skies are also highlighted as an important 'rural' characteristic, alongside tranquillity.</i>

¹⁰ Strategic Landscape and Heritage Study for North Dorset Area - Assessment of land surrounding the larger villages, prepared by LUC for Dorset Council, October 2019
<https://www.dorsetcouncil.gov.uk/w/landscape-and-heritage-studies>

▪ The tower of the grade I listed St Gregory's Church is a landmark feature on the skyline when looking towards the village. ▪ The strong network of public rights of way (including long distance recreational routes) and the topography allows appreciation of the landscape, including views towards the Cranborne Chase National Landscape. ▪ The topography to the north and west of Marnhull is steeply sloping and associated with the winding valley of the River Stour. These slopes are visually prominent from the opposing valley sides. ▪ Looking outward from the village are mostly undeveloped, wooded skylines. The pockets and copses of broadleaved woodland and network of hedgerows with mature trees are key features. ▪ The surrounding network of minor rural lanes have not been significantly altered by modern development and contribute to the rural character of the village.	⇒ Proposals should not compete or otherwise detract from landmark views, including the church tower as a prominent skyline feature. ⇒ Development should not result in the loss of public rights of way or detract from views experienced from these locations, particularly from the long-distance footpaths and the views to Cranborne Chase. ⇒ Avoid siting development in visually prominent locations, including the upper valley slopes of the River Stour. ⇒ Seek to retain the deciduous woodlands and of hedgerows with mature trees, and explore whether these can be enhanced as part of any development proposals. ⇒ Ensure that any required upgrades to the rural road network are sensitively designed by avoiding excessive road widening, signage, lighting etc.	<i>As part of the work on this Plan we have sought to provide a better understanding of the views and local landmarks, and included a policy on this. The views include those towards St Gregory's Church as well as to Melbury Hill and Fontmell Down within the Cranborne Chase National Landscape.</i> <i>This is a factor that needs to be taken into account in determining where future development may be appropriate, and therefore is made explicit in the policy.</i> <i>This is picked up in the design guidance, and reinforces the importance of landscaping as part of the design. There may be locations where the retention of hedgerows would undermine the distinctive and historic linear settlement pattern, which is explored further.</i> <i>This is picked up in the section on traffic / transport. Most of the roads are historic and of substandard width with no pavements, and while improvements are welcomed it is important that these are sensitively designed.</i>

Green Gaps, Local Green Spaces and the Settlement Pattern

- 7.3 In order to better understand the distinctive settlement pattern of the village, we have identified the most critical green gaps that should be safeguarded. This has been based on an analysis of the historic settlement pattern (see Appendix 4) taking into account the further growth throughout the 20th century and further development which has planning permission. It will also be important to ensure that any further development seeks to reflect the linear nature of this settlement pattern, rather than adopting the more suburban forms of the late 20th century, and does not join up the isolated clusters of farms and estates.
- 7.4 Neighbourhood Plans can also designate land as a “Local Green Space” to give much valued areas special protection, and it is expected that such spaces will continue to be protected into the future. In order to be designated, the spaces have to meet certain criteria set out in national policy. The spaces do not need to have public access, and their designation does not give any additional public rights of access to these areas. National planning policy expects policies and decisions for managing development within a Local Green Space to be consistent with national policy for Green Belts (excluding provisions relating to grey belt and previously developed land), but also notes that the designation may be used to identify areas that are of particular importance to the local community where some of the standard exceptions to Green Belt policy (e.g. allowing infill within villages included in the Green Belt as appropriate) should not be applied¹¹.
- 7.5 Following consultation with local residents through the Parish Survey, some 13 green spaces have been identified in or close to the village that are considered to warrant special protection, which are listed in the policy that follows. Appendix 8 includes a numbered map and description of each site and gives the reason/s for their designation. As part of the developments now planned for the village, further green spaces will be created. These spaces will be considered for Local Green Space designation in the next review of this Plan, when their extant extent is known and their value to the community can be better assessed.
- 7.6 The Parish-wide design guidelines and codes includes advice on the retention of the settlement pattern (01.RC.1) and settlement edge, views and gateways

“The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them.”

“The Local Green Space designation should only be used where the green space is:

(a) in reasonably close proximity to the community it serves;

(b) 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), tranquillity or richness of its wildlife; and

(c) local in character and is not an extensive tract of land.”

National Planning Policy Framework, MHCLG 2024

The central field is an important green space and gap within the village



¹¹ See NPPF paragraph 108 and footnote 45, and NPPG paragraph: 010 Reference ID: 37-010-20140306

(02.LB.2). This takes into account the typical range in the density of historic development (as illustrated in Appendix 9). In summary this highlights the following key points, which are reflected in the policy:

- Future development should not branch out of this defined settlement pattern so as to significantly alter the historic linear arrangement of Marnhull or begin to represent a nucleated village (e.g. by increasing building around the new 'Tess Square' local centre).
- Where development is proposed that branches off the main routes (typically as cul-de-sacs), this should be designed to maintain a simple, rural character and avoid being of an overly complex layout. The limited depth of development branching off the main linear routes within Marnhull helps to maintain an organic feel and visual link to the countryside, whilst also ensuring that the gaps between these roads are sufficiently maintained. Such development should therefore be of limited depth and generally not exceed 100m in depth¹².
- The variation in plot size and shape is a key feature of the village, and densities should reflect the settlement's rural character. Overall, new development should not exceed 20 dwellings per hectare (dph) when measured over a 200m x 200m grid, allowing glimpsed views out to the countryside between properties¹³. Development in the wider countryside should preserve the very rural character of the area, with large gaps retained between individual and small clusters of properties.
- Where development abuts the wider countryside, it should avoid creating an abrupt edge. This can be achieved by using comprehensive landscaping along the outer edge with the countryside, and long rear gardens may help in this respect.



Space / views out between buildings



Gardens back onto countryside

¹² The historic settlement pattern has a typical depth of up to 50m (as shown on Map 1). The smaller cul-de-sac branches have extended the depth to around 100m (ranging from 80m at Joyce's View, 90m at Sackmore Green and Woodlands Mead, 100m at Butts Close, Chestnut Close, Dinhay, and Musbury Close, and between 120m to 150m at Burges Close, Fellowsmead / Fillymead, Ham Meadow, Lovells Mead and Hussey's). The larger estates to the east are not included in these calculations as they are considered to be overly suburban in character. The figure of 100m is therefore considered to be reasonable in this context having regard to the importance of the linear nature of the settlement, but should not be applied rigidly.

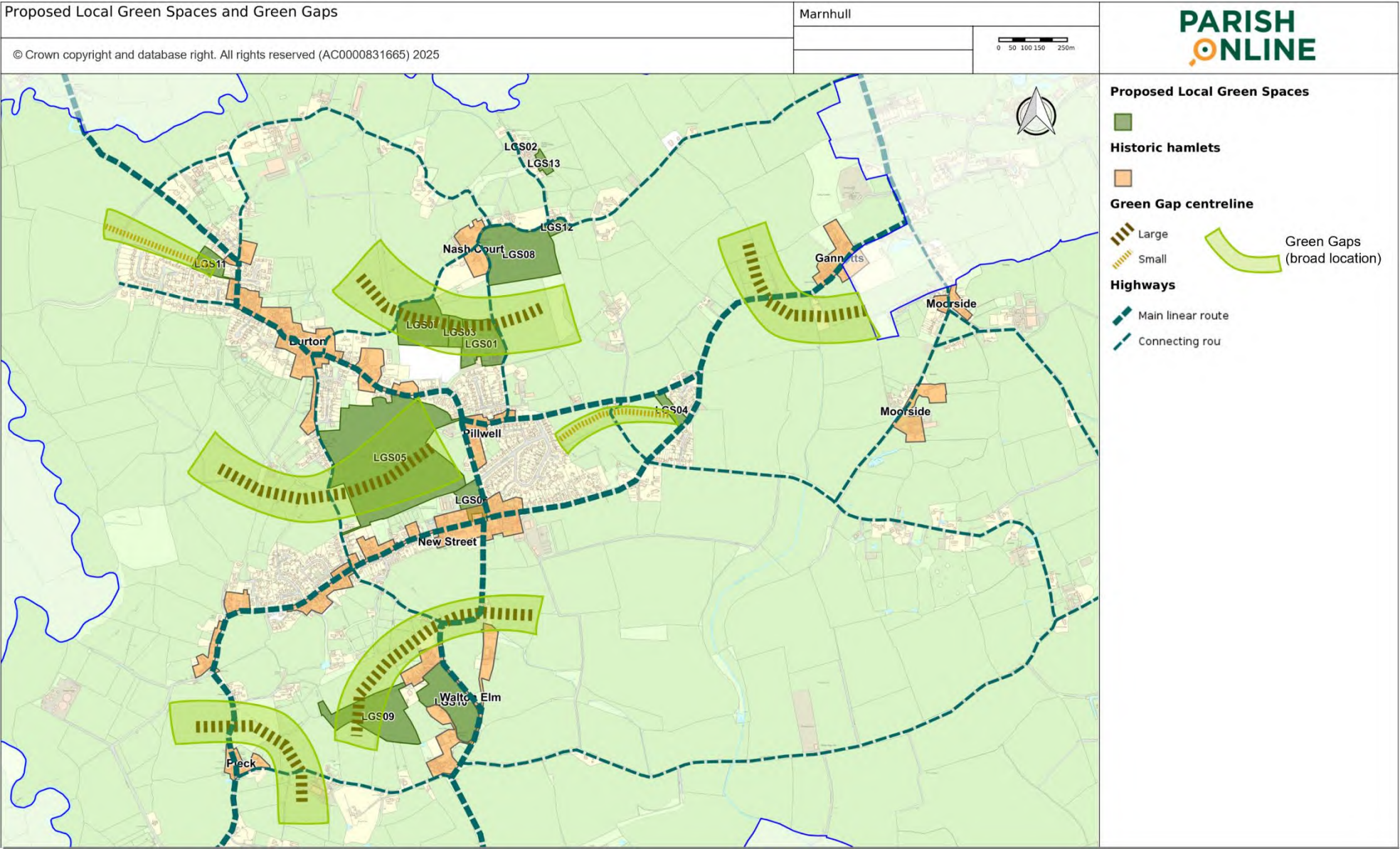
¹³ It is accepted that a simple measurement of the number of dwellings per hectare is a relative crude tool as this does not account for the size / massing of properties or inclusion of other elements (e.g. employment space, highways etc) within the calculation. As such these additional factors can be considered in determining whether the resulting density is appropriate, taking into account that this Plan does not seek to deter smaller properties (such as terraces and subdivided homes) from being included in the mix.

- 7.7 Where large-scale development is planned, it will be important to maintain the character of the settlement pattern through the inclusion of natural green spaces that blends with the surrounding pattern of pasture, hedges and woodland, and breaks up the mass of housing. The linear settlement pattern also means that properties should front onto the lanes, rather than turning their backs onto the lanes (which lends itself to a more suburban form of development pattern). Any resulting loss of hedgerows should be compensated through further planting within the internal green spaces, including the potential for new hedgerows within these areas. The design of these green spaces can also help alleviate flood risk, and should use natural processes such as swales and reed-beds to slow and clean the water (avoiding the need for concrete or otherwise urban features within attenuation basins).

Policy 3. Green Gaps, Local Green Spaces and the Settlement Pattern

- a) The historic, linear settlement pattern will be respected through ensuring that development does not significantly alter the historic linear arrangement of Marnhull, or begin to represent a nucleated village (around a new centre), or lead to the coalescence of its distinct parts.
- Development that would branch off the main linear routes through the village should be designed to maintain a simple, rural character and avoid being of an overly complex layout and be of limited depth (as a guide, this should be no greater than 100m). Large expanses of uninterrupted housing are not appropriate.
 - The extent and layout of development should seek to ensure that the countryside continues to penetrate into the heart of the village, providing a network of accessible natural, attractive green spaces within and adjoining the village, designed to enhance biodiversity and reduce flood risk.
 - New buildings, structures and land uses will not be permitted which would undermine the rural, undeveloped nature of the green gaps that contribute towards this settlement pattern (these are broadly indicated on Map 1).
 - Development should include variation in plot size and shape, and should not exceed 20dph (when measured over a 200m x 200m grid) unless accommodating a comparably high number of smaller house types, with spacing to allow glimpsed views out to the countryside between properties where possible.
- b) Development on the edge of the settlement where the site immediately adjoins open countryside should provide a soft, landscaped transition between the built-up area and adjoining countryside.
- c) Development in the wider countryside should preserve the very rural character of the area and the extensive network of footpaths, bridleways and green / rural lanes passing through fields and alongside hedgerows, with large gaps retained between individual and small clusters of properties.
- d) Local Green Spaces as shown in Map 1 and described in Appendix 8 are to be protected, and other than in very special circumstances, no inappropriate development will be permitted within them that would harm their green character or reason for designation.

Map 1. Green Gaps, Local Green Spaces & the Settlement Pattern



Tranquillity and Dark Skies

7.8 Research undertaken by the Landscape Institute¹⁴ highlights a number of factors that contribute to or detract from people's perceptions of tranquillity, as summarised below:

Positive attributes / characteristics

- seeing, hearing and/or experiencing nature and natural features.
- experiencing the landscape or elements of it including rolling countryside as well as characteristics such as fields, woodlands, open views and the sound of water.
- seeing wildlife behaving naturally, hearing birdsong.
- the absence of noise, the feeling of 'getting away from it all' and need for solitude.

Negative attributes / characteristics

- presence of humans / too many people, particularly behaviour / activities undertaken by people which create unwanted noise and disturbance.
- impacts of various forms of transport including vehicle noise.
- impacts of various forms of development including commercial and industrial development.

"Planning policies and decisions should ... identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason..."

National Planning Policy Framework, MHCLG 2024

"I love living in Marnhull due to the tranquillity of my surroundings. It is a quintessential English village which is becoming rarer to find"

Local Resident, Marnhull Parish Survey 2023

7.9 Responses to the Parish Survey highlighted the extent to which the cemetery is valued for its tranquillity, and therefore any development in its vicinity will require careful consideration.

7.10 The CPRE Light Pollution and Dark Skies information (reproduced in Appendix 10) shows that much of the parish has very low levels of light pollution. The lack of light pollution was rated 'very important' by more than half of the respondents to the Parish Survey¹⁵ (albeit that some commented that this did make feel less safe walking on the lanes around the village after dark). Dark skies not only provide opportunities for stargazing, but also benefit nocturnal wildlife, as artificial lighting can adversely impact on animal behaviour, including feeding and mating patterns.

7.11 Where lighting is needed (such as for highway safety) then consideration should be given to whether controls are needed in relation to the design, positioning, the colour / luminescence, and duration, so that the lighting levels are the minimum necessary to address the need (see also Design Code and Guidance 03.SD.4).

¹⁴ Tranquillity – An overview, Technical Information Note 01/2017, Landscape Institutes, January 2017 <https://www.landscapeinstitute.org/wp-content/uploads/2017/01/Tranquillity-An-Overview.pdf>

¹⁵ 56.1% of those responding to the question answered 'very important', and a further 31.2% indicated that it was 'important', with less than 5% holding the view that this was not an important local characteristic.

Policy 4. Tranquillity and Dark Skies

- a) Within the countryside (including the area adjoining the cemetery) development should conserve and where possible enhance the positive attributes that contribute to the perception of tranquillity, and minimise the negative attributes that would detract from it.
- b) Development should conserve and where possible enhance the intrinsic quality of the dark night skies. External lighting (including street and footpath lighting) should be avoided unless required for security or safety reasons. Where lighting is considered necessary, its design should minimise light pollution and ensure any light spillage is directed downwards. Consideration should be given to controlling the lighting to the levels and times when it is required.

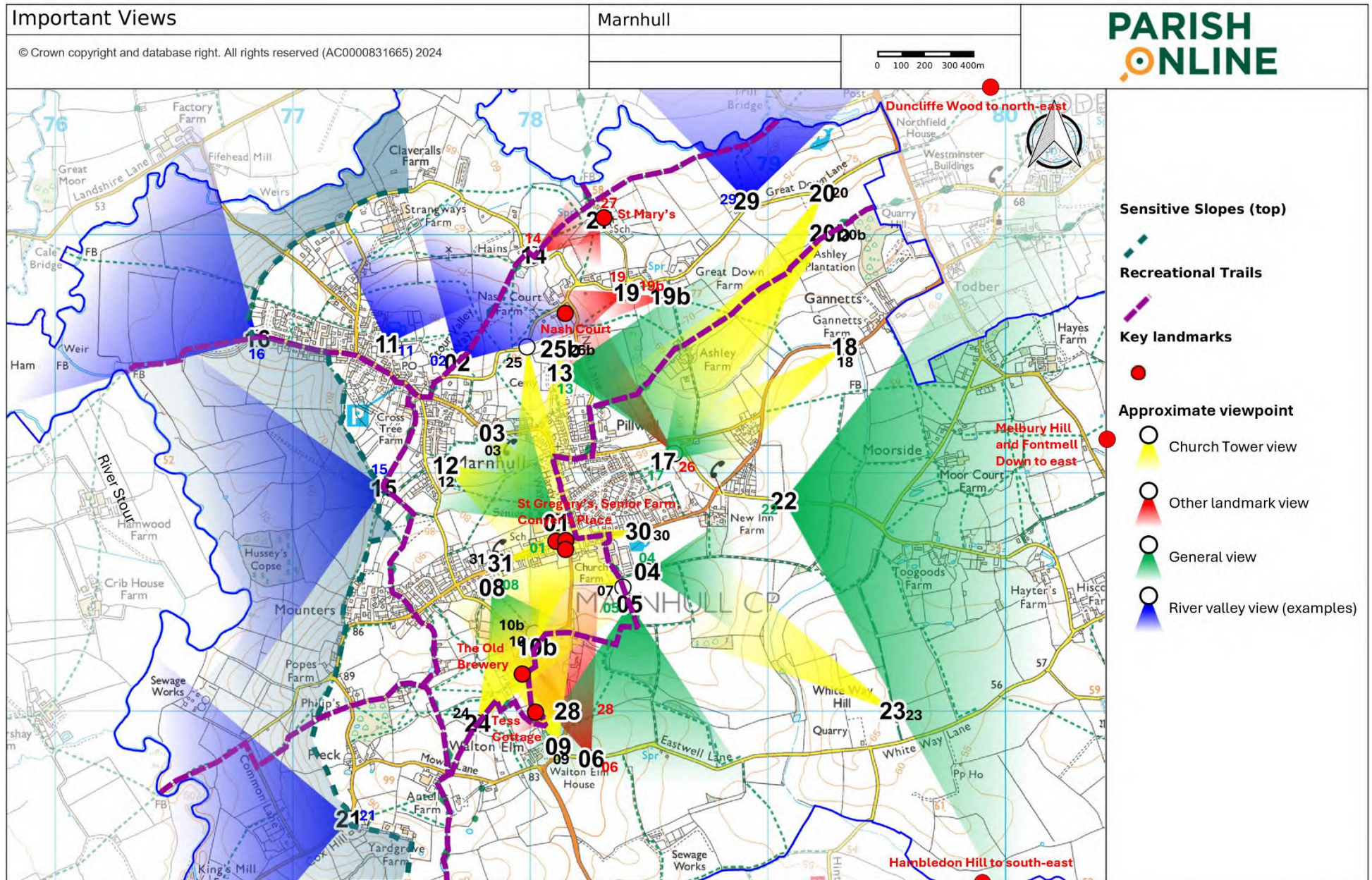
Important Views

- 7.12 The Parish-wide design guidelines and codes (found in 02.LB.2) state that existing visual connections to the surrounding landscape and long views out of the settlement should be maintained. It notes the particular importance of the tower of the grade I listed St Gregory's Church, which is a landmark feature on the skyline when looking towards the village. Linked to this, the landscape guidelines produced by Dorset Council also highlight that the steep slopes above the valley of the River Stour, to the north and west of Marnhull, mean that development here would be very prominent from the opposing valley sides, as well as creating many noteworthy views from the top of this sensitive slope, from lanes and footpaths (sometimes glimpsed through the gaps between buildings).
- 7.13 As part of the work underpinning this Plan, local residents were asked to identify the views that they particularly valued. These were then assessed in terms of their content, focus, and importance, taking into account any visible landmarks and the level of public access (with more weight being given to the areas that are more used by walkers).
- 7.14 The resulting views that were deemed to be the most valued are described in detail in Appendix 11. This has helped identify a number of common themes, in terms of key buildings that are visually prominent in views, and landmarks / landscapes that are particularly important.



A captivating view from high ground on the Hardy Way as you exit the village, looking across open countryside. Hinton St Mary is visible in this view in the winter months.

Map 2. Important Views and Sensitive Slopes



Policy 5. Important Views

- a) Development proposals should avoid being visually prominent in the landscape, through careful consideration of location as well as scale, massing, colour and landscaping. Given the topography, the sensitive slopes of the River Stour (as indicated on Map 2) are unlikely to be suitable for development.
- b) Development should preserve and where possible enhance the **important** views (as indicated on Map 2 and described in Appendix 11), taking particular care to appreciate:
- the grade I listed St Gregory's Church as a landmark feature and important marker on the skyline;
 - other prominent local landmarks, including Senior's Farm and Conyers Place, Nash Court and St Mary's Church, Tess' Cottage and the Old Brewery in Walton Elm;
 - views across the Stour Valley and Blackmore Vale to the north and west from the top of the sensitive slopes;
 - views of Melbury Hill and Fontmell Down to the east (part of the Cranborne Chase National Landscape), views of Hambledon Hill to the south-east (part of the Dorset National Landscape), and views towards Duncliffe Wood to the north-east;
 - the importance of the area's recreational routes to residents and visitors.

Woodlands and Hedgerows (and other important wildlife corridors and features)

- 7.15 The deciduous woodlands, copses, and native hedgerows (sometime on banks and often with hedgerow trees) are an important landscape feature as well as of value for wildlife. Land management guidance¹⁶ for the area also picks up on other features such as the unimproved grasslands, wet pastures / water meadows and field ponds. It highlights a range of measures that should be encouraged in order to strengthen the area's landscape character and biodiversity.



Above: View of Nash Court

Below: Laburnham Cottage with Duncliffe Wood on the skyline



¹⁶ Taken from the online Dorset Landscape Character Assessments for the Clay Vale, Limestone Hill and Valley Pasture areas <https://www.dorsetcouncil.gov.uk/countryside-coast-parks/the-dorset-landscape/landscape-character-assessment-map>

7.16 Marnhull Green Teams, a local group with interest in, and concern for, the environment, are working to identify and catalogue areas within the parish which are of importance for biodiversity. The initial survey is being conducted using public rights of way only, which means that some areas of the parish cannot be surveyed adequately and landowners' permission will be sought to complete the survey. Interim conclusions highlight:

- the many species-rich hedgerows, and potential that some may be 'ancient' (existing prior to the Enclosure Acts);
- the large number and variety of mature trees across much of the parish;
- the loss of the great elms (once such a feature of the parish), and concerns that ash dieback may have a similar impact (although a number of mature ash appear to be surviving in good condition);
- the many uncultivated and biodiverse wild areas in the parish, including field margins, roadside verges as well as larger areas;
- the many ponds, marshy patches, wet ditches and flowing watercourses, all of which are or have the potential to be important habitats.

7.17 The Parish-wide design guidelines and codes includes advice on landscaping and biodiversity (found in 02.LB.1). It emphasises the importance of making sure new development reinforces the area's landscape character through protecting and incorporating features such as the thick/dense hedgerows and small broadleaved copses. It also suggests that consideration should be given to how the development's layout can create wildlife corridors. For example, aligning verges, hedgerow corridors and other elements of a green network to link through gaps to the countryside. Boundary treatment should include gaps to allow hedgehogs and other small creatures to pass where possible.

7.18 Whilst the retention of roadside hedgerows is generally sought, this may not be compatible with the historic linear settlement pattern, as it would prevent development from fronting onto the existing roads and can result in layouts that are more akin to suburban estates. In such circumstances, consideration should be given to translocating or creating new hedgerows within the site along more appropriate boundaries.

Land management – good practice:

- woodland / coppice management;
- replacement of hedgerow elms and oaks;
- maintenance of species rich hedgerow / banks, replanting of gaps where necessary;
- conservation of low impact and neutral unimproved grassland, and reversion from arable cropping back to pasture, ideally linking up areas in good condition;
- management of wet pastures and river edge fields as low intensity 'open space edges' to allow natural regeneration of habitats and restoration of the water meadows;
- restoration and creation of new field ponds.



Policy 6. Woodlands, Hedgerows and Wildlife Areas

- a) The network of deciduous woodlands and hedgerows and banks, and mature deciduous trees, should be retained within developments unless their retention would undermine the continuation of the linear character of the village, or their removal is necessary to provide safe access / egress to a site.
- b) Opportunities to enhance and where possible link habitats and potential wildlife corridors in a manner that reinforces the area's characteristic landscape features and encourages appropriate land management practices should be considered and taken where possible. Development should avoid large areas of hard surfacing that would separate existing linked habitats or otherwise interfere with existing wildlife corridors.
- c) 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.



8. Meeting local needs for housing, employment and community facilities

Encourage a mix of housing and other development designed to attract people of all ages and backgrounds to enhance our thriving local community. Prioritise affordable housing for residents with a 'local connection', young and old.

Support local businesses, the village schools, healthcare facilities, and provision of local amenities (including sports and leisure facilities) and measures to ensure their long-term viability.

Housing needs and opportunities

- 8.1 The housing strategy set out in the Local Plan directs the strategic growth needed to the four main towns, with the smaller town of Stalbridge, together with Marnhull and similar larger villages, considered as suitable locations to meet local needs. Housing development is expected to take place within the defined settlement boundaries, unless it is intended to provide mainly affordable housing (as a rural exception scheme), reuses an existing building, or needed for a rural worker (such as a farm manager) who has to live at or near their place of work¹⁷.
- 8.2 Despite this strategy, significant open market housing sites have been approved outside of the village's settlement boundary, even though this would cause some harm to the character of the village, its landscape and heritage. This is because the strategic growth at the main towns has been slower than expected, housing need (as calculated based on the Government's standard method¹⁸) has grown since the Local Plan was adopted in 2016, and North Dorset as a whole has struggled to meet its housing targets. This issue was first recognised in July 2017, and has meant that the Local Plan housing policies in the North Dorset Local have been given much less weight in the decision (as they are not up-to-date) for much of the intervening period.
- 8.3 At the time this Neighbourhood Plan was drafted, there were approved plans to build new homes on four large sites, as well as some smaller sites, giving a total supply of about 250

¹⁷ For more information on the Local Plan Policies relating to housing please refer to Policies 2, 6, 20, 29 and 33.

¹⁸ Based on 2014-based household growth projections and factoring in levels of affordability based on average wage levels and household prices

"Dividing the anticipated growth across Stalbridge and the 18 villages in proportion to the relative pre-LP [local plan] size of the settlements, Marnhull can be seen to have received around 3 times its anticipated growth. The figure was said to be around double in the other settlements."

M Bale, Inspector, Salisbury Street Appeal, May 2024

Marnhull Housing Land Supply (May 2025) includes:

- **Land north of Burton Street** adjoining the access to the Village Hall = 61 dwellings including 40% (25) affordable homes (reserved matters P/RES/2022/05524 approved May 2023), construction started 2024.
- **Land north of Crown Road**, west of Tanzey Lane = up to 72 dwellings, all of which are now intended to be affordable homes (reserved matters for 69 dwellings P/RES/2024/03588 approved April 2025)
- **Land West of Church Hill and land off Butts Close**, west of Schoolhouse Lane = 2 flats and up to 120 dwellings including 40% (48) affordable homes (outline permission P/OUT/2022/02644 approved May 2025)
- **Land north of Salisbury Street**, east of Tanzey Lane = up to 67 dwellings including 40% (27) affordable homes (outline planning permission P/OUT/2023/00627 approved May 2024)
- **Small windfall site permissions** are likely to provide a further 20+ homes

dwellings (see Appendix 12). This has now been increased to more than 330 dwellings with decision on the Tess Square appeal issued in May 2025. When all of these homes are built, Marnhull's population will have grown by more than 30%, which is quite a significant increase over a comparatively short period of time.

8.4 Some of the larger sites only have outline planning permission, which means there is still the opportunity to influence the kind of housing built on these sites when the reserved matters are considered (although the amount of affordable homes has been agreed in principle). It should also be possible to influence the character of the development and how it relates to the village through careful design and layout (accepting that the overall amount of development is fixed). It is also possible that the landowner may wish to consider an alternative option despite having planning permission (as was the case with the land off Butts Close). We have therefore included policies (known as site allocations) for the sites that already have planning permission but have not yet been built. The settlement boundary has also been updated to include the sites that have been built (or which are 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. Areas of green space (where infilling is highly unlikely to be appropriate) have also been removed from the settlement boundary. The amendments are described and shown in Appendix 13. The site allocations are not included in the revised settlement boundary (as it may be appropriate to leave the green spaces they will include outside of the revised boundary), but they will be incorporated in a future review when these sites have been built out.

8.5 Dorset Council is preparing a new Local Plan, which will replace the existing Local Plan and should set the housing targets for all of the Neighbourhood Plan areas, including Marnhull. This will be based on the new housing target calculation set in national planning policy, which now equates to more than 3,200 homes per annum (compared to around 1,800 homes under the previous method). How Dorset Council will meet this higher target is a matter for the emerging Dorset Council Local Plan, and a draft plan is expected to be ready for consultation in August 2026 at which point it should be clearer what Dorset Council's preferred spatial strategy and preferred allocations will be.

Settlement boundary changes

Additions:

- Higher Stour Meadow (completed);
- Joyces View (completed);
- Butts Close (completed);
- Land north of Burton Street (under construction).

Deletions:

- Land adjoining St Gregory's / School / Conyers Place – infill inappropriate;
- Recreation Grounds – infill inappropriate;
- Land north of The Retreat, New Street – infill not required;
- Paddock land east of Church Hill – infill not required.

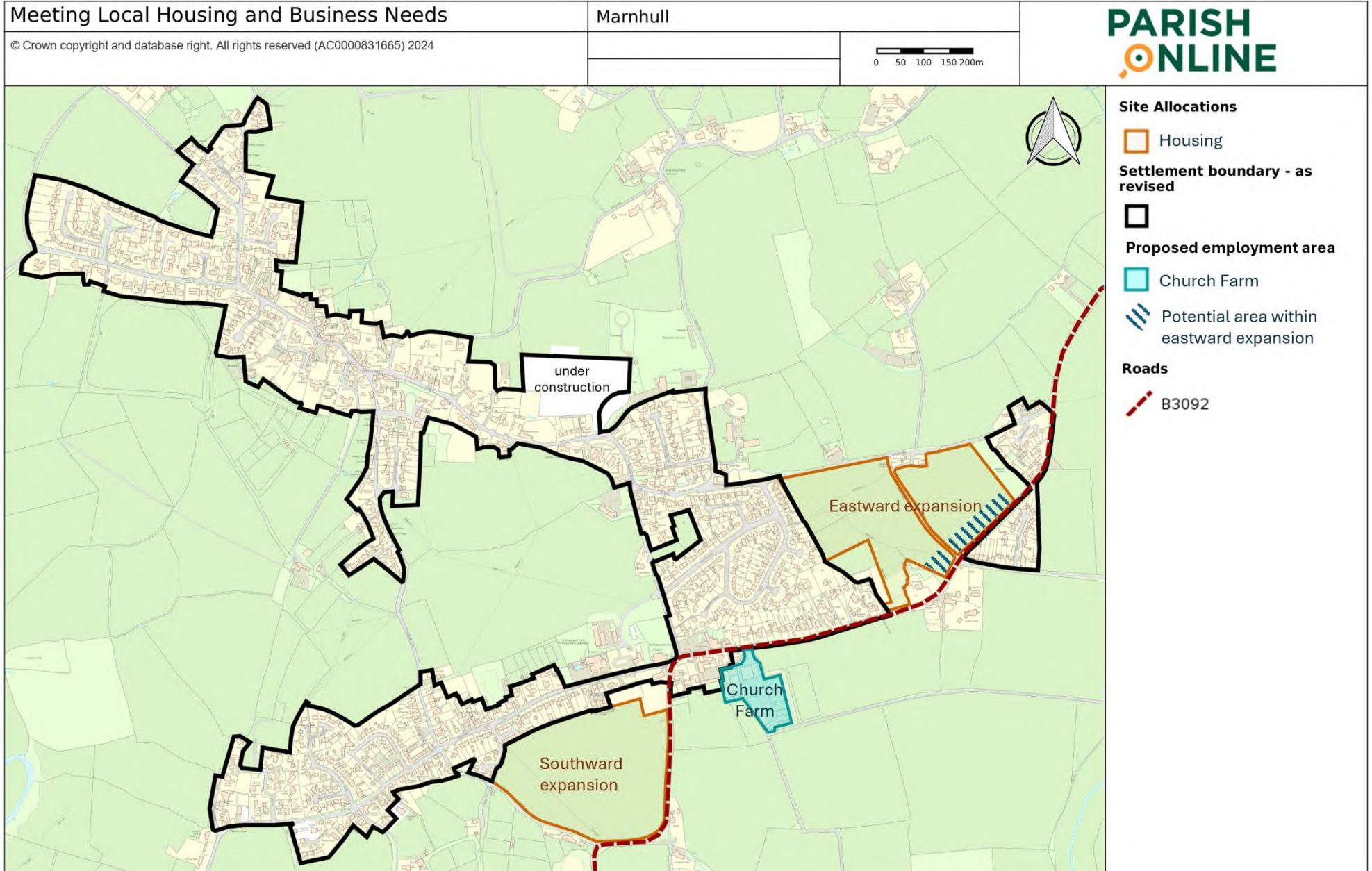
“Marnhull is lacking sheltered accommodation / nursing home. It is so sad when long term residents of Marnhull have to spend their final year away from friends, say in Dorchester. Especially when their friends can no longer drive.”

Local Resident, Marnhull Parish Survey 2023

“My main hopes for the development of the village are that younger voices are heard. That the schools and preschools are considered and that any affordable/shared ownership houses are offered initially to local residents and this is well advertised so that those who are keen to stay in the village have the best opportunity to do so.”

Local Resident, Marnhull Parish Survey 2023

Map 3. Settlement boundary (revised) and Site Allocations



8.6 In the interim, an indicative housing target has been calculated for the area in conjunction with Dorset Council. This proposes a target of at least 17 dwellings (distributing the new target across Dorset based on existing population distribution), and equates to 238 homes in the 14 year period 2024 – 2038. Dorset Council has confirmed that there is no requirement for this Plan to include the allocation of additional housing sites, and our policy reflects this. For more background on the housing target and local needs and supply see Appendix 12.

8.7 In terms of house types, the Parish Survey showed that, among those residents who support further development, the clear preference was for affordable housing – i.e. within the means of first time buyers and those with young families, particularly those with a connection to the village. Housing for older people living in the village and wishing to remain here was also a priority – and over 40% of households in the 2021 Census were either single or couples aged over 66 years²¹. Affordable housing need, as evidenced through Dorset Council’s Housing Register, has about 11 households recorded who are looking for an affordable home in the parish and who have a local connection. These households primarily need 1 and 2 bedroom dwellings²². Whilst not everyone in need will be on the Housing Register, the projected supply of affordable homes (in excess of 140 homes) is much greater.

8.8 The latest data for the Northern Dorset area²³ also suggests that about one third of open market homes should be two-bedroom homes, and about 2 in 5 built as three-bedroom homes, and makes the case that there is also the possibility of a wider need / demand for retirement accommodation, particularly if they are well located in terms of access to facilities and services, and environmentally attractive (e.g. have a good view). This could be in the form of bungalows or well-designed apartments with communal facilities (and ideally both to promote choice). In all cases smaller dwellings are preferred to larger ‘executive’ homes, and this has been highlighted in our policy. The mix of house types within the existing stock is also worth considering, and reinforces the case for ensuring that new development includes an appropriate mix and is not dominated by 4+ bedroom detached homes. The average house size (in terms of total rooms / total bedrooms) is higher than the average across the North Dorset area, with only 27% of the stock comprising 1 – 2 bedroom homes (compared to a North Dorset average of 34%), a higher proportion of 4 bedroom homes (30% compared to 25%)²⁴.

Age-friendly housing

Housing for older people should have a practical layout suited for people with limited mobility, including easy access for storage, the homes will normally have smaller or communal gardens that are easier to maintain, and should be well located in terms of access to social and community facilities that encourage and support health and well-being in old age. Higher standards in terms of wheelchair accessibility and options that allow greater flexibility for care provision can also increase the success of such schemes. Further guidance on appropriate design is provided in the HAPPI principles.

Northern Dorset	1bed	2bed	3bed	4bed+
modelled size requirement				
Open market housing	5%	34%	44%	17%
Affordable home ownership	20%	39%	30%	11%
Social / affordable rented	39%	34%	24%	3%

²¹ TS003 - Household composition, Dorset 005C super output layer, <https://www.nomisweb.co.uk>

²² Data requested November 2023, for more details see Appendix 10

²³ As contained in Table 9.23 of the BCP and Dorset Local Housing Needs Assessment, November 2021

²⁴ TS050 – Number of bedrooms, Dorset 005C super output layer and North Dorset area (based on aggregate of wards), <https://www.nomisweb.co.uk>.

- 8.9 Linked to this is the relatively high number of detached homes (61%) and fewer terraced homes (5%) compared to the North Dorset average (which is 40% and 19% respectively)²⁵. Whilst the low number of flats and apartments is not unusual for rural North Dorset, the amount of terraced stock is less than half the amount typically found in the more rural wards. The inclusion of a higher proportion of attached homes (whether semi-detached, terraced or otherwise subdivided) should ensure that these homes are more affordable. Whilst apartment blocks would not be appropriate to the character of the area, a creative approach can be taken to subdividing larger properties into apartments with communal grounds, that could appeal to some of our older residents.

Policy 7. Meeting Local Housing Needs

- a) Sufficient land is allocated in the Neighbourhood Plan which, together with the extant planning consents, will meet the identified housing target of at least 238 homes in the plan period 2024 - 2038. 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.
- b) Development of housing should ensure a mix of house types, with detached homes comprising no more than 40% of the overall mix.
- c) Open market home sizes should prioritise the delivery of 2 and 3 bedroom houses in broadly equal proportions (each accounting for at least 34% of the housing provided), with a smaller proportion of 1 and 4+ bedrooms homes. On sites that are well located in terms of access to social and community facilities, at least a third of housing should be age-friendly (see text box for guidance on this).
- d) Affordable home sizes should seek to meet the requirements of eligible households with a local connection to Marnhull parish (and thereafter those with a preference to live in Marnhull), as recorded in the Dorset Council affordable housing register at the time the application is considered, and including affordable homes for first time buyers. Where affordable housing is provided, this should be tenure-blind and made on the basis of prioritising people in housing need who have a local connection to the Neighbourhood Plan area (based on the local connection criteria of the Dorset Housing Allocations Policy), cascading out to the adjoining parishes, and only then to the wider Dorset Council area if there is no local need.

The Sites

- 8.10 Further guidance is provided in the pages that follow, which covers the larger sites that have outline planning permission, but at the time of writing did not have full consent (as various reserved matters remained undetermined). The development of up to 61 houses on land North of Burton Street is not included amongst these, given that it gained detailed planning permission in 2023 and construction started on site in 2024.

The eastward expansion of Marnhull - land north of Crown Road / Salisbury Street:

- 8.11 Outline planning permission for up to 72 dwellings and new community facilities on the area between the Ashley Road estate and Tanzey Lane was allowed on appeal in July 2022²⁶. The permission included details of the proposed highway access and site layout (with details of the appearance, landscaping and scale 'reserved' for later approval). A reserved matters application has since been approved to provide 69 houses, all of which will

²⁵ TS044 - Accommodation type, Dorset 005C super output layer and North Dorset area (based on aggregate of wards), <https://www.nomisweb.co.uk>. The mix of home types does vary considerably across the village when this data is examined at a more detailed level (there are 7 output areas in the parish)

²⁶ 2/2018/1124/OUT <https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=55723>

be 'affordable', but no details have been submitted with regard to the community building²⁷. Outline planning permission for up to 67 houses was allowed on appeal on the field to the east of Tanzey Lane in May 2024, with all matters apart from access 'reserved' for later approval. Both permissions were subject to a range of conditions and included a S106 planning obligation to secure the affordable housing, public open space and play areas, and relevant financial contributions. Although the current planning permission on the westernmost site is largely finalised, it is possible that a fresh application could be submitted that reconsiders all or particular elements of the scheme. For this reason the following allocation covers both sites.

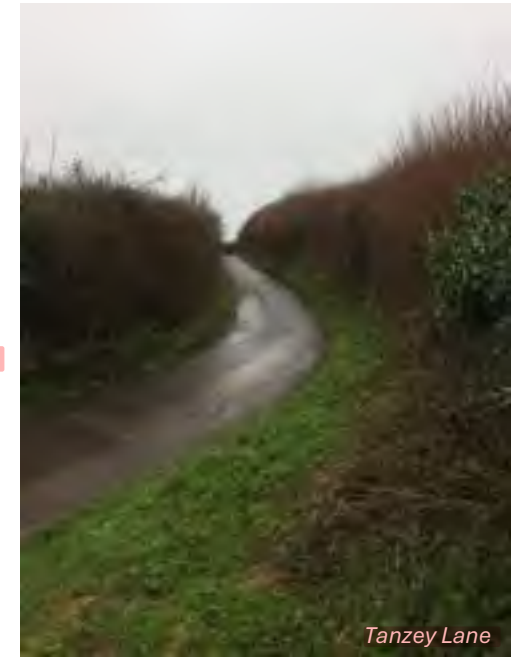
8.12 Key constraints relevant to this area include:

- The sites are on the crest and north flank of a gentle ridge extending eastwards from the settlement – they are therefore highly visible in the landscape, including in views from the Hardy Way that runs across fields north of Sodom Lane, and from other public vantage points to the north. As such development here will feature as the foreground to the village, including much valued views of the tower of St Gregory's, albeit that the impact of potential development on the wider landscape character is reduced because the area adjoins the village. These views into the site will need to be considered in terms of the villages' character;
- The sites are also relatively deep (ranging from 200 – 300m approximately as measured between Sodom Lane and the B3092) and therefore should incorporate a green gap in order to retain the more linear form and character of the historic elements of the village (as opposed to a more uniform estate layout);
- There are two public footpaths that cross the western section (N47/34 and N47/35), giving much valued views out to Nash Court, Fifehead Magdalen and Duncliffe. The east-west route (the N47/34) broadly follows an historic route leading towards the church, as shown on the historic OS maps;
- The sites flank the Grade II Listed Laburnum Cottage, which historically sat apart from the village in its simple agricultural setting, a characteristic that should be respected;
- Whilst neither site floods, groundwater levels in the area are relatively high, and Sodom Lane is subject to surface water flooding, impacting on properties and safe passage along this lane, which could be exacerbated by the development of these fields. Changes in farming practices in the



²⁷ P/RES/2024/03588 <https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=406697>. Documents accompanying the application note that the outline application identified the south-east corner of the site to provide community facilities (exact uses to be confirmed at the reserved matters stage), but this is not included within the reserved matters application, and may come forwards as part of a separate reserved matters at a later date.

fields north of Sodom Lane²⁹, has increased the run-off from these areas, adding to this problem. This is further complicated by the potential for storm overflows from the local treatment facility (as evidenced in 2024 when extensive flooding in Sodom Lane resulted in a leak of sewerage). Managing drainage will therefore be critical;



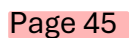
Tanzey Lane

- The native hedgerows fronting onto the lanes surrounding the sites, and mature trees – primarily within the westernmost site - have ecological value as wildlife corridors and habitats, including for bats. However the traditional village character has properties facing onto the highway. The large mature trees also contribute to the wider landscape character of the area (four of the sycamores within the westernmost site were assessed as ‘high quality’ trees with an expected life of at least 40 years remaining). The trees should be retained, and any loss of hedgerow compensated. As the B3092 is more heavily trafficked and may therefore be appropriate to set development further back from the road, which would allow the retention and reinforcement of the hedgerow along this boundary, although this should not prevent the buildings having a positive frontage with the road in keeping with the settlement character;
- The potential for adequate visibility splays onto Sodom Lane is compromised by the native hedgerow, and Tanzey Lane is sunken. The narrow nature of these lanes means they are unsuitable to serve the development (other than for pedestrian / cyclist access). With the change to bus services in May 2025, the remaining CR3 service for the village is routed along Sodom Lane, with stops at the junction with Corner Close and west of Ashley Road. Neither location currently has a suitable shelter for passengers to wait or information about the service, which should be remedied. There are no footpaths on this section of Sodom Lane (and further west on Pilwell) or on Tanzey Lane, which have the potential to become more heavily trafficked, and alternative pedestrian routes within the site (and additional measures to allow safe pedestrian passage along Sodom Lane and across to the Royal British Legion Club opposite) should be explored. There are no footways along Crown Road until past Rose Cottage, with the width of the pavement thereafter varying with some overly narrow sections, which means that pedestrian access to the northern part of the site is challenging. Whilst there is a link through to Ashley Road (via footpath N47/34) that can provide a safe and attractive off-road walking route into the village, improving the B3092 for pedestrians (linking to alternative, attractive alternative routes within the site) is encouraged.

8.13 The 2022 proposals for the site to the west of Tanzey Lane included an area for a community building, initially suggested by the applicants as a potential base for a pre-school. It is also possible that part of either site could be considered for some commercial uses – particularly given both sites access directly onto the B3092 and therefore also benefit from passing traffic. The potential need for business and new / expanded facilities is considered further in Policies 10 and 11.

8.14 An indicative map of how the site could be developed, taking into account the issues and proposed policy, is provided.

²⁹ historically permanent pasture, the fields to the east of the track to Ashley Farm have been ploughed in recent years, meaning the land is less effective at retaining water



Policy 8. The eastward expansion of Marnhull

- a) Land north of Crown Road / Salisbury Street, shown as the eastward expansion on Map 3, is allocated for residential development of up to 139 dwellings, public open space and a new community building, and may include a small proportion of commercial / workspace.
- b) The development should ensure the following:
- the primary highway access points are provided from the B3092, taking care to ensure the design does not unduly compromise the historic and rural character of Tanzey Lane. Tanzey Lane should function as an attractive route for walkers, horse-riders and cyclists, with measures secured to ensure that it is not used as a rat-run for vehicles.
 - an internal all-weather footway link (suitable for buggies and wheelchair users) is provided from east to west within the development, linking from the corner of the allotments on Sodom Lane, include a safe crossing of Tanzey Lane, and **connecting** through to Ashley Road (via footpath N47/34), to provide a safe and attractive off-road walking route into the village, as well as connecting **north** onto Sodom Lane **(to provide access to the Royal British Legion Club)**, and to the end of the existing pavement adjoining the junction with Ashley Road **(to provide access to the bus stop)**. **The provision of a footpath / pavement heading westward along the B3092 to connect to the existing pavement is also encouraged to further promote walking.**
 - the existing footpath N47/35 linking **south** to Crown Road is retained, and contributions sought to provide a continuous footway from this point heading **westwards** along Crown Road to link into the existing footway along the B3092. **An internal footway link from the southern section of the N47/35 to where the pavement restarts (east of Tanzey Lane) should also be provided if feasible, otherwise contributions should be sought towards extending the footway eastward along Crown Road to the Tanzey Lane junction.**
 - the provision of play areas in line with the Fields in Trust Standards.
 - contributions towards improvements in the frequency and coverage of local bus services, and to the bus stops, are sought in line with Policy 12.
 - a green **landscaped** buffer is provided around the cluster of buildings on the junction of Sodom Lane and Tanzey Lane, in order to allow the Grade II Listed Laburnum Cottage to remain apart from the village in **a** simple agricultural setting.
 - a green corridor is provided running east-west through both sites, of sufficient width to retain a distinct green gap between the two main linear routes that define Marnhull – this should **aim to** meet Natural England's Accessible Greenspace Standards (ensuring a doorstep greenspace of at least 0.5ha within 200 metres) **if feasible**. Where possible, this should be aligned to retain views towards the tower of St Gregory's, and incorporate the **main walking routes and** mature trees within the site. This green corridor should be managed primarily as a natural grassland / meadow habitat **(incorporating swales or other natural drainage systems as may be required)**, and include elements of further hedgerow and tree planting **where these would not interrupt important views**.
 - the scale of development and landscaping proposals pays due regard to the topography and potential prominence of the site in views from the north, including the Hardy Way, and the amenity of existing and future occupants of the homes and private garden areas of the properties in Ashley Road, Barnes Close and Wildon are not materially harmed as a result of excessive overlooking, disturbance, overbearing development or loss of light.
 - the hedgebanks along Tanzey Lane **are** retained and managed as part of the highway / public realm. The translocation of the hedgerow fronting onto Sodom Lane **(if feasible), or its removal and replacement, is supported,** as this is necessary to enable the continuation of the historic, linear character of the village fronting onto the main routes through the settlement. **Properties are similarly expected to be orientated to face onto the more heavily trafficked B3092, but**

may be set back behind the existing hedgerow where this is capable of retention and reinforcement, and which can then provide a buffer to any residential properties.

- the surface water drainage system avoids exacerbating flooding along Sodom Lane, and is designed in accordance with Policy 13.
- the mix of house types and tenures accords with the requirements in Policy 7.
- the community building is located for ease of access to the village, and accommodates one or more of the needs identified in Policy 12. Should a community use prove unviable, then a commercial facility that would support social interaction, such as a café, art gallery etc... is preferred. Any commercial / business workspaces should be located to be visible and have easy access from the B3092, and be of a scale and nature in accordance with Policy 11. Reasonable and necessary contributions towards improvements to off-site facilities will be sought, as set out in Policy 11.

The southward expansion of Marnhull - land off Butts Close, west of Schoolhouse Lane:

8.15 An outline application for 39 houses on land adjoining Butts Close and Chippel Lane was first approved in March 2023³⁰. The landowner subsequently submitted a hybrid planning application for 120 houses on land off Butts Close and Schoolhouse Lane, as well as a mixed use development including a food store, office space, cafe, and a mixed commercial, business and service uses centre with two flats over on land west of Church Hill³², and following refusal by Dorset Council, this larger scale of development has been allowed at appeal.

8.16 Whilst the consensus view of local residents was that they did not want a larger foodstore and commercial units in a new village centre location, this did not concern the Planning Inspector. He considered that the Tess Square scheme would “deliver a significant public benefit in providing a much improved range of local services which would reduce the need to travel out of the village”, noting that there was a legal agreement in place to ensure that the commercial elements of the scheme would be delivered at the same time as the Butts Close homes³³.

8.17 Key constraints relevant to this area include:

- The site sits below the east-west ridge that New Street runs along, on land that falls away to the south, and is therefore highly visible in the landscape viewed from the south, including the approach into Marnhull along the B3092 and also the Hardy Way where it forms the foreground to the cluster of buildings around St Gregory's church. There is a public footpath that crosses the site (N47/28), giving views eastwards towards Melbury Hill / Fontmell Down in the Cranborne Chase National Landscape, as well as views back up to the tower of St Gregory's

Land south of Butts Close with view to Church tower



View across Conyers Place to the field, as seen from the Church Tower



³⁰ P/OUT/2021/03030 <https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=289240>

³² P/OUT/2023/02644 submitted to Dorset Council in November 2023 <https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=396600>

³³ The Unilateral Undertaking requires that the no more than 50% of the open market dwellings are occupied prior to the main retail unit in Tess Square being brought into first use, and no more than 75% of open market dwellings are occupied until such time as the construction of Tess Square has been completed.

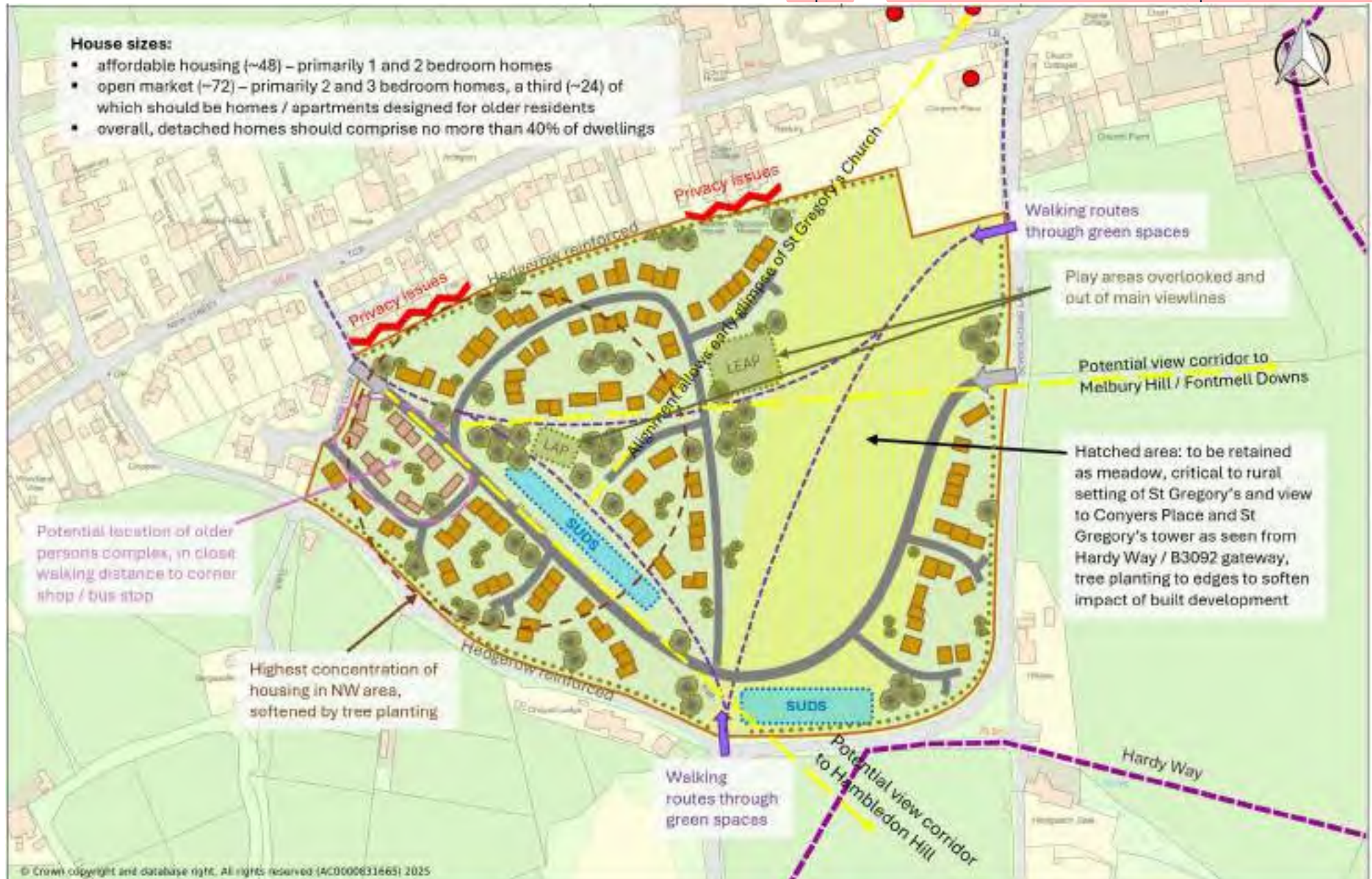
which is an important landmark and focal point for the parish. There is also another public footpath along the north-western edge of the site which exits onto Chippel Lane (N47/29).

- Conyers Place (The Old Rectory), a Grade II Listed building, backs onto the field, which itself comprises part of the former glebe lands of the then rectory, the income from which would have supported the parish priest. It also forms part of the rural setting of the Grade I Listed St Gregroy's church. The field has cultural associations with Thomas Hardy's Tess of the D'Urbervilles, the area south of Conyers Place being the most likely location of the site of the May Day dance, and painted by Gordon Beningfield (for more information see Appendix 5), with views of the church and field clearly visible from both the B3092 and Hardy Way;
- The terrace of single storey bungalows in Butts Close have very limited rear gardens, and could be easily overlooked from adjoining development. Occupants of the courtyard development opposite the school (Newton House, Blenheim House and Braeburn House) could similarly be affected;
- It is possible to create a new access onto Schoolhouse Lane, which would be suitable as the primary vehicular access (thereby avoiding large increase in traffic to New Street / Chippel Lane). This is also likely to be the most direct route for many pedestrian journeys, but there are no pavements on this section of road (which is currently within the 40mph limit), and would require pedestrians to cross at the New Street junction where there is only a painted pavement on the northern side wrapping around the church, and these limitations should be addressed. Chippel Lane is narrow and winding with limited visibility, and additional motor vehicle traffic using this route should be discouraged. The existing footway along Butts Close is substandard on the eastern side (adjoining the westernmost bungalow), which should be widened to ensure pedestrians do not have to cross and re-cross (or walk in) the road. With the change to bus services in May 2025, the remaining CR3 service for the village is routed along New Street, with stops by the school and east of the crossroads with Chippel / Sackmore Lane. Neither location has a suitable shelter for passengers to wait or information about the service, which should be remedied.
- The native hedgerows fronting onto Schoolhouse Lane and Chippel Lane (the latter also including field maple and sycamore trees), have ecological value as wildlife corridors and habitats, including for bats and Barn owls.
- 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 when the road is flooded cannot be seen, so vehicles navigating the flooded area can unknowingly fall into the ditch and sustain damage).

8.18 An indicative map of how the site could be developed, taking into account the issues and proposed policy, is provided.



Map 5. Indicative Plan for the southward expansion of Marnhull



Policy 9. The southward expansion of Marnhull

- a) Land adjoining Butts Close, west of Schoolhouse Lane, shown as the southward expansion on Map 3, is allocated for residential development of up to 120 dwellings and public open space. This should be phased with the delivery of Tess Square commercial development as granted permission under P/OUT/2022/02644 (or an appropriate equivalent) in order to increase the self-containment of the village.
- b) The development should ensure the following:
- the primary highway access point is provided from Schoolhouse Lane, with a secondary access provided from Butts Close. Chippel Lane should function as an attractive route for walkers, horse-riders and cyclists, with measures secured to reduce its potential use as a rat-run for vehicles.
 - the focus of built development is towards the north-western section of the site, to allow a greater degree of green space / flood attenuation measures to be included in the lower, southern section, and ensuring a more verdant, rural setting in relation to Conyers Place and St Gregory's Church as seen from Hardy Way and Chippel Lane junction. The scale of development and landscaping proposals must pay due regard to the topography and potential prominence of the site in views from the south and importance of retaining views to (and prominence of) St Gregory's church, including from the Hardy Way, and seek to retain some views out to Melbury Hill / Fontmell Down to the east, and Hambledon Hill to the south-east. A large area of open space should be retained to the south of Conyers Place, as shown by the hatched area on the indicative plan, and managed as meadowland, with the road crossing this gap located in the southern end of the meadow. Clumps of tree planting should be included where feasible to soften the impact of the development in wider views, whilst not blocking planned views.
 - the amenity of existing and future occupants of the homes and private garden areas of the properties in Butts Close, and the courtyard development opposite the school (Newton House, Blenheim House and Braeburn House), is not materially harmed as a result of excessive overlooking, disturbance, overbearing development or loss of light.
 - attractive all-weather footway links are provided through the site (connecting to Butts Close, south to the exit onto the B3092 / Chippel Lane junction, and east to Schoolhouse Lane). These should be routed within the public open space areas as far as feasible, orientated to allow the enjoyment of clear and uninterrupted views of St Gregory's Church tower, and towards Hambledon Hill and Melbury Hill / Fontmell Down if feasible.
 - improvements to the wider footpath / highway network are sought, in particular to address the substandard pavement link within Butts Close, the lack of a pavement along Schoolhouse Lane (as far as the site access) and linking onto New Street and Church Hill.
 - contributions towards improvements in the frequency and coverage of local bus services, and to the bus stops, are sought in line with Policy 12.
 - the public open space should aim to meet Natural England's Accessible Greenspace Standards (ensuring a doorstep greenspace of at least 0.5ha within 200 metres) if feasible, and include the provision of play areas in line with the Fields in Trust Standards.
 - the surface water drainage system is designed in accordance with Policy 13, taking particular care to consider the off-site flood risk to the B3902 / Chippel Lane.
 - the mix of house types and tenures accords with the requirements in Policy 7.
 - reasonable and necessary contributions towards improvements to off-site facilities will be sought, as set out in Policy 11.

Business needs and opportunities

8.19 There are a range of businesses in the village, although the village lacks a dedicated industrial area. Local businesses include the two village stores, the pharmacy, two pubs, a hairdresser, a blinds and curtains shop, a local garage for vehicle repairs and MOTs, a local engineering / agricultural contractors and the local quarry for Marnhull Stone, as well as the farms (and the two farm shops) in the parish. The two schools and local surgery employ staff. In addition to the visitor accommodation offered at the local pubs, there are also several bed and breakfast / holiday lets – and business owners have told us that the local countryside is a major draw for visitors, although more could be done to promote the Thomas Hardy connections (such as guided tours). A significant proportion of working age population also work from home or run local businesses with no fixed workplace (for example Bramall Gardens Limited).

8.20 Although the consensus of local opinion from the parish Survey was that a larger foodstore and other commercial units in a new village centre location was neither necessary or desirable, permission has been granted for this on land off Church Hill, by the surgery, as part of the Tess Square appeal. This will, when built, provide a food store with café of just over 800sqm sales area³⁴ with office space above, plus a building subdivided into five units of about 100sqm each, for Class E uses, which includes shops and services, café / restaurants (but not hot food takeaways or pubs), indoor sport, recreation or fitness centre, medical or health services, child / day care centres and office / light industrial uses³⁵.

8.21 The towns of Stalbridge, Sturminster Newton, Gillingham and Shaftesbury have a range of industrial / trading estates within 5 miles of the parish, and there are several estates / business sites within about 2 miles of the parish, including:

- Gibbs Marsh Trading Estate is in Stalbridge parish to the west, and 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

Local businesses with premises in the parish (2024):

- Blackmore Vale Footcare	- Blackmore Vale Inn
- Crown Inn	- Clock House B&B
- Cooks Garage	- Fabulous Farm Shop (office)
- Marnhull Pharmacy	- Marnhull Stone Ltd
- Marnhull Stores (Spar)	- Primrose Organic Produce
- Robin Hill Stores and PO	- The Curtain Man
- The Ivy Hair and Beauty	



³⁴ This is anticipated to have a net sales area of 814 sqm with 638 sqm used for convenience sales,

113 sqm for comparison sales and 63 sqm will be occupied by the café, and is nearly double the size of the main foodstore in Sturminster Newton

³⁵ For more information see <https://www.legislation.gov.uk/uksi/2020/757/regulation/13>

depot. This has been assessed as having some capacity for further units within the estate (1.1ha)³⁶.

- Henstridge Trading Estate is just north of Gibbs Marsh, in Somerset. This has AJN Steelstock Limited, the air ambulance at Henstridge Airfield and MB Crocker amongst many others.
- Manor Farm Trading Estate lies to the north in Fifehead Magdalen parish, and consists of smaller industrial units that were converted from farm barns.

- 8.22 Our parish survey asked local residents if anyone in their household was looking to buy or rent business premises in the parish in the foreseeable future. Some nine response forms responded positively to this question, with three potential new start-up businesses. The typical needs for premises were relatively small ranging from retail / takeaway, consultancy and building-related trades. There was no obvious need for further tourist accommodation. This is a snap-shot sample of possible need, and indicates that the potential for some small business / retail units or office / light industry could be used by local entrepreneurs and further boost local employment. These would typically fall into Use Class E.
- 8.23 The scale of any further development will need careful consideration, as it should be related to local needs to avoid adding to the number and length of journeys. Any retail / main town centre uses³⁷ will also need to be small-scale or risk having a significant adverse impact on existing provision at Sturminster Newton (where the town centre is relatively small and therefore more liable to competition). The retail assessment provided as part of the Tess Square appeal³⁸ indicates that about 55% of trade will be drawn from outside of the village, with just under 20% of trade coming from the nearby villages³⁹, and the remaining 25% from further afield, including Sturminster Newton and Stalbridge. The impact of this in reality has yet to be seen. It is therefore considered appropriate to include a threshold of 280sqm floorspace (gross) for such assessments going forward, which aligns with the most recent retail evidence for this area⁴⁰. As a guide, new units should be under 180sqm floorspace (gross)⁴¹ and, if in excess of 280sqm, should be capable of sub-division, to maximise flexibility for future commercial / business re-use.
- 8.24 It is possible to re-purpose redundant agricultural buildings to commercial uses under permitted development rights. However their commercial re-use will depend on a number of factors, including their size (the cumulative floor space of buildings on any one unit should not exceed 1,000sqm), type of use, and the nature of transport impacts, and other factors such as noise and potential for pollution⁴². Units over 150sqm floorspace (gross and cumulatively) are subject to further scrutiny.

³⁶ Dorset and BCP Employment Land Study Final Report, March 2024 <https://www.dorsetcouncil.gov.uk/w/employment-land-study>

³⁷ As defined in the NPPF glossary <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

³⁸ Tess Square, Marnhull Retail Impact Assessment, produced by Lichfields, January 2025 appended to the Planning Proof of Evidence of Mrs Clare Spiller

³⁹ Within 2 - 4km distance of the proposed site, including Fifehead Magdalen, Hinton St Mary, Stour Provost and West Stour

⁴⁰ See paragraph 7.48 of Dorset Retail & Leisure Study - 2022 Update, produced by Lambert Smith Hampton for Dorset Council, January 2023

<https://www.dorsetcouncil.gov.uk/w/dorset-council-local-plan-evidence-and-background-papers>

⁴¹ This reflects the average size of outlet for comparison shops in Sturminster Newton (174sqm)

⁴² Under Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

<https://www.legislation.gov.uk/uksi/2015/596/contents>, permitted development rights exist for the change of use of an agricultural building and any land within its curtilage to a flexible use that may include general industrial, storage / distribution, commercial, business, service or hotel use, but this is subject to a number of conditions including the potential prior approval of matters relating to transport and highways impacts, noise impacts, contamination risks and flood risks for more than 150sqm floorspace.

8.25 Whether business / employment opportunities come forward through the re-use of existing buildings, or through new development, an important consideration will be the adequacy of the rural road network to cater for the traffic they are likely to generate. Controlling the amount and type of traffic is not an easy matter to enforce, and therefore cannot be easily controlled through the imposition of conditions. It therefore makes sense to direct any new commercial enterprises, particularly those of a scale or nature liable to create a more significant traffic impact, to be readily accessible from the B3092.

- 8.26 The landowner of Church Farm approached the Steering Group to discuss the potential re-use of the farm buildings and associated yard to the south side of Crown Road. They explained that the proximity of the working farm to the village was becoming problematic, given the routing of the public footpath (N47/36) through the farmyard and potential health and safety risks associate with livestock, slurry and large agricultural machinery (particularly when walkers do not stick to the footpath, or forget to close the gates), and increasing incidences of theft and trespassing, all of which may become more prevalent as the village expands eastward. They are therefore looking to relocate the farmyard to another more appropriate location on the holding, which would release the current farm site for an alternative use, and would like it to be considered for commercial / business use, compatible to its location on the edge of the village. The site is larger than the maximum currently allowed under permitted development rights, and therefore would need to come forward as a planning application, and is therefore included as a site allocation under the following policy. **The site boundary has been drawn** to exclude the trees that wrap around the southern / eastern edges of the farmyard (as these should be retained), and Policy 6 should ensure that development does not impact on their future growth / root protection areas. Given the sites' location being partly within the Conservation Area and visible in the view of the Grade I Listed church and Grade II Crown Inn as approached from along the B3092, care will need to be taken to ensure the character of the Conservation Area and setting of these important heritage assets is properly considered in line with Policies 1 and 2.
- 8.27 Farm buildings and land off Hains Lane, including the large egg-production unit, have been promoted by the landowner of Strangways Farm as part of the Dorset Council 'call for sites'⁴³. The units are in excess of the size that could be converted to commercial use through permitted development rights, and the rural nature of Hains Lane means that is not suited to large vehicles or higher volumes of traffic, as evidenced by the significant degradation of the lane within just six weeks of being resurfaced. These farm buildings are not therefore being proposed for commercial re-use / redevelopment as part of this Plan.



⁴³ Reference LA/MARN/012 <https://wa.dorsetcouncil.gov.uk/ShelaaWebsite/pages/Site.aspx?i=2335>

Policy 10. Business strategy

- a) Opportunities for further business / employment (including shops and local services) **to meet local needs**, contribute to the vitality and viability of the local community, and boost employment opportunities in the long term, will be supported in the following locations:
- within land at Church Farm (as shown on Map 3);
 - within the eastward expansion of the village (as shown on Map 3) on land adjoining the B3092;
 - through small-scale infill opportunities within the revised settlement boundary;
 - through the re-use of existing rural buildings / previously developed land.
- b) In all cases:
- **there should be a clear local need for the development – applicants should demonstrate how the proposals would contribute to the vitality and viability of the local community and/or boost employment opportunities in the long term;**
 - **the site access should either be directly connected** onto the B3092, or (unless comprising a single unit restricted to under 150sqm gross floorspace), must be accompanied by an assessment that clearly demonstrates the likely size and volume of traffic generated by the development (taking into account potential changes allowable through permitted development rights) would not have a significant adverse impact on the rural character or safety of the local highway network;
 - new buildings in excess of 180sqm floorspace (gross) should be justified by evidence to support the local need for their construction, and, if in excess of 280sqm, should be designed to be capable of sub-division to provide flexibility for future re-use;
 - any main town centre uses will not exceed 280sqm gross floorspace, or are accompanied by an assessment that shows the proposed development would meet the sequential test and retail impact assessment in line with national planning policy;
 - the design of buildings / extensions should be appropriate to the rural character of the area (taking into account Policies 1 and 2), and not unduly prominent from wider public views area (taking into account Policies 3 and 5);
 - the nature of the development should avoid significant adverse environmental impacts, including noise or light pollution (taking into account Policy 4), and safeguard residential amenity. Sites that are particularly sensitive due to their heritage, biodiversity or landscape contribution should be avoided.
- 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.

Community scale energy project

8.28 We asked local residents whether they would be interested in a community scale energy conservation or generation projects such as solar panels, wind turbines, ground source heat pumps, and if so, whether they would be willing to be actively involved in setting up such a community scheme. The responses showed that overall this should be supported, and that there should be a reasonable ‘pool’ of willing volunteers to help. The Marnhull Green Teams are looking further into this.



Support for Community scale energy projects - Parish Survey 2023

Would you be interested?

- Yes	62.5%
- No	28.9%
- Don't know / no answer	8.6%

Would you be willing to help?

- Yes	19.2%
- Yes – but not right now	14.8%

Community facilities

8.29 Marnhull is known for being an active village with a wide range of activities, from cricket and tennis to art classes, music nights, film showings, skittles and quiz nights, as well as traditional community events like the Marnhull Show and ‘Fest’. One of the reasons Marnhull is deemed to be a ‘sustainable’ village is because it is seen to have a good range of community facilities, particularly when compared to other villages on Dorset. Some of these are run commercially, such as the shops and pubs, others have public funding or oversight such as the medical centre, schools and village hall. Marnhull is also reasonably close to Sturminster Newton, and not too distant from Gillingham and Shaftesbury, where there are larger food stores, secondary schools, leisure and sports centres and other such facilities that rely on a much larger population base to be viable and effective.

8.30 The Parish Survey showed that the community facilities are much valued by local residents. The general consensus was that the village hall and recreation grounds, local schools, the two village stores, the surgery and pharmacy, and the local garage, were all ‘very important’⁴⁴

8.31 There are two local stores, Marnhull Stores (Spar) on New Street and Robin Hill Stores and Post Office on Burton Street, as well as a farm shop on the Eastern side of the parish. Discussions with the local store owners in 2024 reveals that they both have a customer base that is hyperlocal, serving distinct areas of the village, combined with a degree of passing trade. For those with limited mobility the fact that there are two shops means that one or the other is likely to be reasonably accessible without a car despite the dispersed nature of the village. Both have very limited parking which is a concern as

“When I first came to the village 50+ years ago, there were many more shops in the village, these have all closed with the increase of car ownership and availability elsewhere.”

Local Resident, Marnhull Parish Survey

“I don't believe that a large food store is viable in Marnhull. Even Sturminster Newton only supports a fairly small food store. I cannot see a café having sufficient footfall, given that the pubs have not found it viable to offer coffee / afternoon tea etc.”

Local Resident, Parish Survey 2023

⁴⁴ The survey omitted the two pubs and Royal British Legion hall as possible options - their absence from this list should not be seen as a lack of local endorsement.

this can cause frustration. Neither has sufficient capacity on their existing site to optimise their commercial potential. It is not clear whether these facilities will remain in situ and be commercially viable if and when the new units permitted as part of the Tess Square development are built and occupied, but national planning policy makes clear that the planning system is not intended to prevent competition between different operators.

- 8.32 The pubs, churches, the Methodist hall, the village hall, Royal British Legion hall and recreation areas all provide opportunities for social interaction which is so important to a thriving and supportive community. The Community Choir (that meets in the village hall) is a good example of an active group that brings together a wide range of people from the village from different backgrounds, and which has benefitted from the recent extension to the hall. The fact that there are two pubs and three halls in different locations around the village means that there are opportunities in easy walking distance for most villagers despite the lack of a 'village centre'. A number of voluntary groups provide community support such as Marnhull Village Care, and the Hub & Repair Café.
- 8.33 The recreation ground offers play facilities for children, as well as tennis courts and space for cricket / football. There are no other equipped play areas in the village, meaning that many households live some distance from a playground⁴⁵, although further play areas are planned as part of the southern and eastward extensions. At the time of drafting this plan, the cricket club has established several teams and ideally needs a second pitch and improved changing facilities, but there has been less interest in organised football matches (other than the walking football club which meets weekly). Additional play areas are planned for some of the proposed new developments. There are also well-used allotments leased to and run by the Parish Council. The Parish Council is responsible for the maintenance of the parish cemetery off Burton Street, and ensuring that there are sufficient burial plots available to meet anticipated needs.
- 8.34 In terms of healthcare, whilst the village has a medical centre, the Blackmore Vale Partnership Practice does not currently provide direct face-to-face doctor appointments at Marnhull. A Practice Nurse is available for appointments two mornings a week. This means that residents have to travel to the Practice's other premises in Shaftesbury or Sturminster Newton to see a Doctor and for some other appointments. The presence of the surgery in the village was seen as 'very important' by more than 85% of those responding to the parish survey, and the second highest priority for improvement (second only to protected green spaces). It remains a matter of frustration to local residents that what is a modern, purpose-built facility is not being fully utilised, despite the obvious need for local healthcare. Discussions with the

"Improvements to the facilities already available would be a better route."

Local Resident, Marnhull Parish Survey

Blackmore Vale Inn



Marnhull Recreation Ground

⁴⁵ The 2024 Fields in Trust Standards <https://fieldsintrust.org/insights/standards> suggest that there should be an area of open space specifically designed and laid out with features including equipment for children who are beginning to play independently with friends, and for adults with young children, within 400m walking distance from every home (and with no significant barriers such as main roads to cross).

practice management team in 2024 highlighted the fact that the use of the surgery was unlikely to improve in the short-term, due in part to uncertainty of what a future NHS GP practice will look like, and the lack of doctors nationally (and specifically doctors wanting to work in a rural location). The Practice's lease agreement on the building also comes to an end in 2028. The Practice are looking to train doctors, and are using modern technology to help reduce waiting times and better target their resources, while recognising that a high percentage of their population are elderly. The pharmacy is operated independently, is open six days a week, and is well used and liked by the village.



Marnhull Pharmacy and Surgery

- 8.35 The village has two primary schools with associated pre-school facilities. St Gregory's School on New Street dates back to 1874, and is a voluntary aided school, and part of the Pickwick Academy Trust that serves primary schools across Wiltshire and North Dorset. The school caters for children aged 4 – 11, and the Jungle Hut preschool (from 2 years) is based in the school premises (and there are plans for this to be joined to the school) Although there are no current plans to change this arrangement, the option for a larger pre-school as part of the eastward extension to the village currently remains available. St Mary's Catholic Primary School on Old Mill Lane dates back even further to 1846, and is also a voluntary aided school, but part of the CAST multi-academy trust linked to the Plymouth Catholic Diocese, and is open to children aged 2-11. Both schools are operating below their potential capacity as at 2024/25⁴⁶, but this 'slack' may well change with the projected increase in population which includes a significant number of both open market and affordable family homes⁴⁷. Parking and localised traffic issues are a problem for both schools, and these are discussed further in Section 9.
- 8.36 It is difficult to predict with any accuracy the likely requirements for community facilities that may arise from the growth in the parish population, and this is further complicated by the uncertainty of when funding for such facilities may be released. Further cemetery land will be required in the future (as at the end of 2024 about half of the existing spaces were used), although whether this would be within the plan period is difficult to predict due to the likely change in population size and demographics. Land to the east of the existing cemetery should be reserved to meet such needs going forward (subject to landowner agreement⁴⁸). The provision of additional allotments may well be required as the population grows (and because the current allotments at the eastern end of the village are dependent on the continued goodwill of the landowner). Ideally the Parish Council would wish

⁴⁶ Discussions with the head teachers in 2024 gave St Gregory's school roll as 65 + 16 preschool, against a capacity of 168 pupils, and St Mary's school roll as 96 + 11 preschool, against a capacity of 191 pupil.

⁴⁷ There are also a number of children who attend from out of the village, with children attending St Gregory's, typically from Sturminster Newton and Stalbridge, and from a slightly wider catchment including Gillingham and Shaftesbury in the case of St Mary's

⁴⁸ The landowner, MB Crocker, has indicated a willingness to consider such a future extension through the "Marnhull's Future" Marnhull Brochure publication submitted with the planning application <https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=396600>

to secure land for such provision, and the landowner of the site adjoining Church Farm has indicated that they may be willing to help with the provision of allotments (the terms of this would need to be agreed). The provision of a multi-use games area (often referred to as a MUGA, and which is a hard-surfaced, fenced court that can be used for a variety of sports including tennis, netball, 5-a-side football and basketball practice) would appear to be a welcome addition to the current offer, providing both a further tennis court and opportunities for other games, and could potentially be accommodated adjoining the tennis courts (subject to relocating the cricket nets). At the current time cricket and football are played on the same site, but in the future these may need separate / expanded facilities as demand increases. Improvements to the sports pavilion and its changing facilities would also be welcome, and land to the north / north-west of the recreation ground could be used to meet such needs and also enable the relocation of the cricket nets (subject to landowner agreement⁴⁹). If this were to accommodate a full-size football pitch with run-off area, this would require a relatively level rectangle measuring at least 106 x 70m. Additional parking provision may also be needed at the recreation ground. There is a need for a further community building to allow the men's shed (which is temporarily based outside of the village) to relocate to a more accessible location within the village. Other potential uses of a new community building could be to help support a much larger pre-school (if such a need arises), a community gym (although this may be possible as a private commercial enterprise), or opportunities for a scout / guide hut (should interest in forming a troop arise). Other facilities are unlikely to be viable regardless of the level of growth, such as a much larger leisure centre / swimming pool, or a cinema / theatre.

- 8.37 Financial contributions towards the improvement of local facilities (as set out on the table that follows) have been secured from a number of the housing sites that have been granted planning permission. These are all index-linked and will generally be made available in stages as the sites are built out. There is little in the way of explanation regarding why some of these agreements vary, and it is possible that these could be varied through further negotiation and agreement. If the money is not spent within a reasonable period (normally considered to be 10 years), the landowner is entitled to ask for it to be returned.

Top priorities for improvements, Parish Survey 2023

Support for previously suggested ideas:

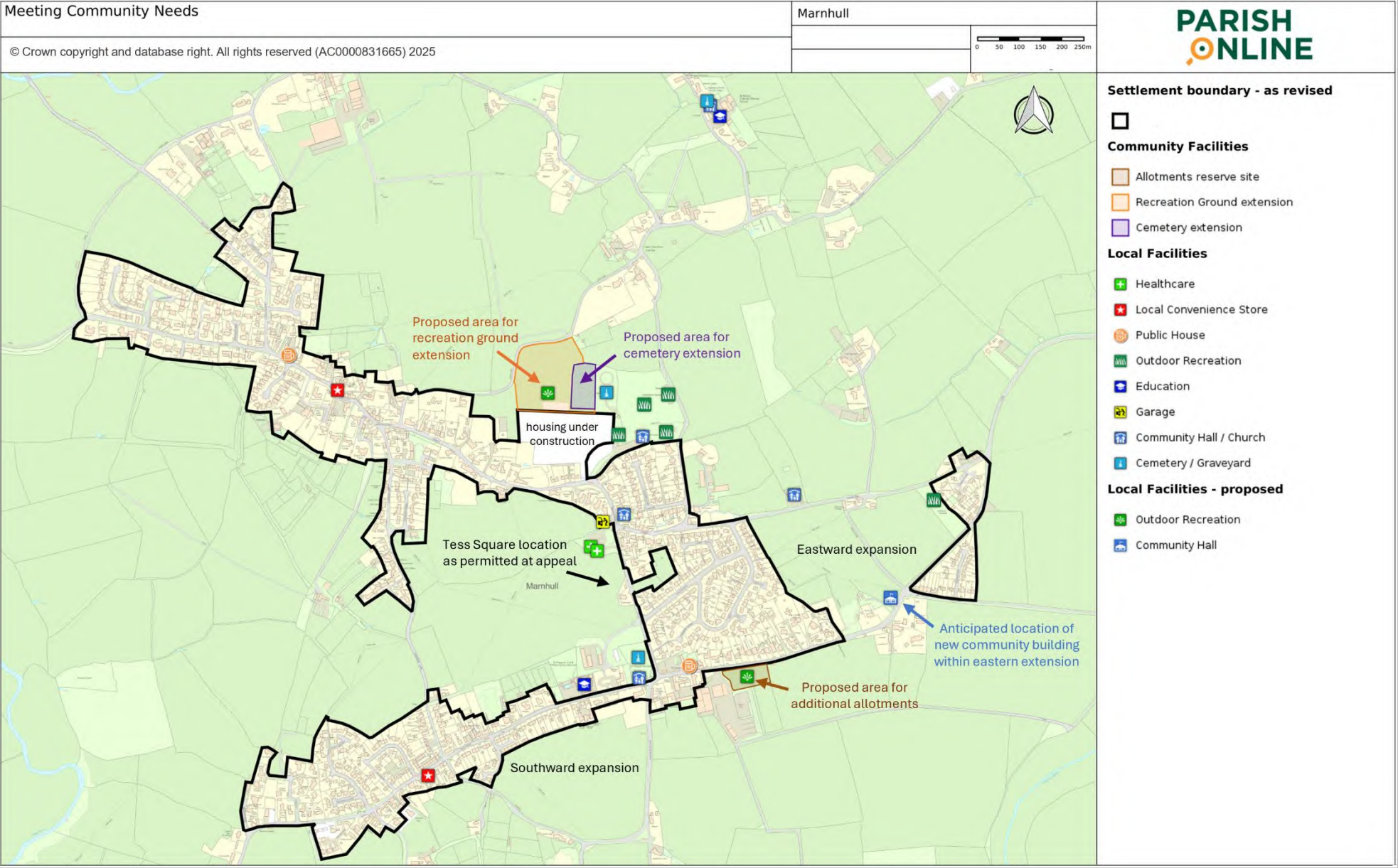
- Better health centre	41.9%
- More footpaths / bridleways	36.1%
- Other outdoor sports / leisure	21.1%
- More allotments	20.6%
- All weather sports pitch	18.2%
- A community orchard	17.0%
- Indoor sports pavilion	14.3%
- More shops	11.2%

Open ended question – top ‘missing’ facilities:

- Swimming (*this facility exists at St Gregory's School but is not open for public use*)
- Gym
- Café
- Football (*this is possible on the recreation ground subject to a slight overlap with the cricket season*)
- Rugby
- Badminton
- Cinema / Theatre (*Marnhull Entertains organises films and performances at the village hall, and a pantomime is run by the Marnhull Players*)
- Netball

⁴⁹ The landowner, MB Crocker, has indicated a willingness to consider such a future extension on land either north or east of the existing grounds through the “Marnhull's Future” Marnhull Brochure publication submitted with the planning application <https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=396600>. The site to the west is considered to be more appropriate as this is further from the setting of Nash Court, and has more flexibility to accommodate a full-size football pitch within the topography.

Map 6. Community Facilities in Marnhull



	Land N of Burton Street 2/2018/1808/OUT 61 dwellings	Land N of Crown Road 2/2018/1124/OUT 72 dwellings	Land N of Salisbury Street P/OUT/2023/00627 67 dwellings	Land off Butts Close P/OUT/2022/02644 122 dwellings	Total 322
Allotments	£308.16 per dwelling towards the provision of new land for allotments £18,797.76	£308.16 per dwelling towards the provision of new and/or the enhancement of the existing allotments £22,187.52	£308.16 per dwelling towards the provision of new and/or the enhancement of existing allotments £20,646.72	£308.16 per dwelling towards the provision of new and/or the enhancement of existing allotments £37,595.52	£99,227
Community Building	£2,006.97 per dwelling for the enhancement / enlargement of the village hall / construction of additional hall at Marnhull £122,425.17	£2,006.97 per dwelling for the enhancement or enlargement of the existing village hall within Marnhull £144,501.84	£2,006.97 per dwelling for the enhancement or enlargement of the existing village hall within Marnhull £134,466.99	£2,006.97 per dwelling for the enhancement and improvement of community facilities in the Parish £244,850.34	£646,244
Education	£6,094.32 per dwelling for the provision of additional teaching space / playing fields at St Gregory's and/or specialist and science provision at Gillingham Secondary School part of £371,753.52	No funding secured for pre-school or primary school provision. Funding of improvements to provision at Gillingham Secondary School secured. £0.00	£6,094.32 per dwelling for the provision of primary and secondary school places in the catchment area. £190.50 per dwelling towards the provision and/or enhancement of pre-school provision part of £421,082.94	£190.50 per dwelling towards the provision and/or enhancement of pre-school provision Funding of secondary school places in the catchment area also secured. £23,241.00	part of £816,077
Formal outdoor sports	£1,318.80 per dwelling for the provision of a tennis court and/or outside exercise equipment and/or upgrading the cricket ground / football pitch at Marnhull £80,446.80	£1,318.80 per dwelling for the provision of a tennis court and/or outside exercise equipment and/or upgrading the cricket ground / football pitch at Marnhull £94,953.60	£1,318.80 per dwelling for the provision of a tennis court and/or outside exercise equipment and/or upgrading the cricket ground / football pitch at Marnhull £88,359.60	£1,318.80 per dwelling for new and/or improved cricket ground, football pitch, additional tennis court and provision of outdoor exercise equipment and related facilities within the Parish or as may be appropriate £160,893.60	£424,653
Healthcare	no funding secured	£5,760 (£80 per dwelling) for the provision of a new	£772 per dwelling towards the provision of a new	£772 per dwelling towards the provision of additional	

	Land N of Burton Street 2/2018/1808/OUT 61 dwellings	Land N of Crown Road 2/2018/1124/OUT 72 dwellings	Land N of Salisbury Street P/OUT/2023/00627 67 dwellings	Land off Butts Close P/OUT/2022/02644 122 dwellings	Total 322
	£0.00	clinical room in the Marnhull Surgery £5,760.00	clinical room in the Marnhull Surgery £51,724.00	clinical space in the local area £94,184.00	£151,668
Informal Open Space	<i>no funding secured</i> £0.00	<i>no funding secured</i> £0.00	£1,594.49 per dwelling to enhance existing green infrastructure in the vicinity of the site £106,830.83	<i>no funding secured (on-site provision)</i> £0.00	£106,830
Play facilities	£967.52 per dwelling towards a new MUGA, enhancement of existing play equipment and/or skate park £59,018.72	On-site provision of LAP and LEAP and £967.52 per dwelling towards a new MUGA, enhancement of existing play equipment and/or skate park £69,661.44	On-site provision of LAP and LEAP £0.00	On-site provision of LAP and LEAP and £967.52 per dwelling towards upgrading of existing play equipment and skate park and provision of a MUGA within the Parish or as may be appropriate £118,037.44	£246,717
Rights of Way	£39.77 per dwelling for upgrading footpaths affected by the development £2,425.97	£39.77 per dwelling for upgrading footpaths affected by the development £2,863.44	£3,800 (£149.25 per dwelling) for the upgrading/provision of 10 pedestrian and bridleway gates required in relation to any footpath within 1 mile of the site. £10,000 (£56.72 per dwelling) for the surfacing of the North Dorset Trailway between Sturminster Newton and Stalbridge £13,800.00	£35.05 per dwelling for the upgrading / provision of pedestrian and bridleway gates, appropriate surfacing and signage required in relation to any footpath within the Parish. £74,000 to divert and surface the footpaths N47/33, N47/32, N47/31 and N47/30 and to dedicate and surface an informal footpath off Sackmore Lane. £78,276.10	£97,365

Policy 11. Supporting Community Facilities

a) Community facilities (as listed below and shown on Map 4) are important to residents and should be retained.

- Blackmore Vale Inn, Burton Street
- Crown Inn, Crown Road
- Marnhull Methodist Church, Burton Street
- Marnhull Recreation Ground, play area, tennis courts and skatepark, Burton St
- Marnhull Surgery, Church Hill
- Parish Cemetery, Burton Street
- Royal British Legion Hall, Sodom Lane
- St Gregory's School and Jungle Hut Pre-School, New Street
- St Mary's School and Pre-School, Old Mill Lane
- Cooks Garage, Church Hill
- Marnhull Allotments, Sodom Lane
- Marnhull Pharmacy, Church Hill
- Marnhull Stores (Spar), New Street
- Marnhull Village Hall, Burton Street
- Robin Hill Stores and Post Office, Burton Street
- St Gregory's Church, New Street
- St Mary's Catholic Church, Old Mill Lane

b) The loss or reduction of such facilities will only be supported if, after involving the local community in assessing potential solutions to retain the facility, it is clear that their retention would be unreasonable on the grounds of viability, and the service provider / site owner has pro-actively worked with the local community and relevant authorities to investigate potential solutions to retain the facility, or the change proposed provides clear community benefits and has the community's backing. Proposals will be supported that allow such facilities to modernise and adapt for future needs, including diversification schemes linked to the long-term operation of that facility as a viable concern.

c) The provision of new / expanded community facilities to meet local needs will be supported and should be directed to locations that are readily accessible on foot to the main population that the facility is intended to serve. Given the current levels of provision and potential pressures from the increased population and funding requirements, support should be given to measures that will secure the following (and where appropriate, planning obligations may be required to support):

- Facilities that would improve the provision of medical services in the village;
- Improvements to outdoor and indoor sports facilities, the public rights of way network and publicly accessible green spaces, to enable more people to enjoy active and healthy lifestyles, including the expansion of the recreation ground (for which a site is reserved as indicated on Map 4);
- Improvements to the community venues and recreational areas, including measures aimed at reducing their running costs to ensure these remain viable and enable greater uptake;
- The provision of fast electric vehicle chargers at key locations, such as the public houses and the village hall;
- Additional facilities to support activities for young people;
- The improvement of the local schools, including expanding pre-school provision and child-care options for working families;
- Additional allotment space (for which a site is reserved as indicated on Map 4);
- Additional cemetery space (for which a site is reserved as indicated on Map 4).

9. Highway Safety, Traffic and Transport

Prioritise walking and cycling for local journeys, and encourage improvements to public transport provision – primarily local bus services.

Minimise the adverse impacts from any increases in motor vehicle traffic on the roads and rural lanes, recognising that many of our rural lanes are unsuitable for large or high volumes of traffic, and that they are frequently shared with vulnerable road users, including pedestrians, horse riders and cyclists.

- 9.1 Much of Marnhull's highway network is made up of narrow country lanes and village roads with no footway. The lack of footways either means that these lanes function as shared spaces, used by pedestrians, cyclists, horse riders as well as vehicles of all sizes (including delivery vans, lorries and agricultural machinery), or that more vulnerable users are put off from walking altogether. There are many pinch points and blind bends where incidents and near misses occur with some regularity. The nature of these routes, with buildings or hedges often directly abutting the highway edge, makes it extremely difficult to alleviate these problems through simple traffic management solutions. The narrow lanes and bends around Marnhull do require drivers to slow their speed and be prepared to reverse or pull in to pass safely, but fear of accidents due to such unpredictable behaviour and lack of visibility can also deter more vulnerable residents from walking and cycling because they do not feel safe.
- 9.2 The former national cycle network route linking to Gillingham and Sturminster Newton is no longer promoted by Sustrans due to high motor traffic speeds and volumes, and therefore only deemed suitable for experienced users⁵⁰.
- 9.3 Public transport is extremely limited in scope. At the time of drafting the plan the village was served by two regular bus routes through the village - the CR3 (South West Coaches) between Gillingham and Sturminster Newton, and the CR4 (Buses of Somerset) between Yeovil and Blandford – as shown in Appendix 14. Both these routes require public subsidy, and Dorset Council took the decision to re-route the CR4 service away from Marnhull in April 2025, meaning that journeys to Blandford and Yeovil now require a change of bus at Sturminster Newton. The remaining service (CR3) has been altered to include a Saturday service (from May 2025), but the limited coverage and frequency (one bus every 2 to 3 hours) and lack of services beyond 7pm or on Sundays mean that the bus is not an attractive or suitable alternative to the car for many journeys, particularly journeys to work and social / leisure activities outside of the village. Funding of £52,952.88 has been secured from the Tess Square scheme only, for the support and increase of the frequency of the bus service that passes through the Parish, but it is not yet clear what improvements this funding may achieve.



Photographs of typical difficulties on some of the main thoroughfares through the village workshop, New Street

⁵⁰ <https://www.sustrans.org.uk/about-us/paths-for-everyone/reclassification-of-the-national-cycle-network-faqs/>

- 9.4 A major concern expressed by residents in the Parish Survey was to do with the volume and speed of traffic through the village and the impact on safety for all road users, and the extent to which this could worsen in light of the amount of new housing development that is likely to be built. The lack of planned improvements to the highway network then becomes a vicious circle, as the perception that the roads are not safe to walk or cycle along encourages people to use their cars even for short journeys, further adding to traffic at a time when we should be encouraging people to reduce car usage. A vision-led approach is required so that any new development is supported by the appropriate infrastructure, to provide a genuine choice of transport to existing and new residents.
- 9.5 Key issues on the local highway network, together with indications of the volume of traffic and cut-throughs used, are detailed in the accompanying Marnhull Village Traffic Survey 2024/25 and illustrated in Map 7.
- 9.6 As part of the work underpinning the Neighbourhood Plan, local residents have worked with Dorset Council to better understand the traffic flows in and around the parish, and what measures can be taken to help create safer spaces for pedestrians and cyclists. This work has been influenced by the thinking set out in Traffic in Villages⁵³, and the guidance included in section 01.RC.3 of the Parish-wide design guidelines and codes. These emphasise how design can alter behaviour to encourage walking and cycling without losing the rural character of our area.
- 9.7 Potential mitigation measures that have been identified are detailed in the accompanying Marnhull Village Traffic Survey 2024/25, and are summarised below and indicated on Map 8. The nature of these improvements should align with the Rural Roads protocol and not damage the rural character of our area.
- More defined signage and colour road markings at the B3092 entry points into the village (either as distinct village gateways or otherwise adapted to the space available) where pedestrians are likely to be walking.
 - The extension of the 30mph limit to the Sodom Lane junction to the east, and Walton Elm / Mowes Lane junction to the south (replacing the 40mph limit).

“The historic roads around Marnhull were never intended to accommodate the traffic and pedestrian flows arising from modern living and travel patterns.”

M Bale, Inspector, Salisbury Street Appeal, May 2024

Rural Roads Protocol – an overview

The Dorset Rural Roads protocol means the design of any highway improvements should:

- Balance the safety and access needs of users with care for the environment and the quality of the landscape and settlements;
- Use local materials with designs sympathetic to the character of the rural settlements;
- Consider the landscape adjacent to the road, address ecological and historical needs and interests;
- Address sustainability and consider the potential impacts of climate change, ensuring that the management of rural roads and streets does not create or contribute to foreseeable environmental problems in the future;
- Keep signs, lines and roadside furniture to the minimum and remove intrusive roadside clutter where this can be achieved without unduly compromising road safety;
- Where signs and markings are needed, adapt standard designs wherever possible to make them the best possible fit with local surroundings;
- Encourage and test innovative approaches and make full use of the flexibility in national regulations, standards and codes of practice.

⁵³ Traffic in Villages: Safety and Civility for Rural Roads: a toolkit for communities, Dorset AONB Partnership and Hamilton-Baillie Associates, 2011 <https://dorset-nl.org.uk/wp-content/uploads/2020/08/Traffic-in-villages.pdf>

Map 7.

Pinch points and problem areas

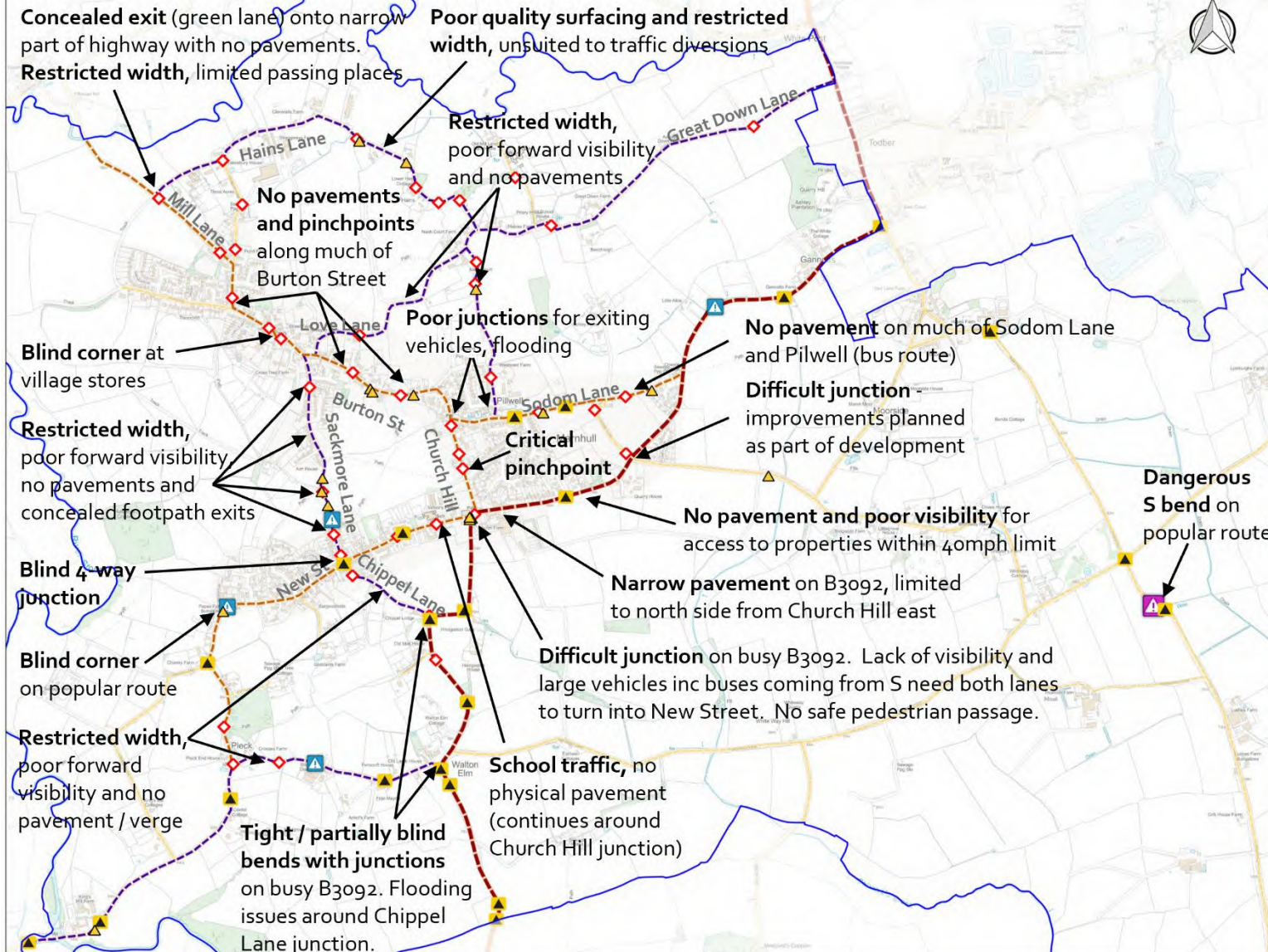
Highways Issues

Marnhull

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Date: 24/05/2025

0 50 150 250m

PARISH
ONLINE


Pinch Points around Marnhull

Crash Reports 2014 - 2024

- ▲ Fatal
- ▲ Serious
- ▲ Slight

Accidents and Near Misses

- ▲ from local knowledge

--- High volume B3092, average weekday flows ~3,330 (2021 2-way total)
Peak hour flows are typically 8 – 12%, and therefore estimated at around 330/hr peak

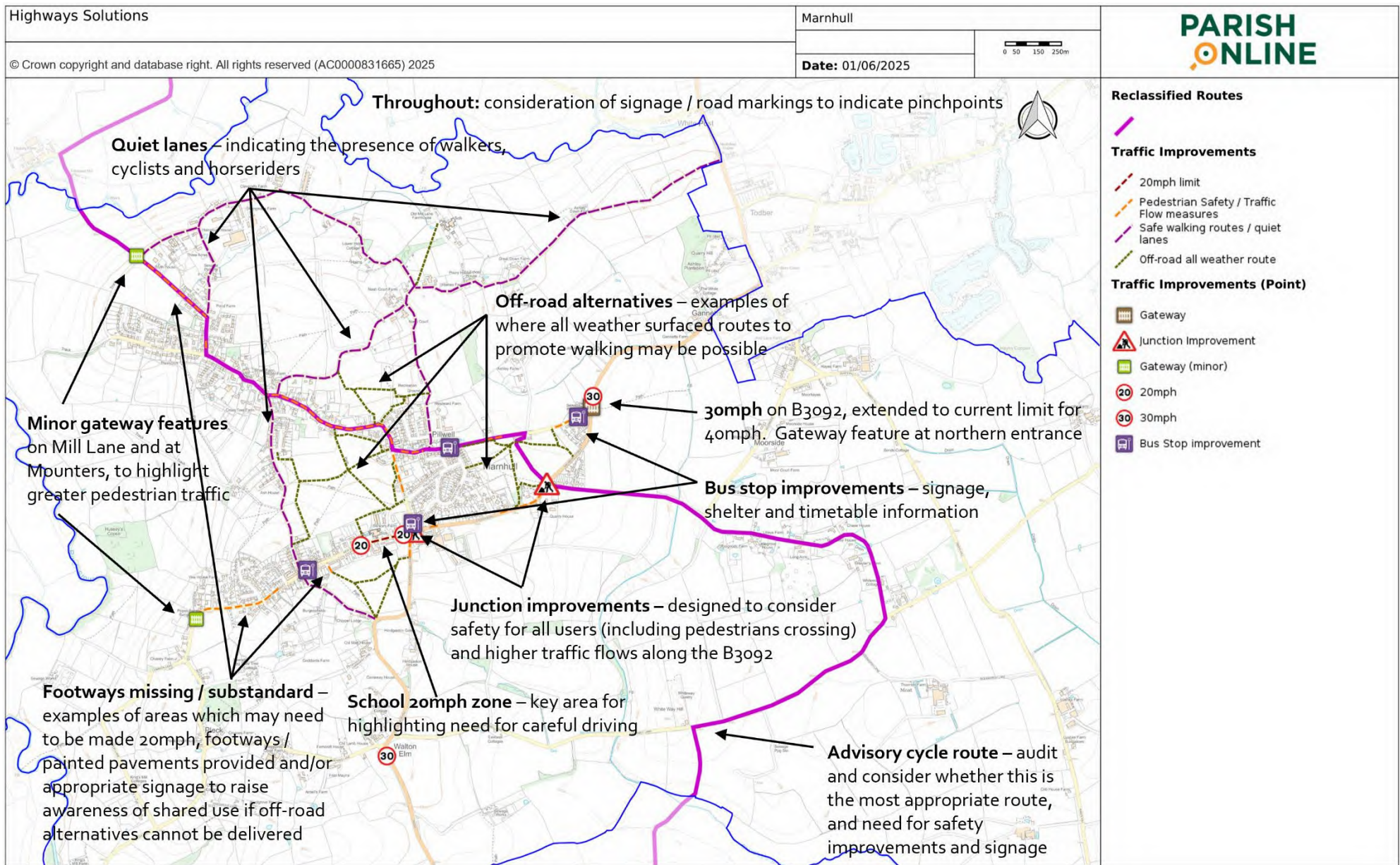
--- Main village network, average weekday flows:
- New Street ~1,610
- Burton Street ~1,590
- Church Hill ~1,400
- Sodom Lane ~1,030

Many of these have narrow sections and no or patchy pavements and are therefore shared with pedestrian traffic for considerable lengths

--- Popular cut-through routes:
- Chippel Lane
- Mowes Lane
- Sackmore Lane
- Love Lane / Nash Lane (school routes)

All of these routes are shared with pedestrian / cycle and equestrian traffic, and have sections of narrow / single track width

Map 8. Traffic management proposals



- 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 Stoneylawn, considering how these are used by all users, including pedestrians and cyclists.
 - Signage, road markings or changes in surface treatment to warn vehicles of hazards and pinch points, where appropriate and in accordance with the Rural Roads Protocol.
 - Creation of safe walking routes to safeguard pedestrians where they would otherwise be using the narrow roads with no footways in and around Marnhull. In particular focusing on routes to the two schools, Burton Street and Sackmore Lane. This could include new off-road all-weather pedestrian routes (where these can feasibly be delivered – some of the potential routes for consideration have been indicated), the designation of ‘quiet lanes’, 20mph zones or traffic management / priority flows where motor vehicle traffic is discouraged or must give way to pedestrians, or the use of “painted pavements” where actual pavements are impossible and no safer alternative solution can be found⁵⁴.
 - Flashing lights and 20 mph speed limit outside St Gregory’s School at drop off/pick up times.
 - Identification and signage of safe cycle routes and improvements to these routes where possible – commencing with an audit of the former national cycle network route and whether this route’s safety could be improved through appropriate measures.
 - Improvements to the public bus service, including more frequent services and coverage, late evening and weekend services, and upgraded bus stops with shelters for passengers to wait and real-time information about the service.
- 9.8 The planning permission for the development of Tess Square includes funding to divert and surface some of the footpaths that currently cross the central field. Unfortunately this does not address all of the key routes (such as the link from New Street into Church Hill) or provide an easy off-road alternative to walking along Church Hill (which remains a key desire line for many).

Highway design, pedestrian and cycle route connectivity

- 9.9 Dorset Council as the Highway Authority has adopted a Rural Roads Protocol in recognition of the contribution that the rural roads in the county make to the area’s landscape character. This means that care should be taken to consider the most appropriate design, rather than standard engineered solutions that are typically used in towns and cities. The use of traditional Dorset fingerposts (see Appendix 6) is encouraged. Upgrades to the rural road network should not result in excessive road widening, signage or street lighting. The design of highways and footways (if included in new development) should be appropriate to the rural character of the area, and may need to incorporate measures such as grass strips / verge to reduce the visual expanse of hard surfacing (particularly where footways are planned to run along the highway), and green triangles at junctions.
- 9.10 Signage should be provided around the area showing destinations and travel times for walking and cycling, particularly to locations of historic importance and key community facilities, such as the Church of St Gregory, the 16th- century village inn hotel (The Crown), and the other surrounding medieval and post-medieval buildings. The location of benches should also be considered, with space made available for these to avoid cluttering

⁵⁴ Dorset Council does not normally support the use of painted pavements / virtual footways due to safety concerns, but these have been implemented in the village - there is a virtual pavement in the area adjoining the church on the junction at New Street / Schoolhouse Lane / Church Hill (which can be seen on the junction / top of Church Hill dating back to 2009 on Google Street View, and later being extending further along New Street to connect to the pavement at some point between 2016 and 2021).

the footway. Such street furniture should be made of high-quality material and designed to be fitting within the setting of Marnhull, such as the use of traditional wooden fingerposts, coated to prevent wear from harsh weather conditions.

- 9.11 Developers are encouraged to collaborate with relevant landowners to improve the connections to existing and future development areas, particularly via walking and cycling. Whilst the village is blessed by a high number of off-road public footpaths, some of these access onto the lanes where there is limited visibility, and most are not suitable for people with more limited mobility, or easily negotiated in the dark or following periods of wet weather. Where these are intended to provide an off-road alternative for day-to-day trips around the village, they should be properly assessed for existing quality and safety, surfaced for all-weather use, have gates (rather than stiles) so that they are accessible for people with buggies and mobility impairments, and include low-level lighting where appropriate (depending on the likely level of use and designed / operated with regard to retaining the dark night skies).
- 9.12 Where an existing public footpath across a field will be subsumed into a proposed development site, this should be incorporated in a way that reflects its rural origins – simply redirecting these along the proposed highway and associated footways is not considered appropriate. Such routes should remain as off-road connections, suitably wide and landscaped to create attractive green corridors that are fitting with their history and rural context.

Parking Provision

- 9.13 On-street parking can negatively impact on the functioning of the village lanes (particularly for pedestrians and cyclists who share the route). Due to the rural nature of many of the roads and lanes, reliance on on-street parking within existing streets must be avoided, with suitable provision made within the plot (see Section 6, Policy 2).

- 9.14 Where new roads are created, consideration needs to be given to the likelihood of over-flow parking on the highway. This will be more prevalent where parking provision may be inconvenient to access - such as tandem parking spaces (where the second vehicle essentially traps in the first) or where closed garage spaces that may be repurposed for storage - or where the provision of parking spaces are at the lower end of the 'optimum' requirements. Where a degree of on-street parking is anticipated for such reasons, parking spaces should be clearly identified in the design, and integrated within the street scene and the use of parking bays is encouraged to direct visitors to appropriate locations. This should be combined with generous planting to provide screening where parked cars may otherwise dominate - as a guide there should not be more than 3 parking spaces in a row without a break.

- 9.15 Cycle parking facilities should be provided both at people's homes and at the destinations where they are likely to cycle to (either for work or to access facilities). In order to promote cycling these need to be convenient, suitably secure, and adequately protected from the elements. At the time of writing this Plan, Dorset Council are referring applicants to section 11 of LTN 1/20 on cycle infrastructure design⁵⁵ for the latest guidance on the amount and design of cycle storage, which they will continue to use until such time as they update their adopted parking standards to reflect these standards.

Dorset Council Residential Parking Guidance

1 bedroom homes	= 1 parking space
2 bedroom homes	= 1-2 parking spaces
3 bedroom homes	= 2 parking spaces
4 bedroom homes	= 2-3 parking spaces

Plus 1 visitor parking space (which can be shared with up to 5 dwellings).

⁵⁵ <https://www.gov.uk/government/publications/cycle-infrastructure-design-ltn-120>

Policy 12. Highway Safety, Traffic and Transport

- a) New development should be designed using a vision-led approach to prioritise walking and cycling for all ages and abilities, and where practicable, include options for onward walking and cycling connections, taking into account the likely journeys to local community facilities. Cycle parking facilities should be provided for new housing, workplaces and destinations (such as shops and leisure facilities), and be conveniently positioned, suitably secure and adequately protected from the elements, taking into account the latest available guidance. Pedestrian / cycle routes, whether delivered within the site or as off-site mitigation, should be designed to be attractive, safe and convenient, to:
- be of sufficient width to allow users to pass easily and safely, and where possible allow wheelchair and pushchair access and use, with surfaces designed to be well-drained and low maintenance and low-level lighting where appropriate;
 - reflect the rural character of the area, creating attractive green corridors that will provide added wildlife benefit;
 - incorporate signage and seating areas to promote walking and cycling routes to popular destinations.
- b) Transport assessments or statements, where required, should demonstrate:
- an understanding of the existing traffic levels, together with the likely increase in traffic resulting from the proposed development plus extant planning permissions, and how these will be distributed across the local road network including the B3092, the main village network and the popular cut-through routes as identified on Map 7, including onward cycle journeys to Sturminster Newton (along the B3092), the employment areas around Henstridge / Gibbs Marsh and Stalbridge (via Mill Lane), and Stalbridge (via Kings Mill Lane);
 - how the adequacy of these routes (in terms of their functional width and forward visibility given on-street parking levels within the village and roadside hedgerows) has been taken into account in assessing safety and traffic flows;
 - how any significant, cumulative adverse impacts on the transport network (particularly in terms of link capacity of local roads), and on highway safety (taking into account all road users), can be cost effectively mitigated to an acceptable degree.
- c) The delivery of the improvements identified in the Marnhull Village Traffic Survey 2024/25 (summarised in paragraph 9.7 / Map 8 of this Plan), will be supported.
- d) The design of any new highways and highway improvement schemes should give priority first to pedestrian and cycle movements and be consistent with the Dorset Rural Roads Protocol objectives and appropriate to the rural character of the area.
- e) Where development is likely to give rise to on-street parking, parking spaces should be clearly integrated within the street scene, using parking bays where possible and using tree or other planting schemes, to ensure that the parking areas do not dominate the street scene or disrupt pedestrian movement.
- f) Contributions towards improvements in the frequency and coverage of local bus services, and to the bus stops, will be sought where reasonable and necessary.

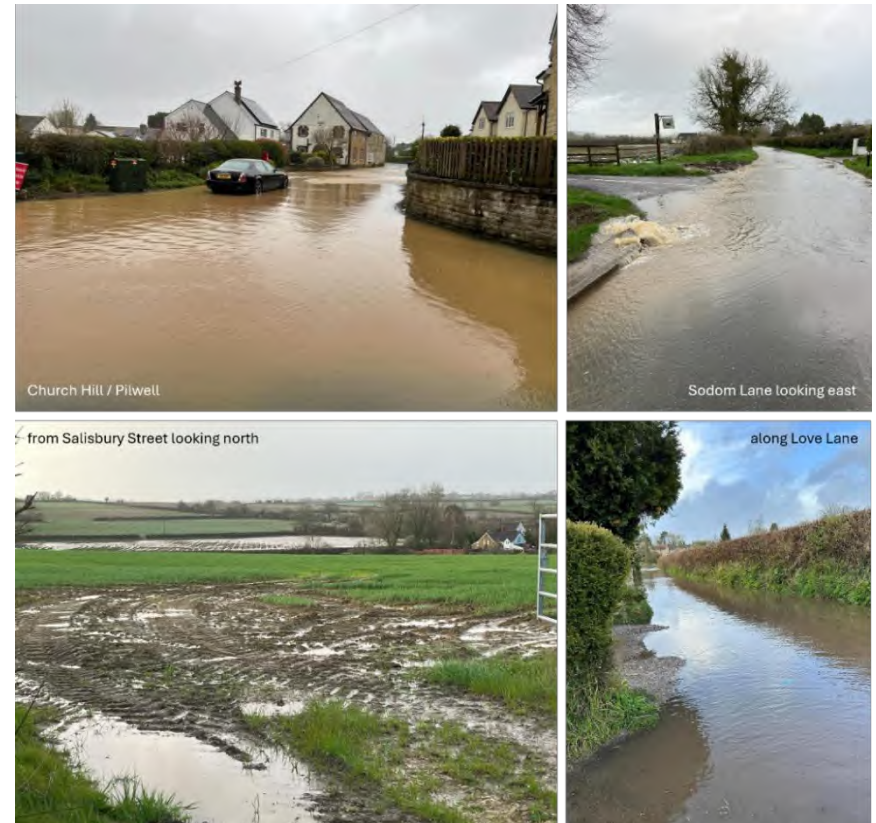
10. Flooding

Reduce flood risk by encouraging a range of measures to minimise the potential for and impact of flooding around the Parish, recognising that climate change is expected to increase the number and severity of flood events.

10.1 Flooding causes damage to highways, inconvenience for road users, and hardship for occupants of the homes and properties affected. Flood risk can arise from rivers exceeding their banks, from surface water run-off which generally follows storm events, or from groundwater sources including springs, and can affect both the development itself and properties away from the site depending on how the site's drainage is handled.

10.2 Reducing the risk of flooding, by not developing housing and similarly vulnerable uses in areas where flooding is likely to occur, or adding to problems elsewhere, is well established in national and local plan policies.

10.3 Within the parish there are extensive river-related flood risk areas either side of the River Stour, which forms the northern and western boundaries of the Parish (with its impact most clearly seen at Factory Farm, the end of Old Mill Lane, and Kings Mill). The flooding around the Stour tends to appear very rapidly and disappear in the same fashion, the Blackmore Vale acting as a flood plain. However the main source of flooding that impacts properties and businesses in Marnhull will come from seasonal surface water and ground water flooding. Flood events are taking place with increasing frequency at the junction of Church Hill and Pilwell, on Sodom Lane, on Mill Lane (by Spring Cottage), Musbury Lane, Love Lane and Hains Lane (in multiple places), along Old Mill Lane, and in several places around the bend on the B3092 / Schoolhouse Lane by Chippel Lane. **It is hoped that the flooding that can occur at the bottom of Cox Hill (near the bend at Kings Mill) should reduce following the installation of new drains.** We have also had severe flooding at the bottom of Sackmore Lane. These areas are broadly indicated on the **national** surface water flooding maps, with many coinciding with areas susceptible to groundwater flooding **as mapped by Dorset Council⁵⁶**. The extent of flooding is expected to increase in frequency and severity with climate **change**, and reference should be made to the latest available flood risk maps and **Strategic Flood Risk Assessment undertaken by Dorset Council⁵⁸**. A snapshot of **key layers on the flood risk map (from May 2025)** is included in Appendix 15.



⁵⁶ <https://flood-map-for-planning.service.gov.uk/map> and <https://gi.dorsetcouncil.gov.uk/dorsetexplorer/u/mMzqnCUM>

⁵⁸ <https://www.dorsetcouncil.gov.uk/w/dorset-council-level-1-sfra>

- 10.4 Much of Marnhull is on clay soil, which adds to the issue of surface water retention. In addition, local drainage systems are mostly old and inadequate and not well maintained (e.g. debris from hedge flailing clogs the drains and gullies) and the more recent flood mitigation measures (such as attenuation ponds) require constant monitoring and maintenance, on which the Parish Council has had to intervene.
- 10.5 Surface water run-off has previously been channelled into the foul water drainage, but this has become problematic. Marnhull is served by two separate sewage treatment works (STWs), Marnhull Reed Beds STW to the south east and Marnhull Common STW to the south west. During periods of heavy rainfall, Wessex Water have previously indicated that Marnhull Common STW is approaching capacity⁵⁹, but monitoring data following improvements made to the system in June 2022, including additional storm storage, suggests that they should have sufficient treatment capacity for the proposed scale of development now planned. While periods of very heavy rain may still overwhelm the system occasionally, further storm flow improvements are being scheduled across the network, with areas at greatest risk being prioritised. There are currently no plans to increase capacity in the smaller Marnhull Reed Beds STW, which could need to be programmed for any significant scale of development⁶⁰. Wessex Water has begun the process of forecasting what infrastructure will be required based on the amount of development now likely to come forward in the area. They hope to reach agreement with the developers and the Local Planning Authority to ensure that the necessary improvement works are in place early enough to mitigate the risks of pollution. Developers should therefore contact Wessex Water at an early stage to discuss this issue, and continue to liaise with them to ensure that these works are completed prior to the occupation of the new homes.
- 10.6 Our objective is to reduce flood risk by ensuring that developers are fully aware of flooding issues and can implement a range of measures to minimise flooding in the future that will be both safe and effective (taking into account how these will be maintained) and in keeping with the rural character of our area. As such, we expect developers to have done appropriate site investigations and produced realistic and comprehensive mitigation plans that include measures to reduce surface water run-off as well as addressing how excess flows will be managed. In addition, they should have clearly thought through how these will be maintained (e.g. attenuation tanks cleaned out, local drains cleared twice a year). This detail should be available as part and parcel of any planning applications so that it can be scrutinised by local residents who may be aware of flooding issues that have not yet come to the attention of Dorset Council.
- 10.7 Developers should follow the Sustainable Drainage Strategy (SuDS) hierarchy and in the first instance look to utilise soakaways, discharge to local watercourses, rainwater harvesting and other such green solutions. Slow-draining rainwater butts (that include a set point on the water butt so that any excess water drains slowly into the drainage system, while retaining some water for use in the garden) could be one element of the strategy. Attenuation ponds or swales need to be of sufficient capacity to cope with

“Wessex Water will not accept any surface water discharge into the public foul sewer system either directly or indirectly. We will object to surface water strategy that proposes rainfall runoff to be discharged to the public foul sewer network and Marnhull sewage treatment works.”

Salisbury Street application,
Planning Liaison Wessex Water, May 2023



⁵⁹ Written response to P/OUT/2023/00627 dated 30 May 2023, <https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=394139>

⁶⁰ Written response to P/OUT/2023/02644 dated 22 November 2023, <https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=396600>

increasingly common extreme weather events. They also need to go hand in hand with greater use of permeable surfaces, tree planting (to absorb water) and other mitigations.

- 10.8 The Parish-wide design guidelines and codes includes advice on landscaping and biodiversity (found in 03.SD.3). It emphasises that SuDS schemes should be designed sensitively to augment the landscape and provide biodiversity benefits, and in particular encourages vegetated SuDS and the storage and re-use of rainwater (as this has the added benefit of reducing demand on main supplies), and the need to ensure that any hard surfacing is permeable.

Policy 13. Flooding and flood mitigation measures

- a) A site specific and proportionate Flood Risk Assessment (FRA) is to be submitted where development is proposed within a flood risk area or would result in surface water run-off that may increase flooding to highways or properties, to demonstrate that the proposed development will not increase the risks of flooding in the area. All such development proposals should also be supported at the time of the application by a site specific and proportionate drainage / surface water management strategy that reflects relevant ground conditions and existing utility infrastructure.
- b) There will be presumption against sites or proposed developments with a significant prevailing risk, in line with the sequential risk-based approach set out in national planning policy.
- c) Hard surfacing should be kept to a minimum, and where areas of hard surfacing is proposed, development should use permeable paving finishes such as stones and gravel (where appropriate fixed with a mesh or similar system so as to not wash away) or open-graded (permeable) tarmac surfacing, to reinforce the rural character of the village as well as aid in flood mitigation measures.
- d) Water recovery systems should be used for rainwater and greywater where feasible.
- e) Details of maintenance and control measures to be undertaken throughout the life of the infrastructure to prevent failure of the system should be clearly specified as part of the drainage strategy, and agreed with the appropriate drainage authority and any third parties if reliant on the use of their land / infrastructure. Where appropriate, this should be secured by either a condition or legally binding planning obligation to ensure that the ongoing maintenance continues throughout the lifetime of the scheme.
- f) The specific use of infiltration measures and soakaways in areas susceptible to groundwater flooding should be substantiated by appropriate investigation, modelling, calculations and testing. Such measures must be designed and located to ensure that they do not endanger the public and will not overflow and cause flooding to the highway or built development.
- g) SuDS should be designed sensitively to augment the landscape and provide biodiversity benefits. Any engineered elements, including necessary safety provisions such as fencing, and visible elements of any overflow pipes, should be designed to be unobtrusive and using materials in keeping with the vernacular.
- h) Developers are expected to work with Wessex Water and Dorset Council to ensure that there is sufficient capacity in the relevant STW in place prior to occupation, and a condition may be imposed to limit occupation of the development until such time that Wessex Water have confirmed that any necessary upgrades have been carried out.

Appendix 1: Supporting Documents / References

*Those marked with an asterisk * were progressed during the plan preparation - please refer to the Parish Council website for the latest version*

2021 Census Area Profile, <https://www.ons.gov.uk/visualisations/customprofiles/build/> and <https://www.nomisweb.co.uk>

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Appendix 2: 2021 Census Area Profile

Source <https://www.ons.gov.uk/visualisations/customprofiles/build/>

Marnhull

Area map



Population

2,000
people

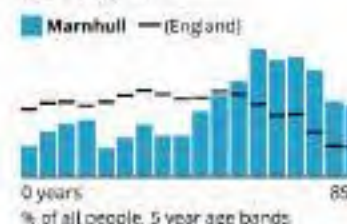
56,490,000 people in England
Rounded to the nearest 100 people

Number of households

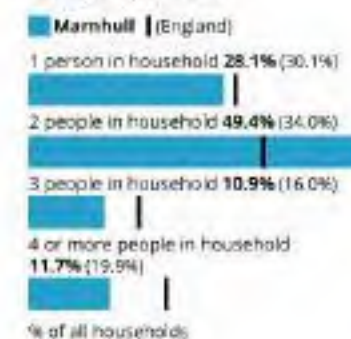
950
households

23,436,100 households in England
Rounded to the nearest 10 households

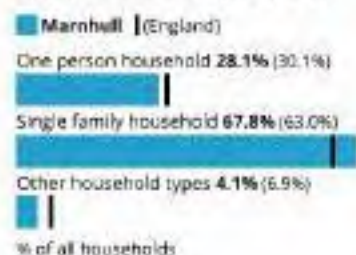
Age profile



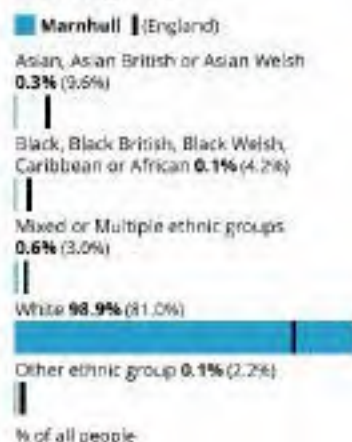
Household size



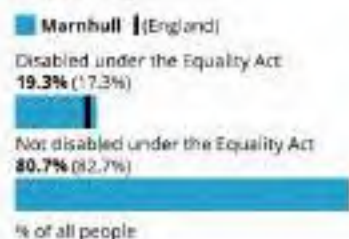
Household composition



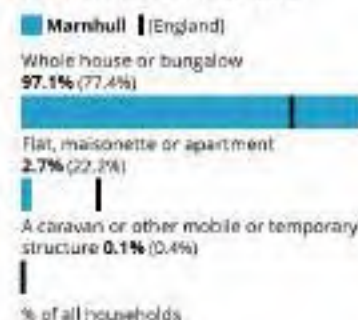
Ethnic group



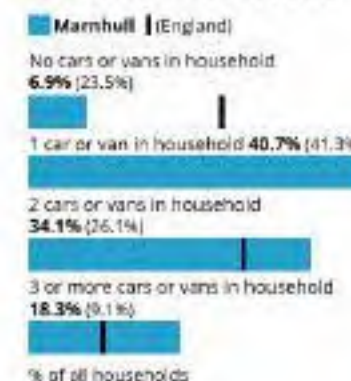
Disability



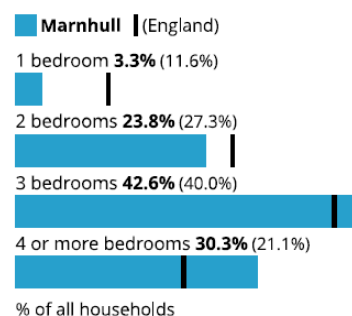
Accommodation type



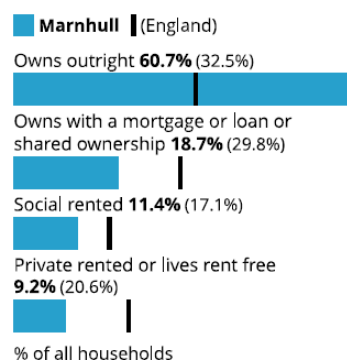
Number of cars or vans



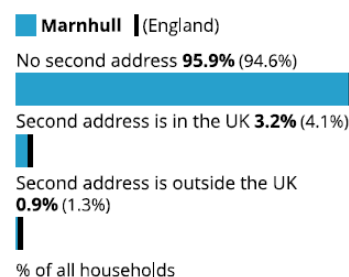
Number of bedrooms



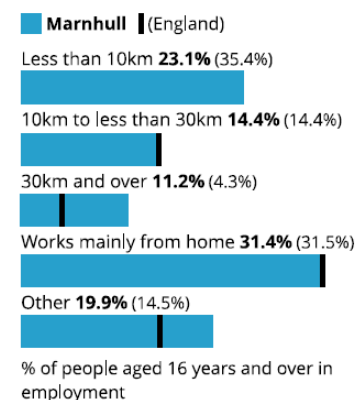
Tenure of household



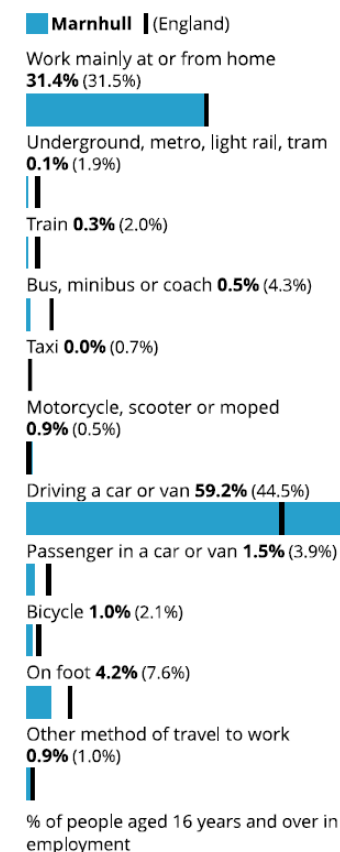
Second address indicator



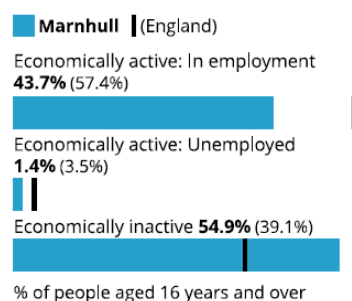
Distance travelled to work



Method of travel to workplace



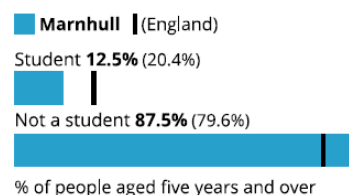
Economic activity status



Employment history



Schoolchildren and full-time students



Source: Office for National Statistics - Census 2021

Appendix 3: Parish Survey – Key Data

The Parish Survey was aimed at households living in Marnhull and sought to ensure residents had a chance to give their views on various matters and provide some data that would provide a reasonable steer on the issues and aspirations of the community. Every household received the survey, and the survey was advertised widely. Approximately 500 responses were returned. The personal data provided indicated that about 30 households returned 2 forms. Given that there are about 950 households in the parish, the number of responses received therefore equated to about 50% of all households. As with any survey, people could choose to respond or not and similarly to many democratic processes (such as the 2024 General Election) older people tended to more likely to respond than younger cohorts and this was borne out in the results (see household composition comparison with the 2021 Census below). While this means that the results cannot be treated it as a 100% statistically robust survey (as it is not a Census nor ensured an equal response from all sectors of society), statistically speaking, with Marnhull's population of 2,000, this level of response means that the we can be 99% confident a sample of this size (500) would only give a margin of error of 5% (i.e. the responses are within a $\pm 5\%$ accuracy)⁶¹.

The following results show the key data from the survey as they relate to the Neighbourhood Plan. These do differ very slightly from the published survey data originally published on the Parish Council website due to further data checks on potential inputting errors, and an explanation of this is provided on the Parish Council website⁶².

How many years has your household lived in Marnhull parish?

Less than 5 years	124	24.9%
5 to 15 years	183	36.7%
More than 15 years	191	38.4%

What made you choose to live in this parish? Please tick up to three points.

Born here / family here	Cost of housing.	Local facilities	Lack of crime	Rural character	Road links	Work / jobs	Good schools	Sense of community	Character of the housing	Public transport links	Nothing in particular
101	50	165	71	342	19	75	45	197	155	14	22
20.3%	10.0%	33.1%	14.3%	68.7%	3.8%	15.1%	9.0%	39.6%	31.1%	2.8%	4.4%

And now you are here what is it about the area you enjoy or value most? Please tick up to five points.

Family here	Cost of housing	Local facilities / lack of crime	Rural character	Character of the village	Road links	Work / jobs	Good schools	Sense of community	Character of the housing	Public transport
92	12	320	420	399	44	43	40	340	160	16
18.5%	2.4%	64.5%	84.7%	80.4%	8.9%	8.7%	8.1%	68.5%	32.3%	3.2%

⁶¹ For more information on sample size and margins of error please refer to <https://www.surveymonkey.com/>

⁶² <https://marnhullparishcouncil.gov.uk/wp-content/uploads/simple-file-list/Neighbourhood-Plan/Progress-Report-on-the-Marnhull-Neighbourhood-Plan.pdf>

Household composition

Total number in your household	0 - 4	5 – 11	12 - 18	19 - 34	35 - 49	50 - 64	65 – 79	80 years+
1161	26	46	80	104	91	256	392	94
	2.4%	4.2%	7.3%	9.6%	8.4%	23.5%	36.0%	8.6%
2021 Census comparison	2.5%		21.9%		11.9%	24.5%	27.6%	11.6%

Households with 65+ years only	222	47.9%
Households all working age (19 – 64)	96	20.7%
Households with dependent children	76	16.4%
Other household types	69	14.9%

What type of house do you currently live in?

Detached house	279	56.0%
Semi-Detached	96	19.3%
Bungalow	110	22.1%
Terrace	9	2.6%
Flat	2	
Other	2	

Own the home (with or without a mortgage)	467	94.2%
Rent from a Housing Association / Trust	13	2.6%
Rent from a private landlord.	11	2.2%
Other	5	1.0%

Thinking about the next 5 – 10 years, which statement best describes what the situation of your household is most likely to be:

Where I / we live now will still suit my / our needs.	381	76.5%	→	<i>If so, where?</i>		
I / We may need to move to a smaller home.	99	19.9%		Somewhere in Marnhull parish	33	6.6%
I / We will need to move to a bigger home.	18	3.6%		Moving away from the parish	39	7.8%
	498			Not sure / no response	45	9.0%

As of 1st April 2023, outline planning permission already exists for a further 199 dwellings, which will be an increase in the next 15 years of just over 13 dwellings per annum. Do you consider this level...

About, right	108	21.7%
Too many	372	74.7%
Too few	18	3.6%

Please enter the number of people in each of the following categories in your household - including yourself

	Employed - working from home	Employed - working within the parish	Employed - working out of the parish	Employed - no main work base	Retired	Unpaid carer in your own home	In education	Unable to work
Total number of responses								
Responses received (487)	120	45	185	40	577	13	121	15

Is anyone in your household looking to buy or rent business premises in the parish in the foreseeable future?

Yes, to start a new business in the area.	3
Yes, to expand or relocate a business that is already based in the parish.	5
Yes, to expand or relocate a business that is based outside of the parish.	4

Parking questions

	How many vehicles normally kept overnight at home		Off-road parking spaces (including garages) available		Number of vehicles typically parked on the road overnight		Households where vehicles > off- road parking spaces	
0	4	0.9%	28	6.1%	404	87.6%	49	10.5%
1	168	36.0%	32	6.9%	42	9.1%		
2	216	46.3%	110	23.8%	13	2.8%		
3	55	11.8%	80	17.3%	0	0.0%		
4 or more	24	5.1%	212	45.9%	2	0.4%		

Does any member of your household have mobility difficulties, for example, a blue badge holder?

66 (14.2%) of households responding answered yes

Public Transport meets the needs of the parish as a whole. Do you agree with this statement?

154 (39.0%) of households responding answered yes, 61.0% disagreed

	We need additional bus stops	We need better bus stop infrastructure - signs/shelters	We need better - Road marking / lighting at bus stops	We need better - Real-time information	We need extended routes	More frequent service
Responses received (348)	71	108	48	112	134	184
	20.4%	31.0%	13.8%	32.2%	38.5%	52.9%

Do any of the following within the parish cause you direct concern?

	Road safety - speeding traffic	On-street parking in unsafe locations	Road safety - other (e.g. dangerous junctions)	Lack of enough cycle routes	Lack of enough safe walking routes	Lack of enough safe horse-riding routes
Yes a lot	252	175	206	62	177	50
Yes, a little	146	167	142	117	139	96
Not really	65	96	90	233	110	267
Yes a lot	54.4%	40.0%	47.0%	15.0%	41.5%	12.1%
Yes, a little	31.5%	38.1%	32.4%	28.4%	32.6%	23.2%
Not really	14.0%	21.9%	20.5%	56.6%	25.8%	64.6%

How important do you consider the following local facilities to be:

Total response (466)	Schools/pre-school	Village Hall	The churches	Robin Hill Stores & PO	SPAR store	Marnhull Pharmacy	Doctors Surgery	Cooke's Garage	Hairdressers	Carpet Man shop	Recreation ground	Skate Park	Child Play area	Cricket pitch	Tennis courts	The Blackmore Vale Inn	The Crown Public House	The Royal British Legion	The Allotments	Footpaths & Bridleways
Very	297	367	195	418	389	438	400	283	143	84	376	166	326	274	278	283	308	255	246	389
Reasonably	87	83	176	42	63	21	49	124	173	165	72	149	94	124	124	121	121	143	150	55
Not	11	5	33	2	5	6	8	30	84	125	3	64	10	23	23	26	18	25	22	3
No opinion	61	6	55	1	5	0	5	22	52	73	13	69	26	36	31	27	14	34	33	11
Very	64%	79%	42%	90%	83%	94%	86%	61%	31%	18%	81%	36%	70%	59%	60%	61%	66%	55%	53%	83%
Reasonably	19%	18%	38%	9%	14%	5%	11%	27%	37%	35%	15%	32%	20%	27%	27%	26%	26%	31%	32%	12%
Important (overall)	82.4%	96.6%	79.6%	98.7%	97.0%	98%	96%	87%	68%	53%	96%	68%	90%	85%	86%	87%	92%	85%	85%	95%
Not	2%	1%	7%	0%	1%	1%	2%	6%	18%	27%	1%	14%	2%	5%	5%	6%	4%	5%	5%	1%
No opinion	15%	2%	13%	1%	2%	0%	2%	6%	14%	20%	3%	19%	8%	10%	9%	8%	4%	9%	10%	4%

Street Lighting. Thinking about street lighting in the parish, which of these statements best reflects your views?

There should be more street lighting (but using low energy and direction shields where needed)	93	19.7%
There should not be any more street lighting (to minimise light pollution)	328	69.6%
I have no opinion on this	50	10.6%

What are your top priorities for improvements to our facilities, or new facilities. The following have been previously raised, but you may have other ideas. Please tick up to three boxes

More allotment area or another allotment area	All weather sports pitch	Other open spaces for sports & leisure	Health centre	More shops	Indoor sports pavilion	More footpaths / bridleways	A community orchard	Protected green spaces, i.e. wildlife areas
92	81	94	187	50	64	161	76	329
20.6%	18.2%	21.1%	41.9%	11.2%	14.3%	36.1%	17.0%	73.8%

Which local green spaces do you value? Please tick all that apply.

Responses	The Rec	The field between Church Hill and Sackmore Lane	The Ridge	Views from Love Lane	Views towards Henstridge and Stalbridge	Views towards Melbury Down / Cranborne Chase	Views to the church	Dog walks	Public footpaths	Bridleways	Children's play area	Allotments	Cemetery
458	410	327	277	272	315	263	318	245	405	187	272	201	213
	89.5%	71.4%	60.5%	59.4%	68.8%	57.4%	69.4%	53.5%	88.4%	40.8%	59.4%	43.9%	46.5%

Please identify below any features or characteristics of the parish environment that are important to you

Responses (458)	Using local stonework	Walls built in the local style	Public rights of way	No light pollution	Open views across the Vale	Views of the church	Natural hedgerows	Tree lined routes
Very important	246	235	319	257	314	216	334	232
Important	163	178	98	143	103	139	93	132
Not important	18	15	11	20	15	47	8	36
No opinion	20	19	14	24	14	28	13	30
Important (overall)	89.3%	90.2%	91.0%	87.3%	91.0%	77.5%	93.2%	79.5%
Very important	53.7%	51.3%	69.7%	56.1%	68.6%	47.2%	72.9%	50.7%
Important	35.6%	38.9%	21.4%	31.2%	22.5%	30.3%	20.3%	28.8%
Not important	3.9%	3.3%	2.4%	4.4%	3.3%	10.3%	1.7%	7.9%
No opinion	4.4%	4.1%	3.1%	5.2%	3.1%	6.1%	2.8%	6.6%

Do you agree that climate change is important and should be reflected in the draft plan's policies?

Responses (458)	
Yes	381
No	25
No opinion	52
Yes	83.2%
No	5.5%
No opinion	11.4%

Would you be interested in a community scale energy conservation or generation project?	
Yes	313
No	145
Would you be willing to be actively involved in setting up a community scheme?	
Yes	56
No	192
Maybe	I'm interested but not able to commit at the moment: 210

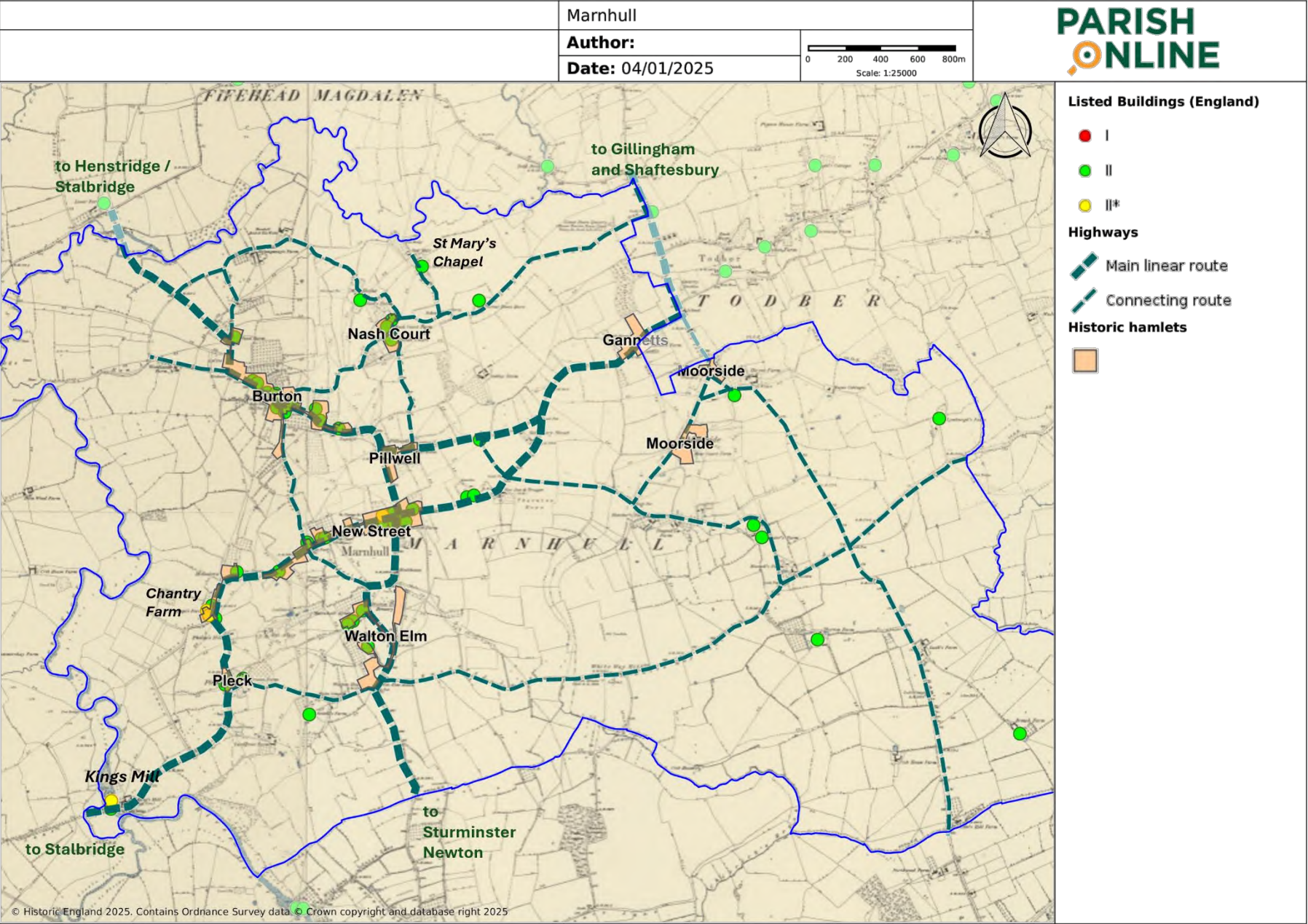
Do you think it would be a good idea to have a larger foodstore and other commercial units in a "new" village centre location?

Yes	95	21.3%
No	305	68.2%
Don't know / no strong opinion	47	10.5%

Would you support having further housing (over and above that which has already been permitted) if it could help secure a larger foodstore and other commercial units in a "new" village centre location?

Yes	35	7.8%
No	385	86.1%
Don't know / no strong opinion	27	6.0%

Appendix 4: Historic Map showing historic settlement pattern



Appendix 5: Thomas Hardy associations with Marnhull

Introduction⁶³

Marnhull's association with the work of Thomas Hardy (1840-1928) is well known, the village being the inspiration for 'Marlott', birthplace of Tess and resting place of her child, in perhaps his most famous novel *Tess of the d'Urbervilles* (published 1891, and available online as part of Project Gutenberg⁶⁴). This association with Hardy inspires many visits to Marnhull, including those arranged by Sturminster Newton Literary Festival and the Thomas Hardy Society.

Tess has inspired plays, films and even an opera and is described by James Gibson, founder of the Thomas Hardy Journal, as "indisputably one of the greatest novels of that great period of novelwriting, the nineteenth century" and "the triumphant fulfilment of his career as a novelist"⁶⁵, or, as Desmond Hawkins wrote, "his masterpiece"⁶⁶.

The poet and novelist Thomas Hardy (1840-1928) remains one of this country's most highly regarded and enduringly popular literary figures with a lively and extensive international following. His championing of social issues, the brilliance of his storytelling and his intimate knowledge of and feeling for the rural life of Wessex continues to command respect and love. Brought up in Dorset and living most of his life in the county, including in nearby Sturminster Newton, Hardy is known in particular as a Dorset writer. His contribution to the cultural identity of Dorset is recognised around the world and his UNESCO-listed archive is held at Dorset History Centre.

As 'A.M.L.' records in *The Marn'ull Book*⁶⁷ (and the full extract is worth a read), "Marnhull's lion is Thomas Hardy. Not only did he choose this village as the birthplace and home of one of his heroines, but she was his greatest heroine: Tess of the d'Urbervilles". A.M.L. goes on to say "If one reads *Tess of the d'Urbervilles* with careful attention to background detail it is possible to build up a picture of what the village life was like a hundred years or so ago." While living at Sturminster Newton Hardy is known to have visited Marnhull on several occasions⁶⁸, and it is his use of local detail that adds authenticity to his work.

In the introduction to the guide, *Exploring Thomas Hardy's Wessex*, Dr Tony Fincham writes "for the reader to be moved to tears by the fate of Tess d'Urberville or Bathsheba Everdene and then to be able to visit the places where these heroines lived, loved and died gives an entire extra dimension to the literary experience, especially when these scenes are set amongst some of the most beautiful countryside in England"⁶⁹. This view is endorsed by Gregory Stevens Cox, editor of *The Hardy Guides*, who suggested "Perhaps the best tribute that we can pay to Thomas Hardy today is to take Thomas Hardy's Wessex as one of our textbooks of what should be protected and conserved in the West of England... while this may incur the wrath of the developers it will at least elicit the gratitude of our children"⁷⁰.

⁶³ The most relevant sections of the references contained below can be viewed under CD12_001a-o at <https://marnhull-pc.org.uk/tess-square-and-butts-close-appeal-mpc-submission/>

⁶⁴ <https://www.gutenberg.org/files/110/110-h/110-h.htm#chap01>

⁶⁵ James Gibson, Introduction to 1993 Everyman edition of *Tess of the d'Urbervilles*

⁶⁶ Hardy – novelist and poet, Desmond Hawkins, Papermac 1987

⁶⁷ *The Marn'll Book*, Blackmore Press 1952 – see detailed extract regarding Thomas Hardy

⁶⁸ See *The Hardy Way—a 19th-century pilgrimage*, Margaret Marande, Blue Birch 2015

⁶⁹ *Exploring Thomas Hardy's Wessex*, Tony Fincham, Dovecote Press 2016

⁷⁰ *The Hardy Guides Vol 1*, Hermann Lea, Penguin 1986

Tess and Marnhull places

Hardy chooses to introduce Tess at the time of the May Day dance. Tess takes part in 'club-walking', the procession of young women and girls around the village on May Day, after which Hardy writes "they turned into a field near The Pure Drop Inn for dancing on the grass". It is here Tess first – and fatefully – encounters Angel Clare. There is a good case for believing that the land south of Butts Close and west of Schoolhouse Lane is the field Hardy had in mind, lying between 'The Pure Drop Inn' and Tess Cottage. This was certainly the opinion of distinguished artist, naturalist and Hardy enthusiast, Gordon Beningfield, who painted St Gregory's church viewed across this



sloping field from near the junction with Chippel Lane – and wrote "I tried to think where Hardy would have seen the May Day dance taking place – I think it might have been here"⁷¹. While it is not always possible to be definitive about the precise location of certain scenes from the book – and Hardy himself pointed out that the writer's imagination may well amalgamate locations – there is enough evidence for this suggestion not to be fanciful. Indeed in chapter 54, while in pursuit of Tess, Angel Clare leaves her family cottage and heads to 'Shaston' (Shaftesbury), Hardy writes "His way was by the field in which he had first beheld her at the dance...He passed on through the churchyard." The most direct route from Tess Cottage to the church is through the field at Butts Close and this is likely to be what influenced Beningfield's choice.

Tess attends church and most poignantly, the infant 'Sorrow' is buried (as Hardy writes in the novel) "in that shabby corner of God's allotment where He lets the nettles grow." This is considered to be in or close to the graveyard of St Gregory's church.

In addition to the church, The Crown Inn features as 'The Pure Drop Inn' and the area around Walton Elm is widely considered to have influenced Hardy's choice of locations, so that Old Lamb House (formerly The Lamb Inn) has a claim to be 'Rollivers' ale house (perhaps moreso than the Blackmore Vale Inn) and, most notably, Tess Cottage (formerly Barton Cottage) situated between Walton Elm and Carraway Lane is deemed to be the Durbeyfield home. It is reported that Hardy visited the cottage in 1924 and told the then owner that it had been the inspiration for the home of his tragic heroine. The cottage name was immediately changed to Tess Cottage⁷². Former president of the Society and authority on Hardy's landscapes and locations, Dr Tony Fincham, points out that "from the cottage, there are fine views to the north towards the village church and eastward over the Vale of the White Hart."⁷³

⁷¹ Hardy Country, Gordon Beningfield, Viking 1983

⁷² Hardy's Wessex Reappraised, Denys Kay-Robinson, David & Charles, 1972, Tess of the d'Urbervilles: Fact-related Fiction, Tony Bradbury, The Hardy Society Journal Spring 2009. <https://www.jstor.org/stable/48561919> and Marnhull – A Dorset Village at the Millennium: Adrian Bailey 2001

⁷³ Hardy's Landscape Revisited, Tony Fincham, Hale Books 2010

Appendix 6: Conservation Area Appraisal

[please see separate document available]

List of buildings on the Dorset Historic Environment Record, 2024, for Local Listing consideration

HER Ref	Address	Grid Ref.	MDO No.	Conservation Area ⁷⁴
4	New Inn Farmhouse, Crown Road	ST787188	4277	N/A
53	Little Thatch, New Street	ST772184	27604	N/A
54	Cottage, New Street	ST776185	27605	New Street
58	Methodist Chapel, New Street	ST777185	27609	New Street
60	Church Cottages, Schoolhouse Lane	ST781186	27611	New Street
61	New Street Dairy, New Street	ST775184	27612	N/A
62	Kentsford Cottage, New Street	ST775184	27613	N/A
63	Colyford Cottage, Crown Road	ST787188	27614	N/A
64	Lambert & Lambert's Cottage, Crown Road	ST787188	27615	N/A
67	The Rectory (now part of the school), New Street	ST780186	27618	New Street
73	Carmans Cottage, Carraway Lane	ST778181	27624	Walton Elm (+)
75	Barn, Yardgrove Farm	ST774174	27626	N/A
77	Primrose Cottage, Carraway Lane	ST779181	27628	Walton Elm (+)
78	Carraway Cottage & Caundle Cottage, Carraway Lane, Walton Elm	ST779181	27629	Walton Elm (+)
79	Angle Cottage, Walton Elm Angle Cottage, Walton Elm	ST777176	27630	Walton Elm (+)
80	Group of cottages, Bat Alley	ST774180	27631	N/A
91	Hartland, Ham Lane, Hartland, Ham Lane	ST770195	27642	N/A
92	Nutwood Cottage, Musbury Lane	ST773198	27643	N/A
93	Bees Cottage, Burton Street	ST774194	27644	Burton Street (+)
94	Robin Hill Stores Complex (Tenements), Burton Street	ST774193	27645	Burton Street
96	Lovells Cottages, Burton Street, Lovells Cottages, Burton Street	ST774194	27647	Burton Street (+)
99	Fernlea & Homelea, Burton Street	ST775193	27650	Burton Street

⁷⁴ (+) indicates as proposed

HER Ref	Address	Grid Ref.	MDO No.	Conservation Area ⁷⁴
100	Sackmore Cottage, Sackmore Lane	ST775190	27651	Burton Street
104	Church Cottage, Church Hill	ST781189	27656	N/A
106	1 & 2 Salisbury Street	ST789191	27658	N/A
107	Gannets Farm	ST794195	27659	N/A
108	Old Mill Cottages	ST782201	27660	Nash Court (+)
109	Knotts Cottage, Musbury Lane	ST772197	27661	N/A
110	Cranleigh, Musbury Lane	ST772195	27662	N/A
111	Dragon's and Lesley Cottages, Musbury Lane	ST772195	27663	N/A
112	Minton Cottage, Musbury Lane	ST772195	27664	N/A
113	Parana Cottage, Musbury Lane	ST772197	27665	N/A
114	24 Pilwell	ST782190	27666	N/A
115	The Cottage, Pilwell	ST781190	27667	N/A
116	Tapshays Corner, Burton Street	ST780191	27668	Burton Street
117	Christmas & Bower Cottages, Burton Street	ST778191	27669	Burton Street
118	Knights Cottage & The Cottage, Sackmore Lane	ST775191	27670	Burton Street
119	Cumberland Lodge, Sackmore Lane	ST775191	27671	Burton Street
120	Trooper Farm, Love Lane	ST775193	27672	Burton Street (+)
122	Lush's Farm	ST810179	27674	N/A
131	Cottages (2), Crown Road	ST787187	39698	N/A
140	Old Marnhull Brewery, Walton Elm	ST779181	39733	Walton Elm (+)
145	The Rectory	ST778186	43442	New Street
146	Chapel House, Pilwell	ST781191	43443	N/A
147	Old Beech House, Burton Street	ST774193	43444	Burton Street

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

CAA Ref	Address	Grid Ref.	Conservation Area ⁷⁵
B1/2	The Blackmore Vale Inn, Burton Street	ST773194	Burton Street
B1/5/6/7	Lovells Court and associated complex	ST773193	Burton Street
B1/10	Foxley House, Bees Cottage, The Old Bank, Ann's Cottage and Lovells Cottages group, Burton Street	ST775195	Burton Street
B1/25	Period Cottages, Sackmore Lane	ST776189	Burton Street
B1/26	Sackmore Green	ST777191	Burton Street
B1/33	Ryalls Cottage, Ridgeway, Rock Villa group of Victorian stone built houses, Burton Street	ST776193	Burton Street
B1/38	The Lodge, Burton Street	ST776192	Burton Street
B1/41	The Grange, Burton Street	ST776192	Burton Street
B1/56	Tapshays, Burton Street	ST779191	Burton Street
B1/57	Tapshays Barn, Burton Street	ST780191	Burton Street
B2/10	Arlington House, Bay House and Notley House group on New Street	ST779187	New Street
B2/24	Stable Cottage and St Gregory's Court, Crown Road	ST780186	New Street
B3/2	Walton Elm House, Walton Elm	ST780178	Walton Elm (+)
B3/4	Old Lamb House, Mowes Lane, Walton Elm	ST780177	Walton Elm (+)
B4/8/9	Old School House, Grove House and Priory House group, Nash Lane	ST785198	Nash Court (+)
B4/14	The Priory, Old Mill Lane	ST785198	Nash Court (+)
B4/15	Meadow Cottage, Old Mill Lane	ST782201	Nash Court (+)
B4/19	Stourmead, Haines Lane	ST780199	Nash Court (+)
B4/20	Lower Haines Cottage, Hains Lane	ST779198	Nash Court (+)
B5/2	Methodist Church (built 1899), Burton Street	ST781191	N/A
B5/6	Grafthayes, Pilwell	ST783192	N/A
B5/7	Walnut Tree Cottage, Pilwell	ST781190	N/A

⁷⁵ (+) indicates as proposed

Traditional telephone boxes, PO letter boxes and 3 / 4 armed Dorset fingerposts record, for potential inclusion in the Dorset HER

The following telephone boxes, PO letter boxes and traditional Dorset fingerposts (with 3+ arms) still present in the parish as of 2024/25 are recorded [here](#)⁷⁶. Recent losses include the loss of a Telephone Kiosk at Stonelawn adjoining the PO box (clearly visible in Google Street View 2009 / 2011), the loss of an old GVIR PO letter box embedded in the wall of Conyers Place (following repairs after the coach crash, but clearly visible in Google Street View June 2023) and loss of the PO letter box embedded in the garden wall of Rainbow Cottage at Mounters (which was not replaced following building work). While the removal of such items may not require planning permission, they are nonetheless important and iconic elements of the public realm.

Ref	TYPE	PHOTOGRAPH
T1	TELEPHONE BOX Telephone Box in New Street by layby / Butts Close road junction. ST778185 No longer in active use, repurposes as community lending library	
T2	TELEPHONE BOX Telephone Box opposite Orchard House, Burton Street ST778192 No longer in use but well maintained and used as local flower adornment	

Ref	TYPE	PHOTOGRAPH
P1	PO LETTER BOX In wall outside Dale Cottage, near Spar Shop in New Street ST775185	
P2	PO LETTER BOX Walton Elm lay by on B3092 close to junction to Tess' Cottage E(II)R ST781179	
P3	PO LETTER BOX Junction of Hains Lane and Nash Lane by entrance to footpath N47/105 ST781198	

⁷⁶ Further information on the potential age of these can be gained from <https://www.postalmuseum.org/blog/royal-cyphers-on-letterboxes/>

Ref	TYPE	PHOTOGRAPH
P4	PO LETTER BOX Entrance to Pilwell from Church Hill, outside The Cottage E(II)R ST781191	
P5	PO LETTER BOX Outside Robin Hill Stores and Post Office, Burton Street E(II)R ST775194	
P6	PO LETTER BOX Entrance to Burges Close off Burton Street E(II)R ST773191	

Ref	TYPE	PHOTOGRAPH
P7	PO LETTER BOX Stoneylawn off Salisbury Street E(II)R ST789189	
P8	PO LETTER BOX Set in wall of Hatchers Cottage in Moorside – this is outside the Marnhull Post Office area but within the parish. The post box is no longer in active use, but is believed to be the oldest in the parish, dating back to Queen Victoria (VR) and is of a type believed to date from the 1880/90s ST799196	
P9	PO LETTER BOX Set on the front boundary of Pleck End House GR ST772177	

Ref	TYPE	PHOTOGRAPH
P9	PO LETTER BOX Set on the front wall of one of the farm buildings at Gannetts Farm. The post box is no longer in active use, but has an unusual semi-circular top design, dating back to King George V (1910 – 1936) GR ST794196	
F1	FINGER POST Finger Post (GP) Chippel Lane ST777185 Reads: Dorset – Marnhull Finger Corner 777185 Fifehead Magdalen 2¾ Todber 2 / East Stour 3¾ / Gillingham 2¾ / Shaftesbury 2¾ Chippel Lane Stalbridge 3¾ / Dorchester 22¼	

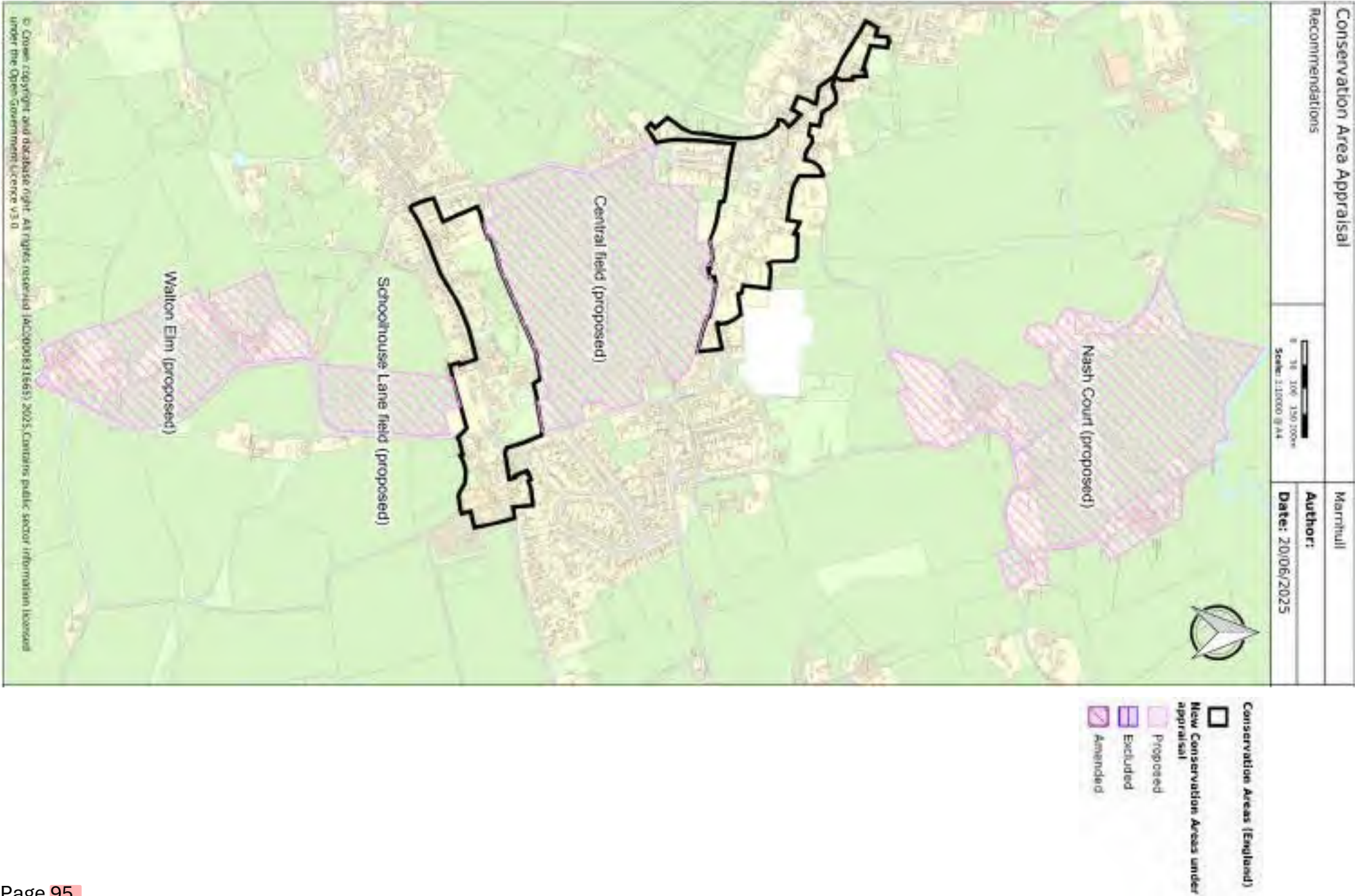
Ref	TYPE	PHOTOGRAPH
F2/G	FINGER POST on GREEN TRIANGLE Finger Post (GP) on circular stone raised platform Green Triangle at Walton Elm junction with Mowes Lane ST780178 Reads: Dorset – Walton Elm 780178 Marnhull / Gillingham 7 Stalbridge 3 / Templecombe 7 / Dorchester 21 Hinton Mary 1¼ / Stur Newton 2½	
F3	FINGER POST Finger Post (GP) Stoneylawn at junction with main road ST788189 Reads: Dorset – Marnhull Stoney Lawn 788189 Moorside ¾ / Margaret Marsh / Manston 4 Marnhull ½ / Sturminster Newton 3½ Tanzey Lane Todber 1¼ / Gillingham 6 / Shaftesbury 6	

Ref	TYPE	PHOTOGRAPH
F4/G	FINGER POST on GREEN TRIANGLE Finger Post (GP) on green triangle at junction of Moorside (Stoneylawn) and White Way Lane, opposite Thornton Cottage ST803183 Reads: Dorset Moorside 806185. Marnhull Manston / Margaret Marsh Hinton St Mary	
F5/G	FINGER POST on GREEN TRIANGLE Finger Post (GP) at road junction in Pleck ST771184 <i>The top circle has been broken off for more than 15 years.</i> Reads: Stalbridge 3 / Dorchester 21½ Gillingham / Shaftesbury Hinton St Mary 1¾ / Sturminster Newton 3	 <i>(mileage taken from historic photos, no longer showing on replaced fingers)</i>

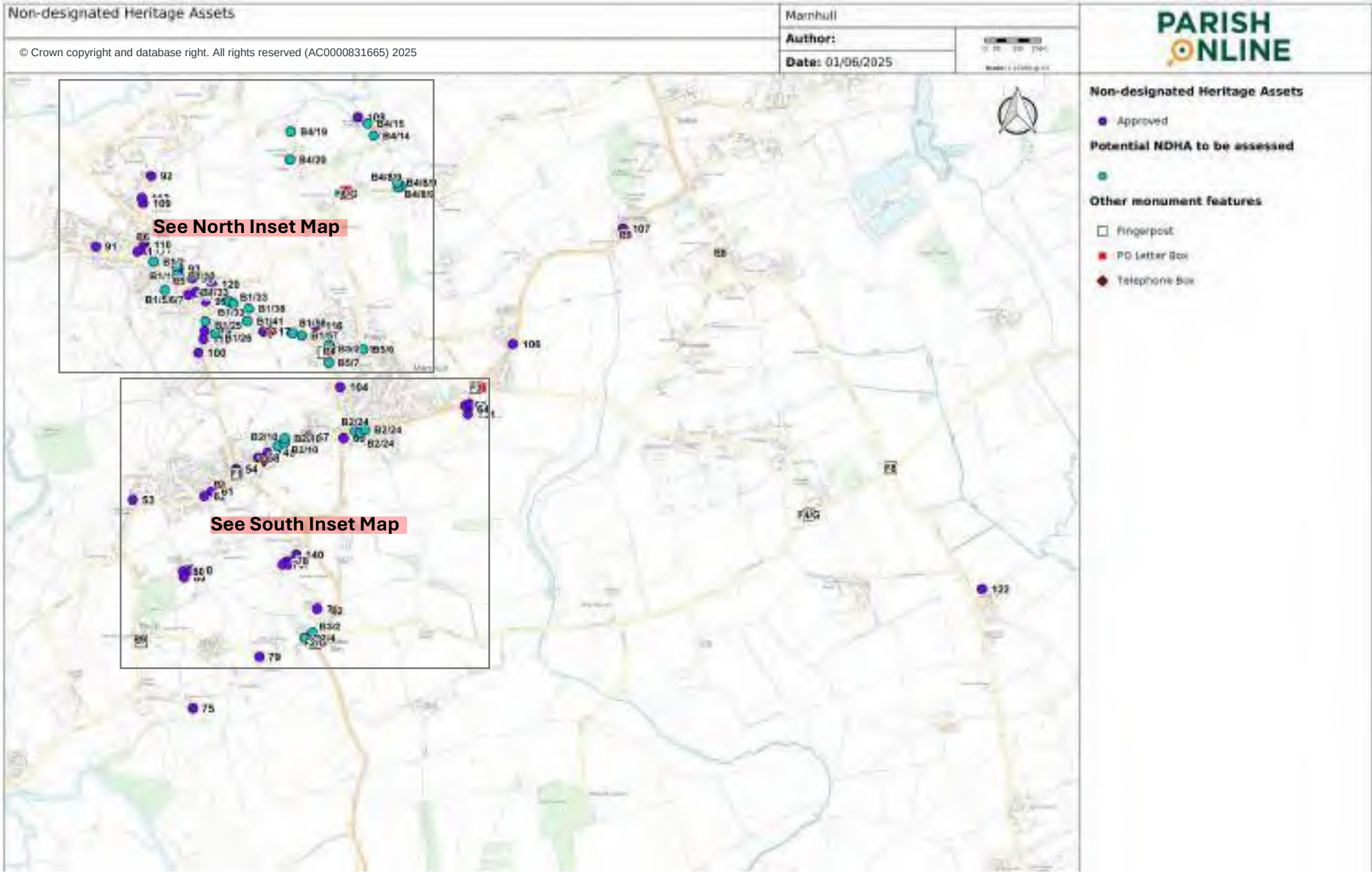
Ref	TYPE	PHOTOGRAPH
F6/G	FINGER POST on GREEN TRIANGLE Finger Post (GP) at junction of Hains and Nash Lanes 790192 ST782198 Reads: Dorset C. C. Marnhull Church / Sturminster Newton Hains Lane / Stalbridge Todber / Gillingham	
F7	FINGER POST Finger Post (GP) at junction of Pilwell / Church Hill ST780190 <i>Half of the top circle has been broken off.</i> Reads: Todber 1 / East Stour 3 / Gillingham 6 Fifehead Magdalen 2 / Stalbridge 3 Hinton St Mary / Sturminster Newton	 <i>(earlier image shows 2½ miles for Hinton St Mary / Sturminster Newton)</i>

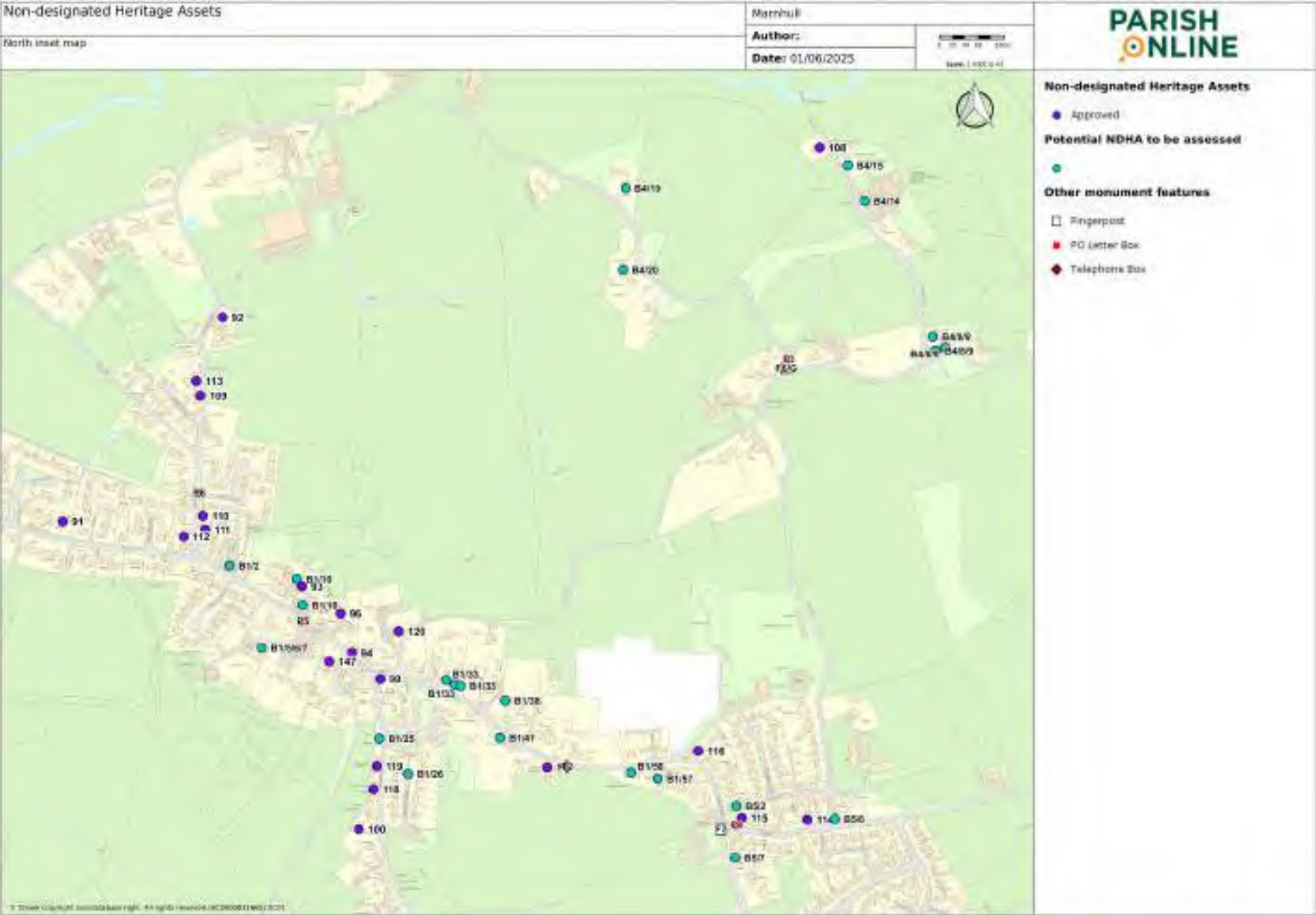
Ref	TYPE	PHOTOGRAPH
F8	FINGER POST Finger Post (GP) at crossroads junction of Ram's Hill and White Way Lane ST806185 <i>Top circle has been broken off.</i> Reads: Manston 1 / The Orchards 2 / Sturminster Newton 3 Hinton St Mary Marnhull 1½ / East Stour 2½ / Gillingham 5½ Margaret Marsh	

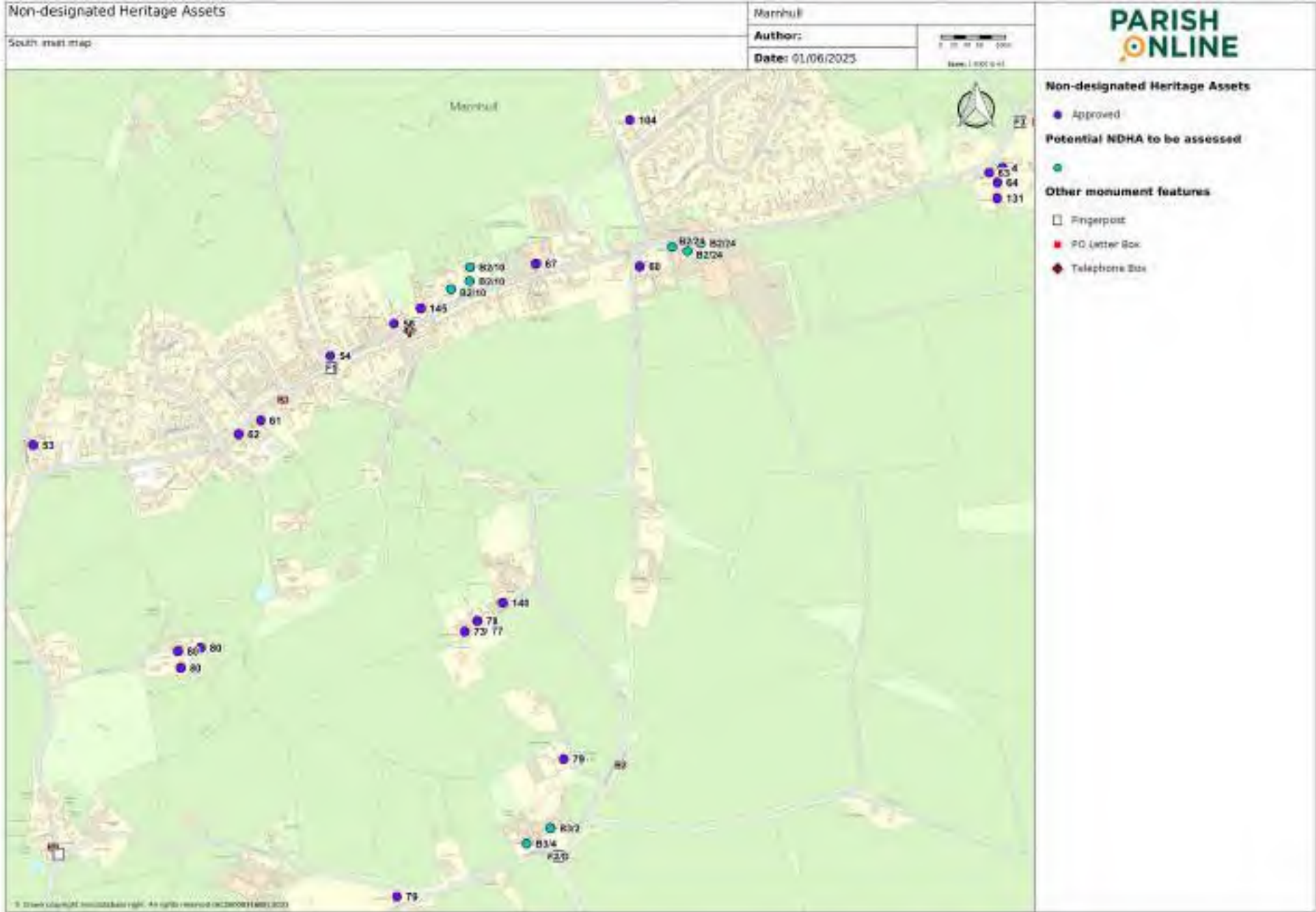
Map Showing proposed changes to the Conservation Area



Maps showing potential heritage assets







Appendix 7: Design Guidance Overview

Colour palette



Roofing



Gabled roofs with varying orientations. The left two has a street-facing double gable.



Crossed gable-roof (foreground) and hipped roof (background) with a lower projecting skillion roof.



Crossed gable thatch roof with eyebrow dormers and a gable simple clay tile porch roof.

Facades



Semi-course Marnhull stone with limestone cill and brick dressing.



Rough course stone that has a darker hue than the Marnhull stone



Light coloured render including thin render over a stone wall.

Fenestration



Sash window with wooden frames and glazing bars.



Casement window with chamfered stone mullions.



Natural wooden porch and fenestration with painted glazing bars.



Double storey bay window with glazing set back into the walls to add relief.

Architectural detailing



Detailed wooden gable front porch with tile roof.



Exposed timber gable structure painted black and exposed purlins.



Stone chimney protruding from wall (front) and brick chimney stack (back).



Gable wall dormer (left) and roof dormer (right) aligned with lower windows.

Roofing Visual Summary



Façade Visual Summary

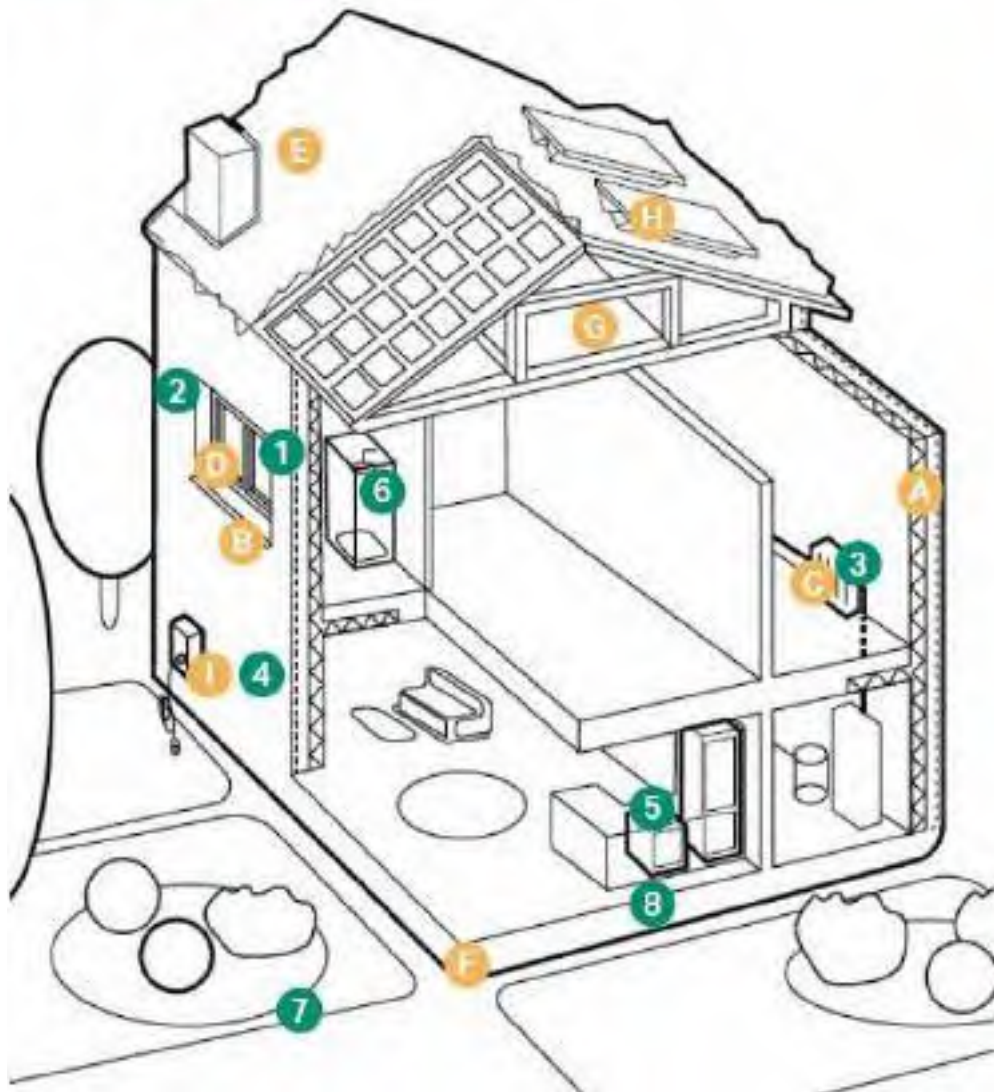


Fenestration Visual Summary



Eco-design Principles

New and retrofit eco-housing strategies



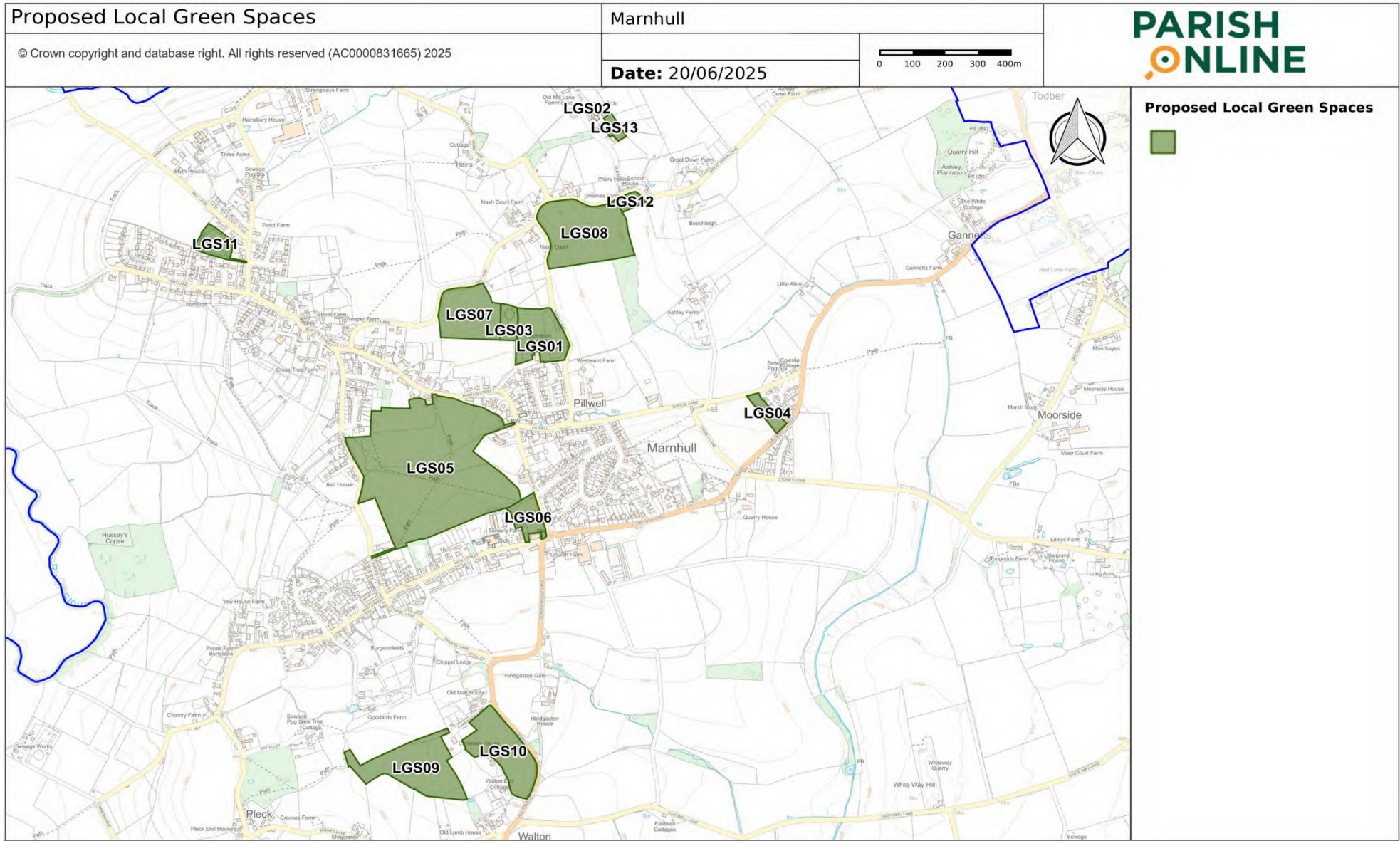
Additional features for new build homes

- 1** High levels of airtightness
- 2** Triple glazed windows and external shading especially on south and west faces
- 3** Low-carbon heating and no new homes on the gas grid by 2025 at the latest
- 4** More fresh air with mechanical ventilation and heat recovery, and passive cooling
- 5** Water management and cooling: green roofs, rainwater harvesting and reflective walls
- 6** Solar panel
- 7** Electric car charging point
- 8** Flood resilience and resistance: e.g. raised floors and greening your garden
- 9** Construction and site planning: timber frames, sustainable transport options (such as cycling)

Existing home retrofits

- 1** Insulation in lofts and walls (cavity and solid)
- 2** Double or triple glazing with shading (e.g. tinted window film, blinds, curtains and trees outside)
- 3** Low-carbon heating with heat pumps or connections to district heat network
- 4** Draught proofing of floors, windows and doors
- 5** Highly energy-efficient appliances (e.g. A++ and A+++ rating)
- 6** Highly water-efficient devices with low-flow showers and taps, insulated tanks and hot water thermostats
- 7** Green space (e.g. gardens and trees) to help reduce the risks and impacts of flooding and overheating
- 8** Flood resilience and resistance with removable air brick covers, relocated appliances (e.g. installing washing machines upstairs), treated wooden floors

Appendix 8: Local Green Spaces

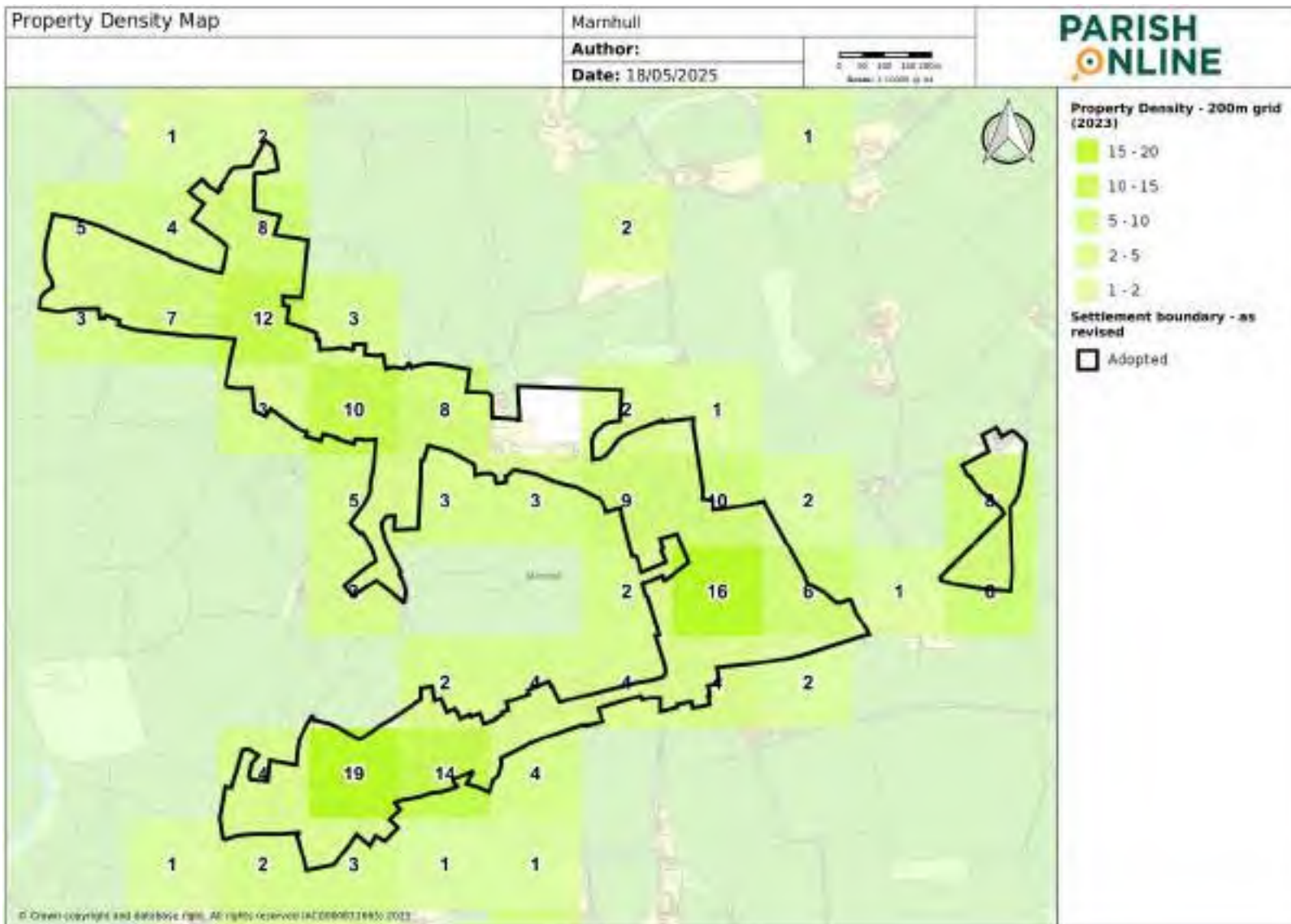


Ref	Site name	Extent (ha)	Relationship to settlement	Importance - high / medium / low ⁷⁷				Main reason/s for designation
				Land-scape	Heritage	Recreation	Wildlife	
LGS01	The Rec (Marnhull Recreation Ground)	2.34	adjoins Marnhull settlement boundary	Low	Low	High	Low / medium	Main village public recreation area including playing fields and sport facilities. Mature trees and hedgerows along perimeter.
LGS02	St Mary's Cemetery	0.05	approx 800m from edge of Marnhull, adjoins St Mary's Church and school	High	Medium	Low	Low / medium	Small RC cemetery with Commonwealth war graves surrounded by old wall.
LGS03	Cemetery	0.58	adjoins Marnhull settlement boundary	High	Low	Low	Medium	Non denominational cemetery alongside the Recreation Ground, beautifully planted with trees, very tranquil space, with undisturbed areas providing opportunities for wildlife.
LGS04	Allotments	0.51	adjoins Marnhull settlement boundary	Medium	Low	High	Low / medium	A quiet, undisturbed space that is important for village for gardening and growing produce, and provides important break in the developed area as well as compost heaps etc supporting wildlife.
LGS05	Dunfords (Central Field)	16.44	adjoins Marnhull settlement boundary	High	High	Medium	Medium	The central green open farmland described by Dorset Council as “an open area in the middle without which the village character of separate sections would disappear” and the “green lung of Marnhull”. Critical to the setting of the church and the historic form of the settlement, and cross by several historic paths. The space is a hunting ground for raptors.
LGS06	St Gregory's Churchyard	0.52	adjoins Marnhull settlement boundary	High	High	High	Medium	Old cemetery of St Gregory's Church – a tranquil space with many mature trees, looking out from the back onto the central field and connecting with the footpaths.
LGS07	Field above Burton Street adj Love Lane	2.87	adjoins Marnhull settlement boundary	Medium	Low	Medium	Medium	Field crossed by much used footpaths providing direct access to the countryside north of the village and views back to the Church.
LGS08	Field opposite Nash Court and Rec	4.92	approx 300m from edge of Marnhull	Medium	Medium / High	Low / medium	Low / medium	Sloping field critical to setting and views of Nash Court, set above the valley and north-west of the woodland belt.

⁷⁷ Low includes sites of no inherent value

Ref	Site name	Extent (ha)	Relationship to settlement	Importance - high / medium / low ⁷⁷				Main reason/s for designation
				Land-scape	Heritage	Recreation	Wildlife	
LGS09	Area behind Goddard's Farm	4.05	adjoins Walton Elm	Medium	Low	Medium	High	Haven for local wildlife - prime example of traditional hay meadow crossed by many local footpaths, beautiful, secluded and tranquil. This space also allows very good view of St Gregory's tower.
LGS10	Area between Tess' Cottage and Carraway Lane	3.19	adjoins Walton Elm	Medium	High	Low / medium	Medium	Field critical to setting and views of Tess' Cottage and the Old Brewery. Crossed by public footpath. Mature trees enhance the view.
LGS11	Mill Lane paddock	0.88	adjoins Marnhull settlement boundary	Medium	Low	Medium	Medium	Paddock with wildflowers at one end and mature trees. A tranquil space, enjoyed by many using the footpaths alongside the paddock and across it.
LGS12	Withy Wood	0.35	approx 500m from edge of Marnhull	Medium	Medium	Medium	Medium	Small parcel of RC church land which used to be the St Mary's RC School playing field. The space has a wildlife pond which has been used by the school children, and is near the public footpath. It is a historic site associated with a medieval pilgrim route. It has a good view to Nash Court.
LGS13	St Mary's playing field	0.28	approx 800m from edge of Marnhull, adjoins St Mary's Church and school	Low	Medium	High	Medium	School playing field and grounds surrounded by old wall, part of which is well planted with trees.

Appendix 9: Property Density Map (2023)



The property density maps are provided by the Geosphere team to help public sector organisations understand their local area better⁷⁸.

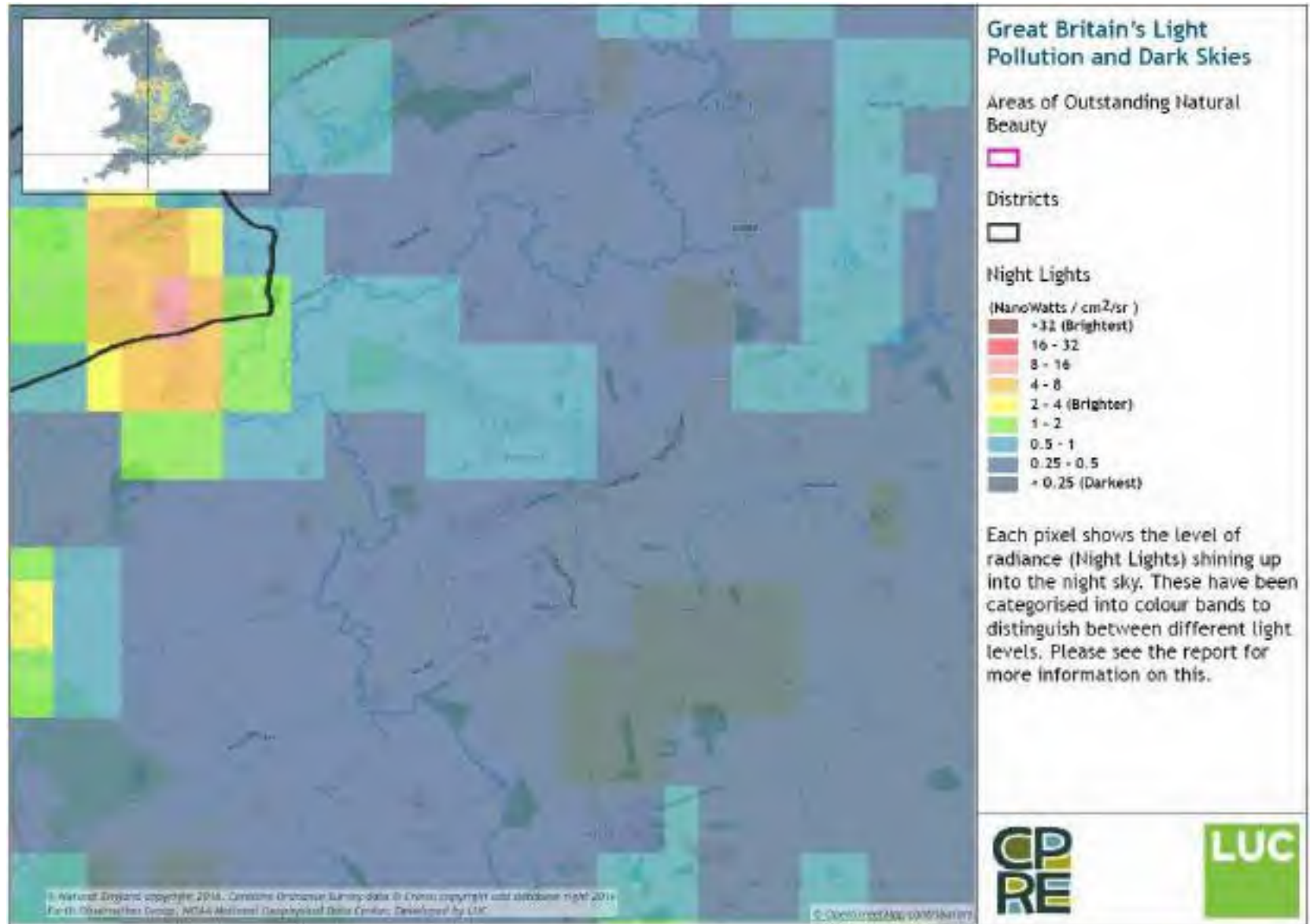
The layers use the national address data (OS AddressBase) and count the number of residential properties within each 200m x 200m grid, and the use this to calculate the sum of the number of dwellings per hectare within the grid (a hectare is 100m x 100m). This is then styled using a graduated colour scheme where green squares are low density, ranging through yellow, orange red, blue and purple with the highest density (over 150 properties per hectare). Grid squares with less than 1 property per hectare are omitted.

⁷⁸ see <https://support.parish-online.co.uk/portal/en/kb/articles/understanding-the-property-density-map>

Appendix 10: Light Pollution and Dark Skies

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

Earth Observation Group,
NOAA National
Geophysical Data Center,
© Natural England
copyright 2016. Contains
Ordnance Survey data ©
Crown copyright and
database right 2016, ©
OpenStreetMap
contributors. ESRI World
Imagery (Source: Esri,
DigitalGlobe, GeoEye, i-
cubed, Earthstar
Geographics,
CNES/Airbus DS, USDA,
USGS, AEX, Getmapping,
Aerogrid, IGN, IGP,
swisstopo, and the GIS
User Community).
Created using Mappetizer
by uismedia, developed by
LUC - www.landuse.co.uk



Appendix 11: Important Views

Grid coordinates and direction of view point are provided as a guide, but may cover a wider area than indicated by these measurements. To view photographs of the views please refer to the separate Marnhull Neighbourhood Development Plan – Views Report.

Important local landmarks include:

- St Gregory's Church (and tower) - Grade I listed and a focal point for the village, historically and culturally important
- **Conyers Place (the Old Rectory)** – Grade II listed, and a very large country house and also associated with Henry VIII who gave the house to his sixth wife along with Nash Court, and later used as the rectory.
- **Senior's Farmhouse** - Grade II* listed, one of the most important historic buildings in Marnhull, its imposing scale and form ensure that it vies with the Church and Conyers Place for prominence as well as maintaining a commanding presence as viewed across the central field to the north
- **The Old Brewery in Walton Elm** – the tallest building in Carraway Lane, also notable for its connection with the brewing industry that was once a feature of Marnhull
- **Tess' Cottage** – Grade II listed and iconic thatched Dorset long house, visually striking but also notable for its connection with Tess of the D'Urberville story
- **Nash Court** - Grade II listed and one of the most prominent and celebrated houses in the village, associated with both Henry VIII who gave the house to his sixth wife, and the influential Hussey family, and surrounded by a cluster of other locally characteristic historic buildings and significant trees / former parkland
- **St Mary's Church** - Grade II listed Roman Catholic Church, alongside the adjoining three-storey Priory of St Joseph.
- **General inc distant hills** - Duncliffe Wood, Fontmell Down / Melbury Hill (Cranborne Chase National Landscape), Hambledon Hill (Dorset National Landscape)
- **Valley of the River Stour**

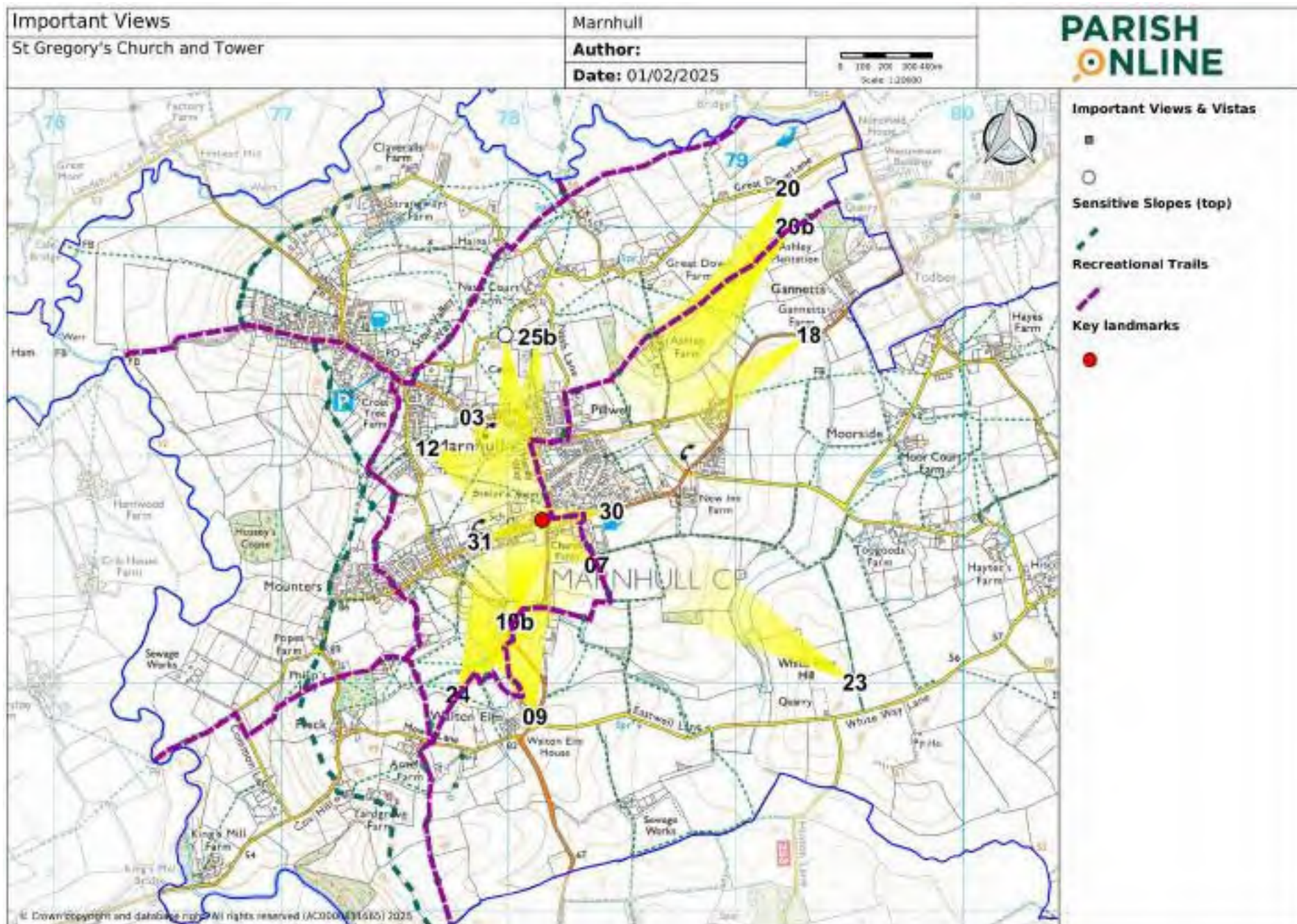
The following table and maps have grouped the views as either views of St Gregory's Church / tower, views of other landmarks, views of the Stour River Valley, and more general views of the beautiful countryside and distant hills.

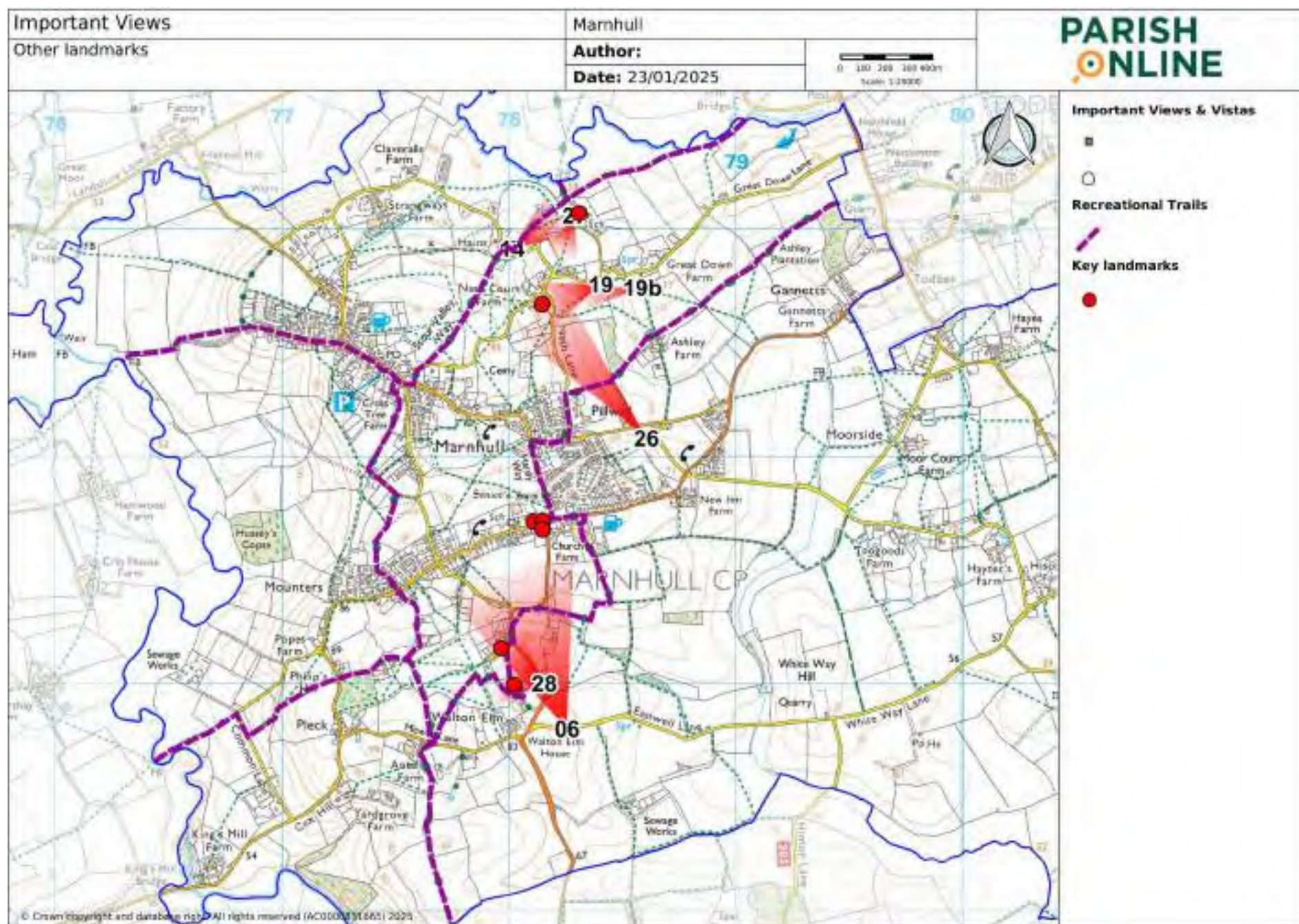
Ref	Direction	Type	From	X	Y	Description
03	SSE	St Gregory's Church (and tower)	Burton Street and N47/33	377840	119169	This is a much valued, unobstructed view of the St Gregory's Church from both the gateway on Burton Street near the red phonebox and the important green space that separates the two main routes along which the village formed, with N47/33 running in a southerly direction towards the church.
07	WNW	St Gregory's Church (and tower)	N47/36 Hardy Way	378257	117801	Providing a clear view to St Gregory's Church from along the Hardy Way approaching the village from the south. The whole of the church and tower is visible and also the back of Conyer's Place (the Old Rectory)

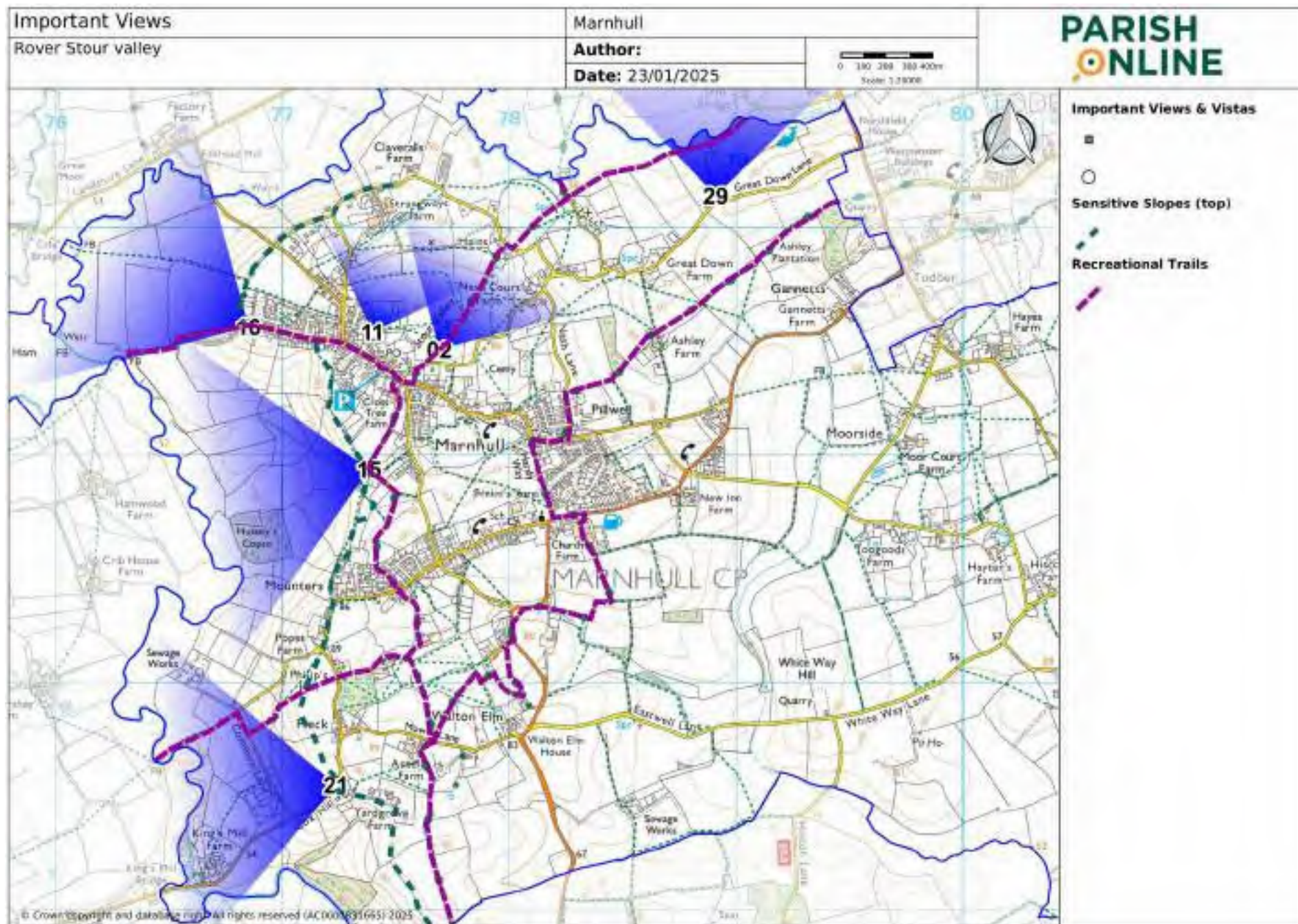
Ref	Direction	Type	From	X	Y	Description
09	N	St Gregory's Church (and tower)	B3092	378118	117853	Approaching the village along the main road from the south, at the junction with Eastwell Lane up to the junction leading to Tess' Cottage provides an early sighting of St Gregory's tower (one of the best views of St Gregory's from the B3092), and views of Tess' Cottage and the Old Brewery. NB the tower of St Gregory's also just visible on the skyline from Viewpoint 06
10 10b	N	St Gregory's Church (and tower)	B3092 and N47/28 (and N47/27 Hardy Way)	378017 378027	118326 118271	Second very striking view of St Gregory's tower on the approach to the village, widely seen by motorists travelling along the main road. The field entrance, providing access to footpath N47/28, provides a clear view for those on foot, and from the higher ground of N47/28 which is on the Hardy Way. The view of St Gregory's tower is also very visible from the field to the east of Hindgaston Gate.
12	ESE	St Gregory's Church (and tower)	N47/32	377643	119032	Regarded as one of the best views of St Gregory's, and described as "one of the best in rural Hardy country", the whole of the church and tower is visible and also Grade 2 listed Senior's Farmhouse. The footpath into the central field here is very well used.
18	WSW	St Gregory's Church (and tower)	B3092	379323	119530	An early view of St Gregory's Church on the approach to the village from the east, as seen from along the main road just past the small hamlet of Gannets. A similar view is also available from the start of footpath N47/79.
20 20b	SSW	St Gregory's Church (and tower)	Great Down Lane and N47/80 (Hardy Way)	379230 379261	120175 120008	Long views from the high ground on Great Down Lane, from the gateway just near Ashley Down Farm and also from the Hardy Way towards the village and the tower of St Gregory's Church.
23	NW	St Gregory's Church (and tower)	N47/50	379526	118003	Long view from the second gateway of the bridleway off Whiteway Lane across fields to St Gregory's Church.
24	NE	St Gregory's Church (and tower)	N47/23, N47/16, N47/22 (Hardy Way, Stour Valley Way and White Hart Link)	377779	117949	View from the footpath at the end of Carraway Lane over the beautiful pasture with mature trees and hedgerow, to St Gregory's Church. The Old Brewery is not currently visible because of intervening trees. This view can be seen from the many footpaths which converge here, and include the Hardy Way, Stour Valley Way and White Hart Link.
25 25b	S	St Gregory's Church (and tower)	Love Lane and N47/89	377986 378129	119529 119522	View from the field at the end of the Nash Court walled garden and corner of Love Lane, with the tower of St Gregory's visible through trees. A similar view is also visible from the well-used footpath to the east, which leads to the Cemetery and Recreation Ground.
30		St Gregory's Church (and tower)	Crown Road	378455	118756	View of the St Gregory's Church from along the main approach road from the east, aligning in the centre of the view about 300m out as the road straightens. The view

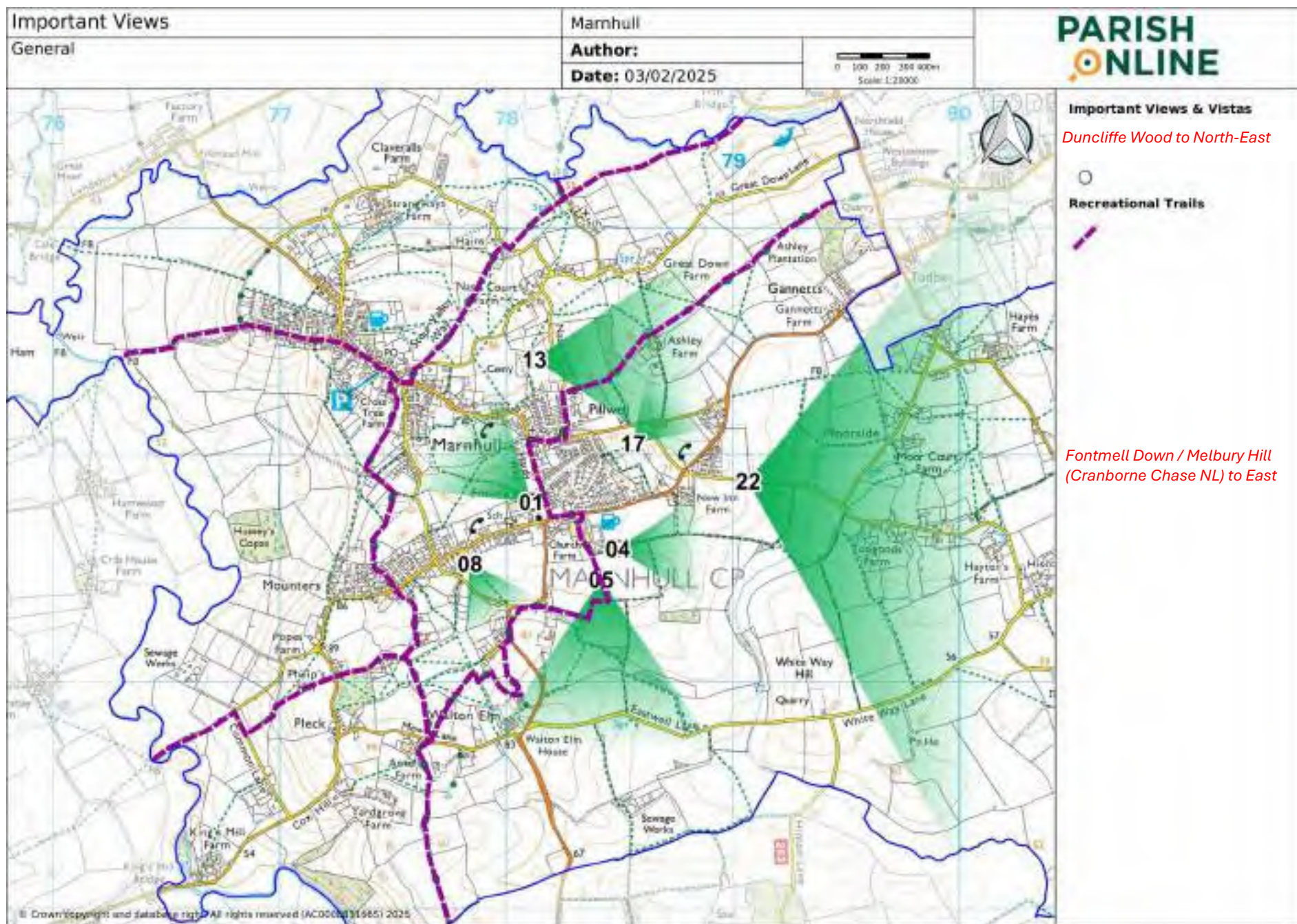
Ref	Direction	Type	From	X	Y	Description
						is then framed by the buildings either side of the road, first set back and then forming a more notable 'tunnel' outside the Crown Inn.
31		St Gregory's Church (and tower)	New Street	377875	118621	View of the St Gregory's Church from along New Street from the west, aligning in the centre of the view about 270m out as the road straightens. The view is framed in part by the hedgerows, shrubs and trees within the front boundaries of plots, with Seniors Place becoming visible as the foreground after you pass the school building.
06	NNW	Other landmark	Eastwell Lane	378257	117801	Pausing at the field gateway there is a long view across fields towards the Old Brewery and other historic buildings on Carraway Lane, as well as Hindgaston House (a substantial property and formally associated with the brewing industry), with the tower of St Gregory's also just visible on the skyline beyond.
14	NE	Other landmark	N47/103 Round Dorset Walk and Stour Valley Way	378014	119915	From the gateway on Hains Lane and along this well-used footpath is a delightful view of St Mary's Church, alongside The Priory of St Joseph, with Duncliffe Wood in the distance.
19 19b	WSW	Other landmark	N47/87, N47/85 and N47/79	378405 378589	119758 119744	Clear views of the front of Grade 2 listed, Nash Court, from the footpaths to the east.
26	NW	Other landmark	Sodom Lane and N47/85	378607	119081	View from the well-used footpath across Sodom Lane to Nash Court - although development is planned in this field it should be possible to retain such a view subject to consideration of layout, landscaping etc..
27	SSW	Other landmark	N47/105	378291	120061	View to Nash Court from the ancient hay meadow on the footpath associated with the history of St Mary's Roman Catholic Church and Nash Court.
28	W	Other landmark	B3092	378157	118001	View from round the bend on the B3092 south of Carraway Lane to Tess' Cottage, The Old Brewery and (also visible from the field in between crossed by the Hardy Way). These historic properties view can be clearly seen through a gap in the hedge with only a metal railing fence. This is the best view of these historic listed buildings and a classic Hardy, Tess of the D'Urbervilles scene.
02	NE	Valley of the River Stour	N47/95 Round Dorset Walk / Stour Valley Way	377693	119463	Panoramic views to many important landmarks in distance – to the north to the River Stour and Fifehead Magdalen, and north-eastwards towards Nash Court and beyond to Duncliffe Wood. A unique vantage point accessible from several footpaths.
11	NNE	Valley of the River Stour	N47/95 (and also along Hains Lane)	377398	119541	Long view from the footpath behind Clock House over the valley of the River Stour towards the village of Fifehead Magdalen in the distance. A similar view closer to the river can also be glimpsed from gaps along Hains Lane.
15	W	Valley of the River Stour	Stour Valley Way N47/7 (& also N47/5)	377383	118937	The ridge is widely accessible by footpaths (including the Stour Valley Way) running from Mounters in New Street as far as Ham Lane. This ridge provides wonderful

Ref	Direction	Type	From	X	Y	Description
						sequence of clear views over the old Marnhull Common, the River Stour, and onto Stalbridge and the rest of the Blackmore Vale beyond.
16	WNW	Valley of the River Stour	Ham Lane, Round Dorset Walk N47/4	376851	119564	Another key viewpoint on the ridge, this time on part of the Round Dorset Walk, where the ground falls away down to the river creating good views looking westwards for miles over the River Stour towards Stalbridge and Henstridge in the distance.
21	SW	Valley of the River Stour	Cox Hill (highway) and N47/13 (White Hart Link)	377238	117548	An impressive long view from the top of Cox Hill across the valley of the River Stour and on to Stalbridge, which can be seen both from the road as you exit the village, with similar view also possible from Common Lane and nearby footpaths.
29	N	Valley of the River Stour	N47/108	378911	120142	View from the gateway and public footpath off Great Down Lane, across the valley of the River Stour and further on towards Fifehead Magdalen.
01	WNW (and 360°)	General inc distant hills	St Gregory's church tower and graveyard (and N47/31)	378110	118792	Views from the churchyard across the central field towards Burton Street and part of the Conservation Area, and also from the tower of St Gregory's over the Blackmore Vale – in all directions – across the countryside for which it is an important landmark.
04	E	General inc distant hills	N47/115	378493	118586	This is one of the clearest views in the village to Fontmell Down / Melbury Hill in the Cranborne Chase National Landscape – a long view from high ground, across countryside characteristic of the Blackmore Vale.
05	S	General inc distant hills	N47/34 Hardy Way	378418	118451	A captivating view from high ground on the Hardy Way as you exit the village, looking across open countryside. Hinton St Mary is visible in this view in the winter months.
08	SSE	General inc distant hills	N47/28	377840	118520	Long view from the footpath in the field behind Butt's Close towards Fontmell Down / Melbury Hill in the Cranborne Chase National Landscape – although development is planned in this field it should be possible to retain such a view subject to consideration of layout, landscaping etc.
13	E	General inc distant hills	Recreation Ground	378124	119421	A wide angle view from the back of the popular Recreation Ground / playing field, over the woodland plantation to Fontmell Down / Melbury Hill in the Cranborne Chase National Landscape.
17	NE	General inc distant hills	N47/34	378559	119049	A beautiful view from the footpath across the top of the Grade 2 listed Laburnham Cottage and out to the countryside with Duncliffe Wood visible in the distance - although development is planned in the immediate fields , it should be possible to retain such a view subject to consideration of layout, landscaping etc...
22	NE	General inc distant hills	Stoneylawn (highway)	379067	118883	Remarkable panoramic view through field gates on the lane leading away from the village past Stoneylawn, with Duncliffe Wood, Melbury Hill / Fontmell Down in the Cranborne Chase National Landscape and Hambledon Hill in the Dorset National Landscape all visible in the distance.









Appendix 12: Housing Needs and Supply

Underlying evidence used for Housing Needs Target

Past build rates (2011-2024)

Total of 75 dwellings between 2011 to 2024, giving an average of **5.8 dwellings per annum**, and a maximum recorded annual delivery of 15 dwellings.

Based on the North Dorset Local Plan (2016)

Taking a proportionate share⁷⁹ of the 825 homes target set as a target for Stalbridge, the 18 larger villages and countryside on the North Dorset Local Plan for the period 2011 – 2031 gives an annualised target of 4.1 dwellings per annum.

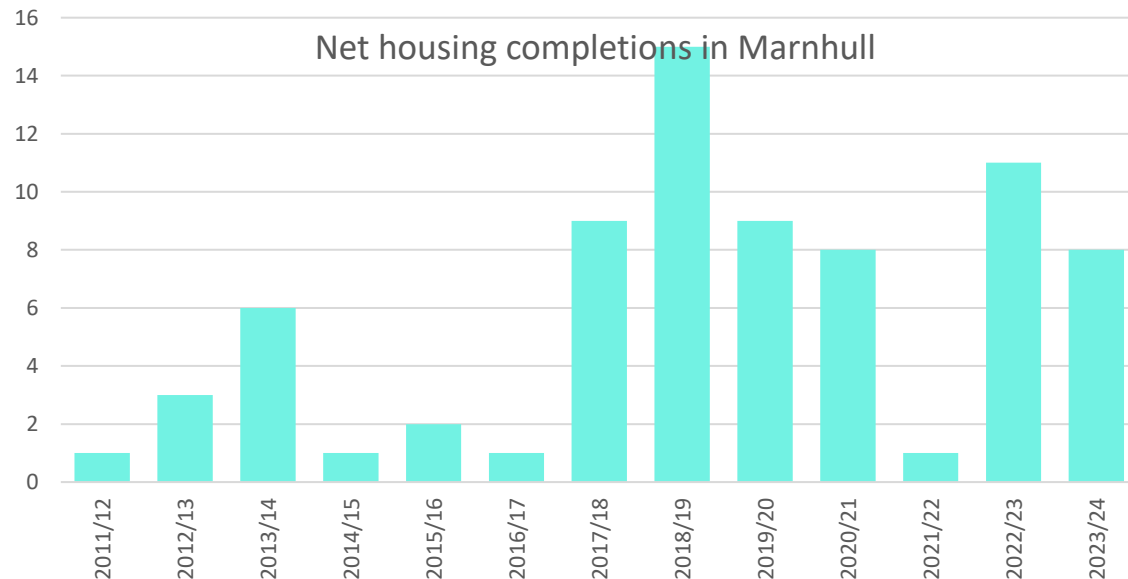
Applying an 'uplift' adjustment⁸⁰ to this figure, based on the standard method set out in the NPPF (December 2023) gave an annualised target of 5.2 dwellings per annum. A further uplift (taking into the Dorset-wide change in housing target)⁸¹ gives an adjusted annualised target of **9.3 dwellings per annum**

The first draft of the Dorset Council Local Plan (2021)

The proposed target for the Marnhull Neighbourhood Plan area was 153 dwellings for the period 2021 to 2038⁸², giving an annualised target of **9.0 dwellings per annum**.

The new standard method in the revised NPPF (2024)

Taking a proportionate share⁸³ of the 3,219 homes target for Dorset gives an annualised target of **16.9 dwellings per annum**.



⁷⁹ based on Marnhull as a percentage of the population in 2011 being 2,001/20,150 = 9.9%

⁸⁰ for North Dorset, the 2024 standard method gives a figure of 364 dwellings per annum, which is a 27.8% 'uplift' on the overall annual target of 285 dwellings included in the 2016 Local Plan

⁸¹ The housing target for Dorset as calculated in the Annual Position Statement of October 2024 = 1,792. The LHN figure for Dorset calculated using the standard method following the December 2024 NPPF publication = 3,219. This equates to a 79.6% increase. $5.2 \times 1.796 = 9.3$.

⁸² based on the extant permissions at that time and anticipated windfall rate of 4 dwellings per annum

⁸³ based on Marnhull as a percentage of the population in 2021 being 1,998/379,584 = 0.526%

Dorset Council Regulation 14 response (March 2025)

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 need to change due to the housing need figure going up so significantly.

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.

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.

Affordable housing needs

The following data was provided by Dorset Council's Housing Enabling Team. For definition of housing need bands please refer to <https://www.dorsetcouncil.gov.uk/w/housing-register-bands>. The highest Band A has urgent / exceptional needs (such as statutory homeless) and these are graded down to the lowest Band D, where the person at the time of their application, lives in a property which is adequate for their needs in terms of size and facilities but generally has less than £60,000 and may have housing-related debts or some welfare / medical / disrepair need, requirement for older people's housing or may be a supported housing or care leaver not ready to move on, but is not currently deemed to be homeless / in overcrowded accommodation / split family / living in unsatisfactory or unsanitary conditions.

Marnhull - Local Connection housing need, 23 November 2023						Updated, 28 January 2025				
	Bedrooms									
	1	2	3	4	Total	1	2	3	4	Total
Submitted - to be assessed	0	2	0	0	2	0	1	1	0	2
Band A - Urgent Housing Need	0	0	0	0	0	0	0	0	0	0
Band B - High Housing Need	1	0	1	0	2	1	0	1	0	2
Band C - Medium Housing Need	0	3	0	0	3	0	3	0	0	3
Band D - Low Housing Need	3	0	0	1	4	4	0	0	0	4
Total	4	5	1	1	11	5	4	2	0	11

Marnhull - Preferred Area housing need, 23 November 2023							Updated, 28 January 2025					
	Bedrooms						Bedrooms					
	1	2	3	4	5+	Total	1	2	3	4	5+	Total
Submitted - to be assessed	5	1	1	1	0	8	1	4	2			7
Band A - Urgent Housing Need	1	0	1	0	0	2	1	2				3
Band B - High Housing Need	2	3	0	4	1	10	3	1	3	3		10
Band C - Medium Housing Need	4	7	2	0	1	14	3	8	2		1	14
Band D - Low Housing Need	11	11	6	1	0	29	30	15	8	2		55
Total	23	22	10	6	2	63	38	30	15	5	1	89

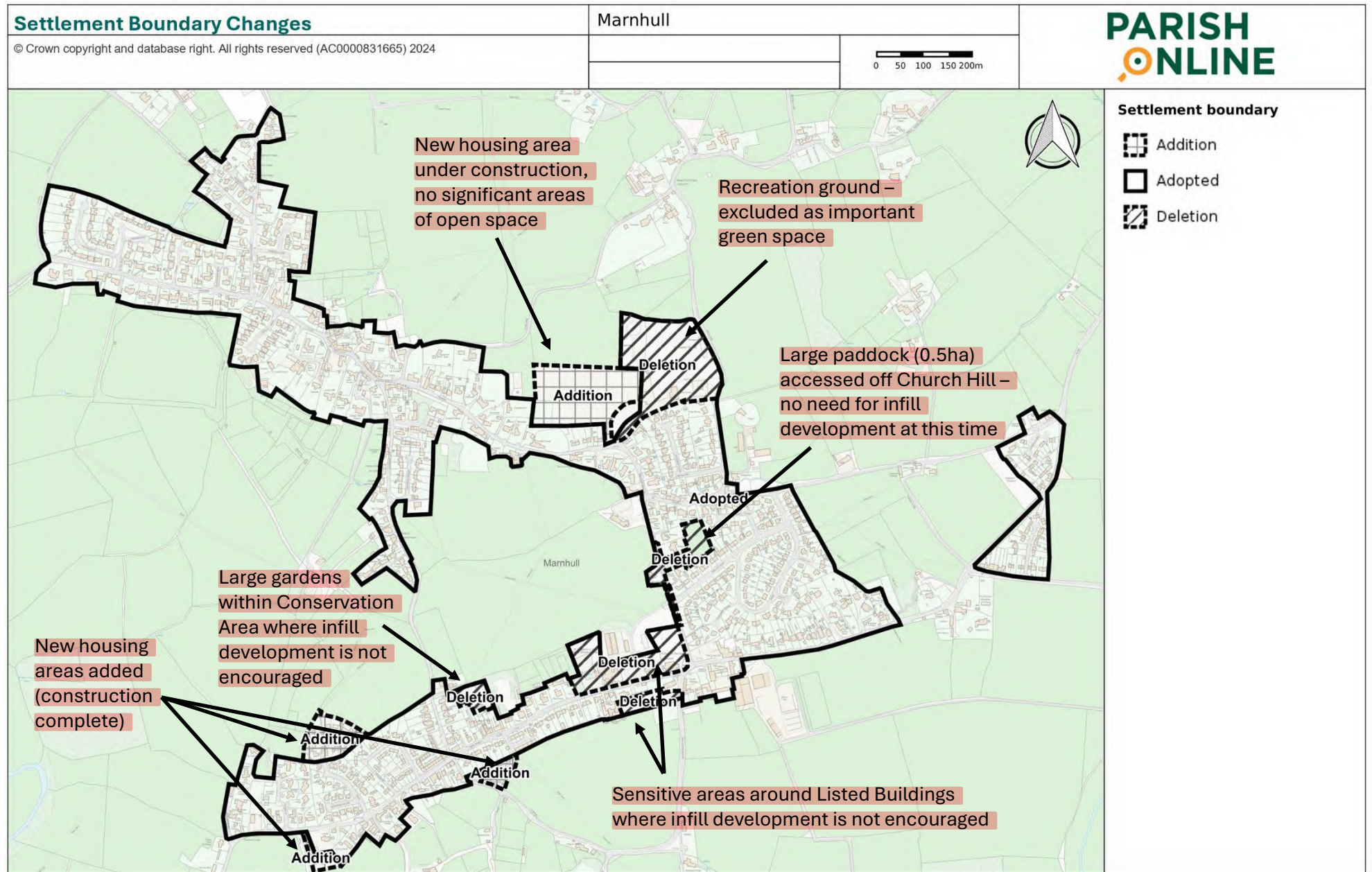
Housing Land Supply

as recorded in the April 2024-based Annual Position Statement and updated from Regulation 14 as per notes below:

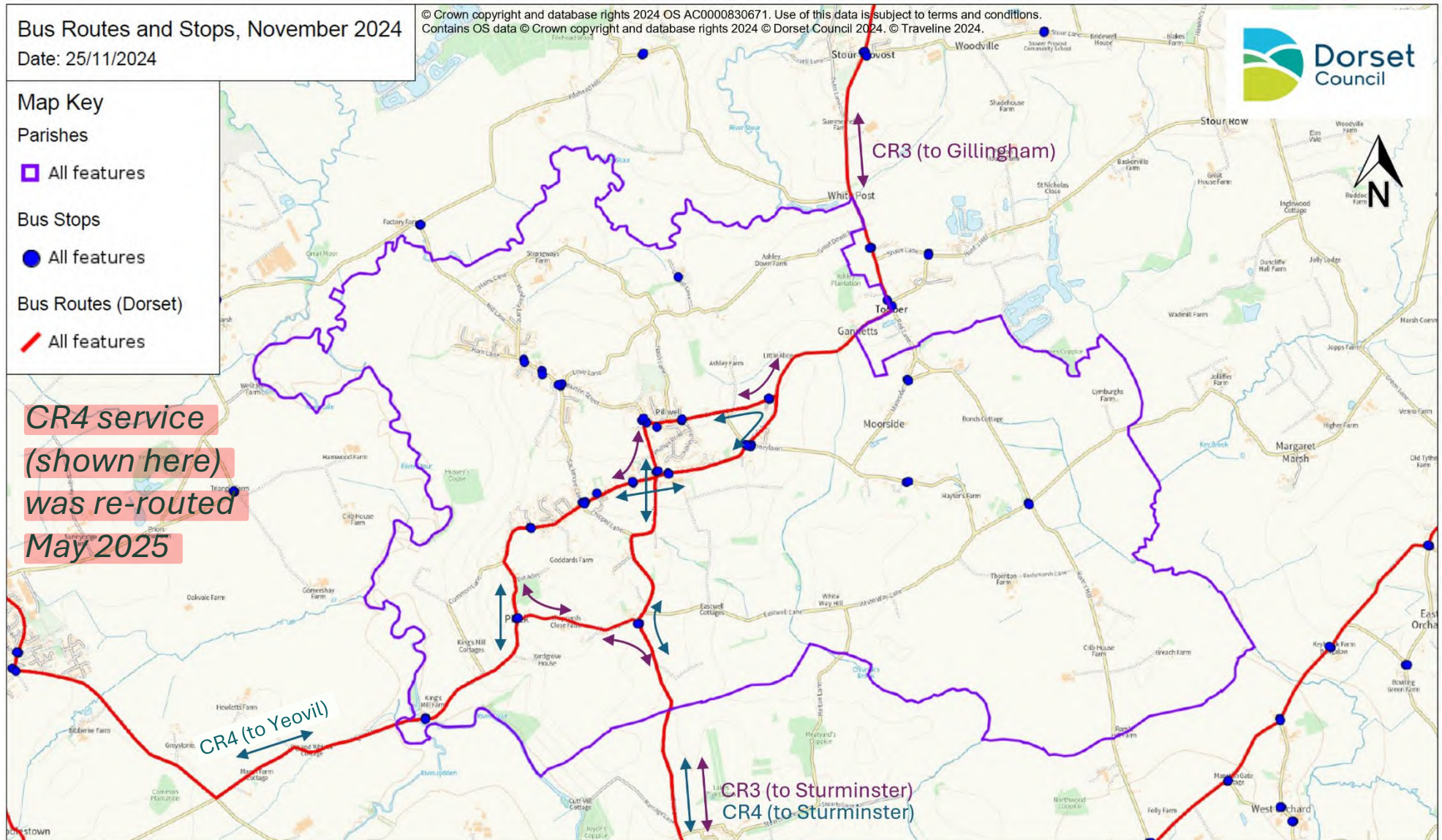
- 2/2019/0722/FUL: Barn at Ashley Down Farm, Great Down Lane –recorded as under construction 2023/24 and may have been completed, but as this falls after April 2024 this still counts within the supply for the plan period.
- P/FUL/2021/00107: The Old Brewery, Carraway Lane– this application does not appear to have been progressed and therefore is considered to have lapsed, and has therefore been removed from the supply.
- P/FUL/2024/01949: Barn at Cross Tree Farm, Sackmore Lane – appears to be the same site as P/PAAC/2022/01151 and the former has therefore been removed from the supply.
- 2/2018/1124/OUT: Land North of Crown Road – now has reserved matters approved under P/RES/2024/03588 for 69 dwellings
- P/OUT/2021/03030: Land off Butts Close – now has alternative scheme for 2 flats and up to 120 houses approved as part of the Tess Square appeal decision
- P/PAAC/2024/00510: Agricultural Building, Haines Lane to Ham Lane – granted change of use / conversion to a dwelling
- P/FUL/2023/06760: Ashley Farm, Sodom Lane - conversion of stables to for a dwelling

Permission	Site	Granted	Dwellings	Affordable Housing
2/2019/0722/FUL	Barn at Ashley Down Farm, Great Down Lane, Marnhull	12/08/2019	1	
P/RES/2022/07953	10 New Street, Marnhull, DT10 1PY	02/05/2023	1	
P/PAAC/2023/01325	Hiscocks Farm, Moorside, Marnhull, DT10 1HF	10/05/2023	1	
P/RES/2022/05524	Land North Of Burton Street, Marnhull	16/05/2023	61	S106: 40% = 25
P/FUL/2023/01556	The Old Farm Bungalow, Stoneylawn, Marnhull, DT10 1FX	09/06/2023	1	
P/FUL/2022/07019	Joyces, New Street, Marnhull, DT10 1NP	21/06/2023	1	
P/FUL/2023/00733	Land at Squirrel Bank, Love Lane, Marnhull, DT10 1PT	30/06/2023	1	
P/PAAC/2024/00510	Agricultural Building, Haines Lane to Ham Lane	02/05/2024	1	
P/OUT/2023/00627	Salisbury Street, west of Tanzey Lane	08/05/2024	67	S106: 40% = 27
P/FUL/2024/01546	Pinnacle House Sodom Lane Marnhull Dorset DT10 1HR	17/06/2024	2	
P/FUL/2024/01949	Barn At Cross Tree Farm Sackmore Lane Marnhull	22/10/2024	1	
P/FUL/2024/02038	Agricultural Building At Cross Tree Farm Burton Street Marnhull	23/10/2024	1	
P/FUL/2024/00602	Strangways Farm Hains Lane Marnhull Dorset DT10 1JU	12/11/2024	4	
P/FUL/2023/06760	Ashley Farm, Sodom Lane	22/01/2025	1	
P/RES/2024/03588	Land North Of Crown Road	25/04/2025	69	S106: 40% = 29, proposes 69
P/OUT/2022/02644	Land West of Church Hill and Land off Butts Close	06/05/2025	122	S106: 40% = 48
Total			335	169

Appendix 13: Revisions made to the Settlement Boundary



Appendix 14: Regular weekday bus routes



Bus Routes and Stops, May 2025

Date: 21/05/2025

Map Key

Bus Routes (Dorset)

■ All features

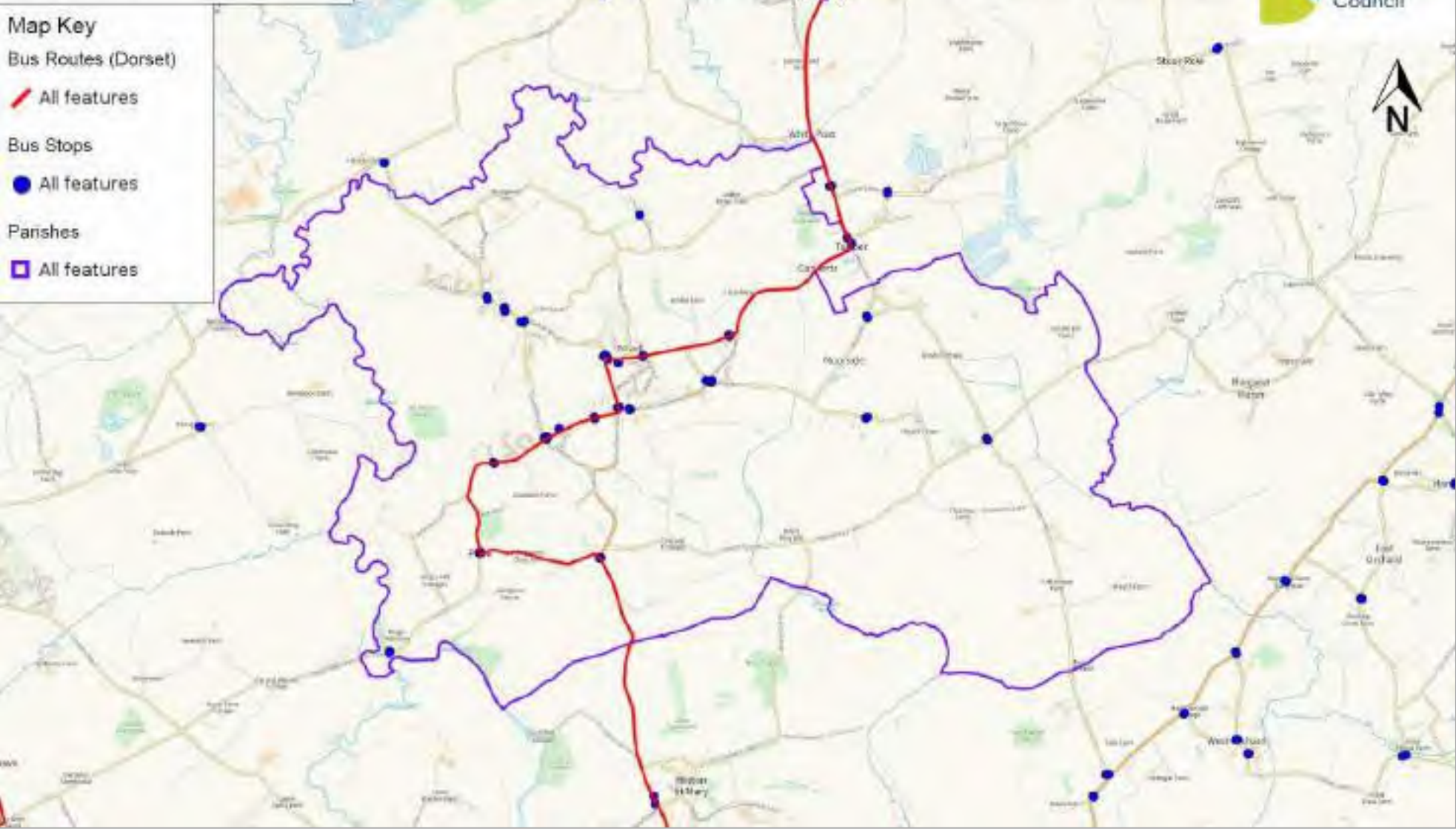
Bus Stops

● All features

Parishes

■ All features

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South West Coaches CR3

GILLINGHAM - MADJESTON - EAST STOUR - TODBER - MARNHULL - HINTON ST.MARY - STURMINSTER NEWTON

Monday - Saturday (except Public Holidays) - from 24th May 2025

A Dorset Council Socially Necessary Core Route

Timetable as taken from <https://nationaljourneyplanner.travelinesw.com/> (please refer to for detail on all stops outside of the parish)

Inbound						Outbound					
Gillingham Station Depart	0708	1010	1240	1525	1822	Sturminster Newton	0752	1045	1330	1630	1850
Gillingham, School	-	-	-	1530	-	Hinton St Mary, Hinton Bus Shelter	0757	1049	1334	1634	1854
Madjeston	0712	1014	1244	1540	1825	Walton Elm	0800	1051	1336	1636	1856
East Stour Crossroads	0716	1018	1248	1544	1829	Pleck Corner	0802	1053	1338	1638	1858
Stour Provost Crossroads	0718	1020	1250	1546	1831	Husseys	0803	1054	1339	1639	1859
Todber, The Old School	0720	1025	1255	1549	1833	Finger Corner, New Street	0805	1056	1341	1641	1900
Corner Close	0721	1026	1256	1551	1835	St Gregory's School, New Street	0806	1057	1342	1642	1901
Pillwell, Ashley Road	0722	1027	1257	1552	1836	St Gregorys Church, Church Hill	0807	1057	1342	1642	1901
Pilwell, Church Hill	0723	1028	1258	1553	1836	Pilwell, Church Hill	0809	1059	1344	1644	1903
St Gregorys Church, Church Hill	0724	1029	1259	1554	1837	Pillwell, Ashley Road	0809	1059	1344	1644	1903
St Gregory's School, New Street	0725	1031	1301	1555	1838	Corner Close	0810	1100	1345	1645	1904
Finger Corner, New Street	0725	1031	1301	1555	1838	Todber, The Old School	0812	1103	1348	1648	1906
Husseys	0726	1033	1303	1556	1839	Stour Provost Crossroads	0815	1106	1351	1651	1908
Pleck Corner	0728	1035	1305	1558	1841	East Stour Crossroads	0818	1108	1353	1653	1910
Walton Elm	0729	1036	1306	1559	1842	Madjeston	0821	1112	1357	1657	1913
Hinton St Mary, Hinton Bus Shelter	0732	1039	1309	1602	1845	Gillingham, School	0826	-	-	-	-
Sturminster Newton	0735	1042	1312	1603	1848	Gillingham Station	0831	1118	1404	1704	1917R

Note: Gillingham School stop limited to school days

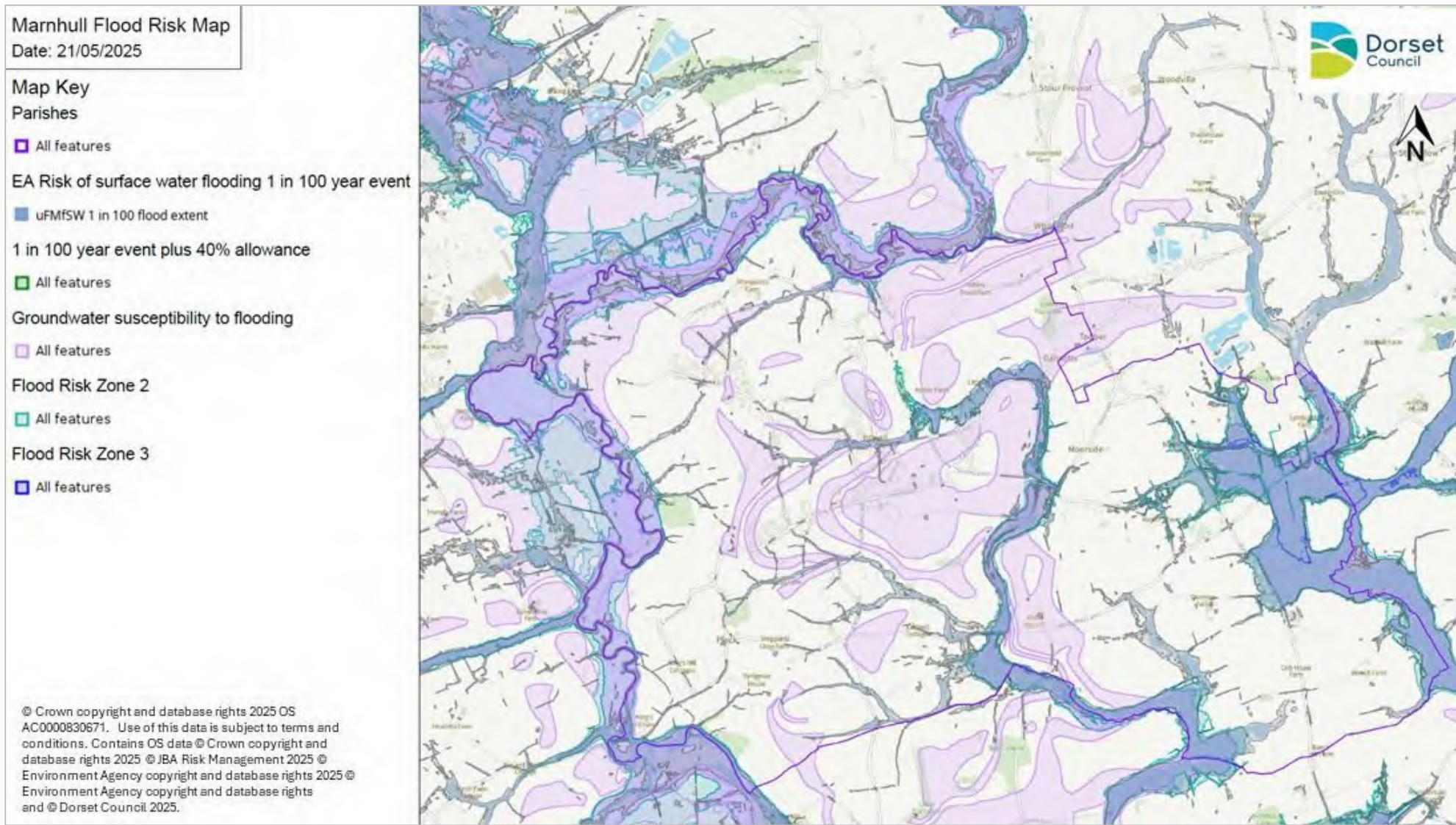
Buses of Somerset CR4

For details of the timetable of the former route that ran 6 times a day (approximately every 2 hours) from 07:29 to 18:38, please see

https://marnhullparishcouncil.gov.uk/wp-content/uploads/simple-file-list/MPC-Submission-to-Planning-Inquiry/CD12-003-Marnhull-Parish-Council-Submission/CD12_003b-CR4-Bus-Timetable.pdf

Appendix 15: Flood Risk Map, May 2025

<https://gi.dorsetcouncil.gov.uk/dorsetexplorer/u/sKwwKUyEG>



Appendix G: Reg 16 Conservation Area Appraisal with insertions shown in pink



Marnhull Neighbourhood Development Plan Conservation Area Appraisal



Final Report - July 2025



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Excerpts from the Explanatory Memorandum to the 1969 Conservation Area Appraisal

*“The size and loose formation of Marnhull its-self poses several problems.
....I have tried to meet by dividing the village into two old ribbon developments.*

Firmly keeping an open area in the middle without which the village character of the separate sections would disappear.

On the principal that “the jewel without the setting lacks interest”, I have included the land on either side of the approach from the south, the large open area of pasture in-between New street and Burton street and an area south of love lane which being rising ground acts as a back cloth to the same.

The land rises in a North and South direction from the valley which runs from Sackmore Lane to Pilwell so that Burton and New Street are both equally elevated and get good views over the open middle land. From Sackmore Lane and the higher end of Church lane the open area South of Love Lane is prominent. Marnhull is really three villages with outpost groups.

These open areas are of vital importance in retaining the village character of the several separate parts of the village and should not be allowed to be developed for housing or industry.

INTRODUCTION AND EXECUTIVE SUMMARY

- i. Marnhull Parish Council is drawing up a Neighbourhood Development Plan, led by the Neighbourhood Plan Steering Group / Parish Council. A part of the consideration is to carry out an up-to-date appraisal of Marnhull's Conservation Areas. Dorset Council has confirmed that they do not have any records of the original appraisal that led to the designation of the existing Conservation Areas on 5th February 1971. Neither the previous North Dorset District Council nor Dorset Council has carried out a Conservation Area Appraisal in the intervening period. Dorset Council is required by the Town and Country Planning (listed Buildings and Conservation areas) Act 1990 to formulate and publish proposals for the preservation and enhancement of Conservation areas. This can be achieved through Conservation Area Appraisals.
- ii. The 2023 Parish Survey made clear the deep appreciation residents have for the character of the parish and their desire to protect it. Research took place between October 2023 and August 2024. The appraisal document is prepared following advice from Historic England and the Dorset Council Conservation Officers, started with a walking group through the village followed by delving into Dorset Council Archives and consultation with the village as a whole.
- iii. The aim of the appraisal is to help the community, landowners and developers have a better understanding of the main characteristics and heritage significance of the Conservation Areas, and to consider the need for revisions in light of current information or changes to the area's character. In order that designation is effective in conserving the special interest, planning decisions must be based on a thorough understanding of the Conservation areas' character. Appraisals are therefore essential tools for the planning process.
- iv. The two present Conservation Areas covering New Street and Burton Street, originally designated in 1971, remain very relevant for designation although some boundary changes are proposed to improve clarity and enhance local heritage. Following feedback from Dorset Council we have proposed the inclusion of Dunford's Field that links the two Conservation Areas and provides a key part of their setting and form, as well as the former Glebelands immediately south of the former rectory (Conyers Place), as part of these Conservation Areas.
- v. This report also recommends the adoption of two new Conservation Areas – at Walton Elm and Nash Court. The two proposed new areas are of special historical and cultural interest, including the former's associations with Thomas Hardy's Tess of the D'Urbervilles and the latter as an important estate with royal connections. Our understanding of the importance to the village has grown over recent years as modern housing has been introduced and encroaching on the cultural and historical significance associated with these key areas, sufficient to warrant their protection as additional Conservation Areas.
- vi. A third area at Pilwell was also given serious consideration as a result of public consultation. However, following further discussion with Marnhull Parish Council, it was agreed that the case for inclusion was less strong.
- vii. The report's authors have compiled a comprehensive list of historic buildings and other heritage assets (in the appendix E). It is recommended that a number of buildings should be added to Dorset Council's local list of Non-Designated Heritage Assets, and this will be actioned separately.

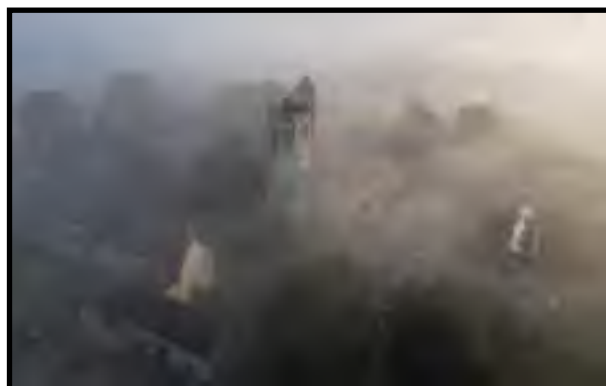
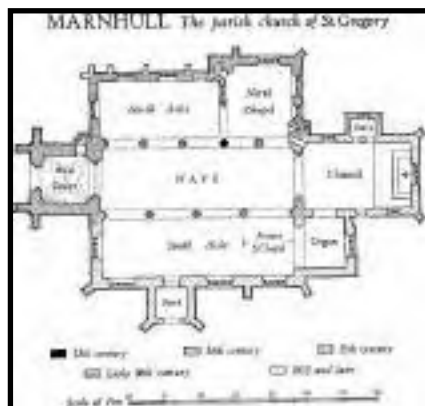
New Street Conservation Area

The key points of quality analysis are:

- Historically important as one of the two main spines of the village. The oldest inhabited part of the main village.
- Sitting on top of the limestone ridge which characterises Marnhull, with farmland sloping down to Burton St on the North, (known as the Green Lung of the village) and sloping down to the South, with has created important views to the Church from both the North and South. Both farmland to the North and South are important to the village character and landscape.
- A busy mainly residential street, connecting Pleck to the crossroads at St Gregory's church (a key landmark for the Blackmore Vale), where there are five of the oldest and most important buildings in the village.
- The area includes Marnhull's most significant G1 listed building St Gregory's Church, Senior's Farmhouse G2*, The Old Rectory (Conyers Place) G2, and a total of 15 listed buildings and monuments.
- Consists of a range of vernacular buildings, former inn, former chapel, and some substantial and distinguished 18th/19th century properties, and includes St Gregory's school (celebrating its 150th anniversary in 2024), war memorial at junction with Crown Road.
- Extensive use of Marnhull stone throughout, ashlar quoins and rubble with stone and slated roofs, including extensive walls at Conyers Place and St Gregory's Church,
- Has associations with Thomas Hardy through the Crown Inn, St Gregory's church, churchyard and the land to the South of St Gregory's.
- With important views of Burton St and the surrounding countryside through properties, important views to the Church from the South, with the farmland rising up to the Church and surrounding buildings
- largely well maintained; on street parking tends to slow traffic at busy times.

Figure 1. images of New Street, houses, church, important views from the church and wider countryside.





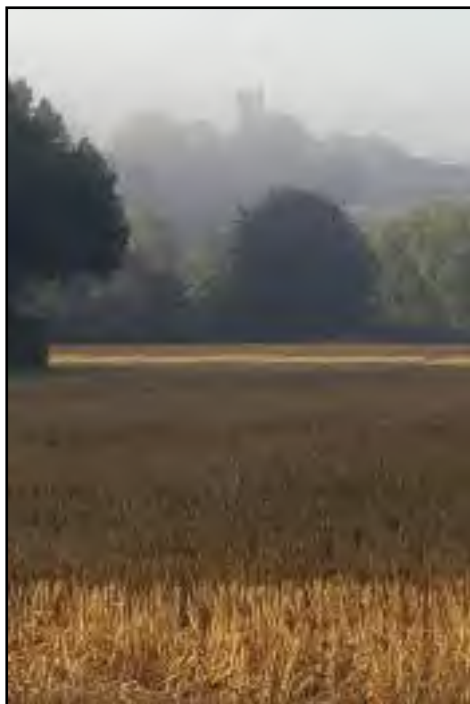


Burton Street Conservation Area

The key points of quality analysis are:

- Historically important as one of the two main spines of the village
- At the valley floor of the limestone ridge at Pilwell, rising to the Church at 195m
- A well-used residential and (mainly at the western end) commercial street gently sloping down towards Pilwell
- Mainly 17/18th century buildings with some significant later additions
- 12 G2 listed properties and monuments
- Varied building styles from vernacular cottages to farmhouses and substantial 'villas'
- Consistent use of Marnhull stone, ashlar and rubble, with occasional use of 'rock face' or clay brick
- Some thatched roofs otherwise mainly clay tiles with some use of slate.
- Important views to the south between properties notably across farmland towards the St Gregory's and Senior's Farmhouse, known as the "green lung of the village". And from Love Lane to the South.
- Several substantial trees throughout
- Mainly hedges and stone walls used as boundary materials
- Some good quality details, including shop fronts and iron work with the raised pavement
- There is a small amount of pavement, and there is some on street parking due to the lack of vehicles at the time many of the houses were built.
- Despite a general 'busy-ness' the area has a well-maintained appearance.

Figure 2. Images of Burton Street houses and important views





Proposed Inclusion of Dunford's Field, (the central field) and land South of Conyers Place to join Burton St Conservation Area and New Street Conservation to make Marnhull Village Conservation Area.

The key points of quality analysis are:

- *"Keeping an open area in the middle without which the village character of the operate sections would disappear"* - referred in the 1969 appraisal by conservation officer Pakenham as the *'green lung'* of the village and on the principle that, as he put it, *'the jewel without the setting lacks interest'*.
- Historic England drew particular attention to the layout and legibility of Marnhull's historic settlement, the prominent historic buildings cluster around the church, and this open green space and associated view to the west of Church Hill; *'we consider the unusual and dispersed layout of the settlement to be a key aspect its special character'*
- Land to the south was part of the glebelands associated with the then rectory (Conyers Place) in addition to providing part of the agrarian setting of the church, and considered by Gordon Beningfield to be the field Thomas Hardy had in mind for the May Day dancing when Tess first – and fatefully – encounters Angel Clare in Tess of the D'Urbervilles.

The images, both of the views to and from St Gregory's Church to the open spaces to the North and South



Walton Elm Conservation Area – Proposal

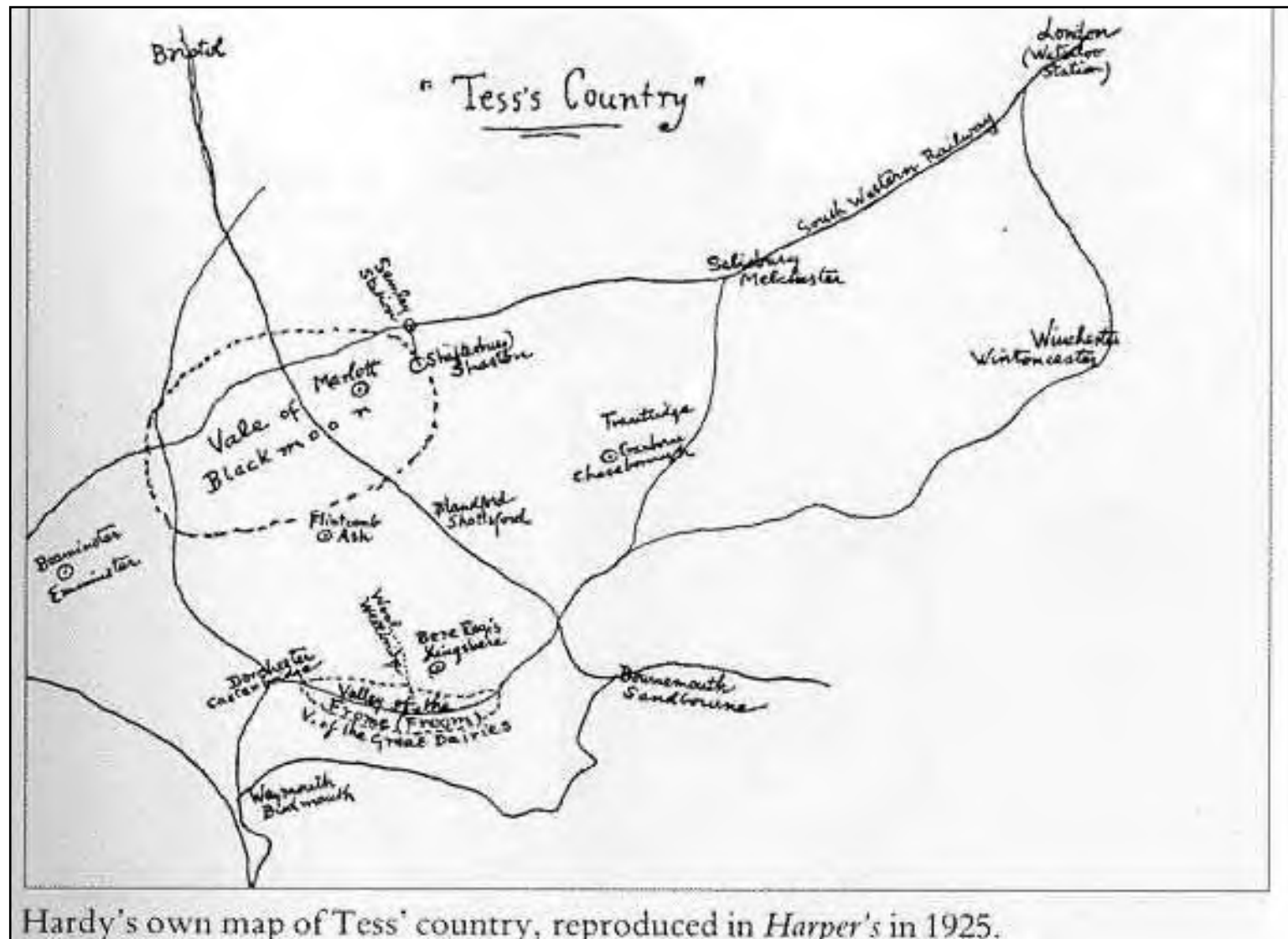
The key points of quality analysis are:

- Historically important as a gateway to Marnhull from the south, sitting on top of a limestone ridge
- Major cultural historical significance and strong associations with Thomas Hardy through Tess Cottage, Old Lamb House ('Rollivers'), the Hardy Way etc
- Junction with characteristic fingerpost, distant important uninterrupted views of Duncliffe Wood to Melbury Down and Hambledon Hill to the East, Northeast and South
- A number of distinctive and distinguished buildings in Marnhull stone (four G2 listed buildings)
- Retains clear evidence of Marnhull's former brewing industry
- Well maintained largely 18th century buildings
- Important view of St Gregory's church / Conyer's Place across fields to the North, open views of Melbury Downs to the East

Figure 3. Images of Walton Elm area, houses and important views







Nash Court Conservation Area – Proposal

The key points of quality analysis are:

- Historically important area that captures Marnhull's characteristic agrarian setting and landscape, North of Burton St and bordering the meandering River Stour to the North. With mature trees and an attractive river course.
- A medieval settlement site, with post medieval updates
- The oldest free standing Roman Catholic (RC) church in Dorset. A modest church with good furnishings, of historic interest as an early post-Emancipation Church. Home to a number of commonwealth war graves
- Farming and an old water mill site near the River Stour
- Coherent group of listed and non-listed buildings, evidence of Marnhull's dispersed settlement form, contains four G2 listed buildings and archaeological sites
- Historically important cultural links between Nash Court G2 Listed and St Mary's RC church G2 listed, priory and RC school in Old Mill Lane which opens its doors in 1853.
- Consistent use of Marnhull stone, ashlar and rubble, with clay and stone slate tiles
- Strong associations with Hussey family 16th Century and with Catherine Parr 1512-1548
- Well preserved and legible clusters of historic buildings connected by farmland and meadow pasture
- Important views towards Nash Court from afar and outwards across the footbridge over the Stour to Fifehead Magdalen and beyond, and from RC Church, G2 listed, to G2 listed Hains.
- Some good quality modern conversions that add to the sense of place
- Incorporates two important small, wooded areas

Figure 4. Images of Nash Court area houses and important views





1. BACKGROUND TO THIS APPRAISAL

- 1.1. **The appraisal team.** The Marnhull Parish Council Neighbourhood Plan Steering Group gave the task of conducting a re-appraisal of the **Conservation Area** to two of its volunteers, Mr A R Bailey FCMI MIPD and Mr Tim Eveleigh BSc(Eng), along with Stephen Boyce who has 25 years of professional experience in the heritage sector, together have **significant** knowledge and experience of the heritage of Marnhull over many years. Between them they consulted many residents and were backed up with information from English Heritage, substantial support from the Parish Council and individuals in the village as well as the involvement of the Dorset Council Conservation **Officer** and his **staff**.
- 1.2. **Modus Operandi and Assumptions.** Dorset Council at time of writing does not have a **specific** plan for an appraisal team, outside the council conservation team. The team carried out a general study of Marnhull village to assess whether there were **significant** changes to the village's layout and settlement pattern. Although there have been a number of modern developments, the fundamental village layout and character has not changed **significantly**. Much building has taken place in the locality of the two **Conservation Areas**, but it was considered that the changes in character, the volume and density of new buildings did not warrant a complete redrawing of the present **Conservation Area** boundaries. The existing boundaries, considered under New Street **Conservation Area** (Including St Gregory's Church) and Burton Street **Conservation Area** were deemed to **reflect** the distinctive nature and historic character of the village. These areas were taken as the starting point of the current appraisal using the DC published map.
- 1.3. The opportunity was also taken to bring the **Conservation Area** boundaries into line with Land Registry individual property boundaries in order to clarify responsibilities of individual householders. In addition, some of the boundary lines ran through the middle of a house or over waste ground and it was felt **sufficiently** important to correct these with minor changes by following readily **identifiable** boundaries such as hedges and tracks to give greater credibility and meaning to the **Conservation Area** boundaries.
- 1.4. Note was also taken of comments in the report *Strategic Landscape and Heritage Study for North Dorset Area* published October 2019. It recommended a local list of non-designated heritage assets should be compiled to ensure that proposals for development fully assess any potential impact/enhancement to such assets.
- 1.5. The line of approach taken for the Appraisal was:
 - To accept the present **Conservation Area** boundaries on the Dorset map based on the 1971 assessment and use them as a start point for the appraisal.
 - To **confirm** those characteristics within the two **Conservation Areas** which were still important, relevant and current and carry out a general re-assessment of the village's historic features in order to consider if there have been any major changes to the present **Conservation Areas** that would impact on their special architectural or historical interest and **significance**.
 - To **confirm** the present **Conservation Area** boundaries are still valid or suggest amendments to these.

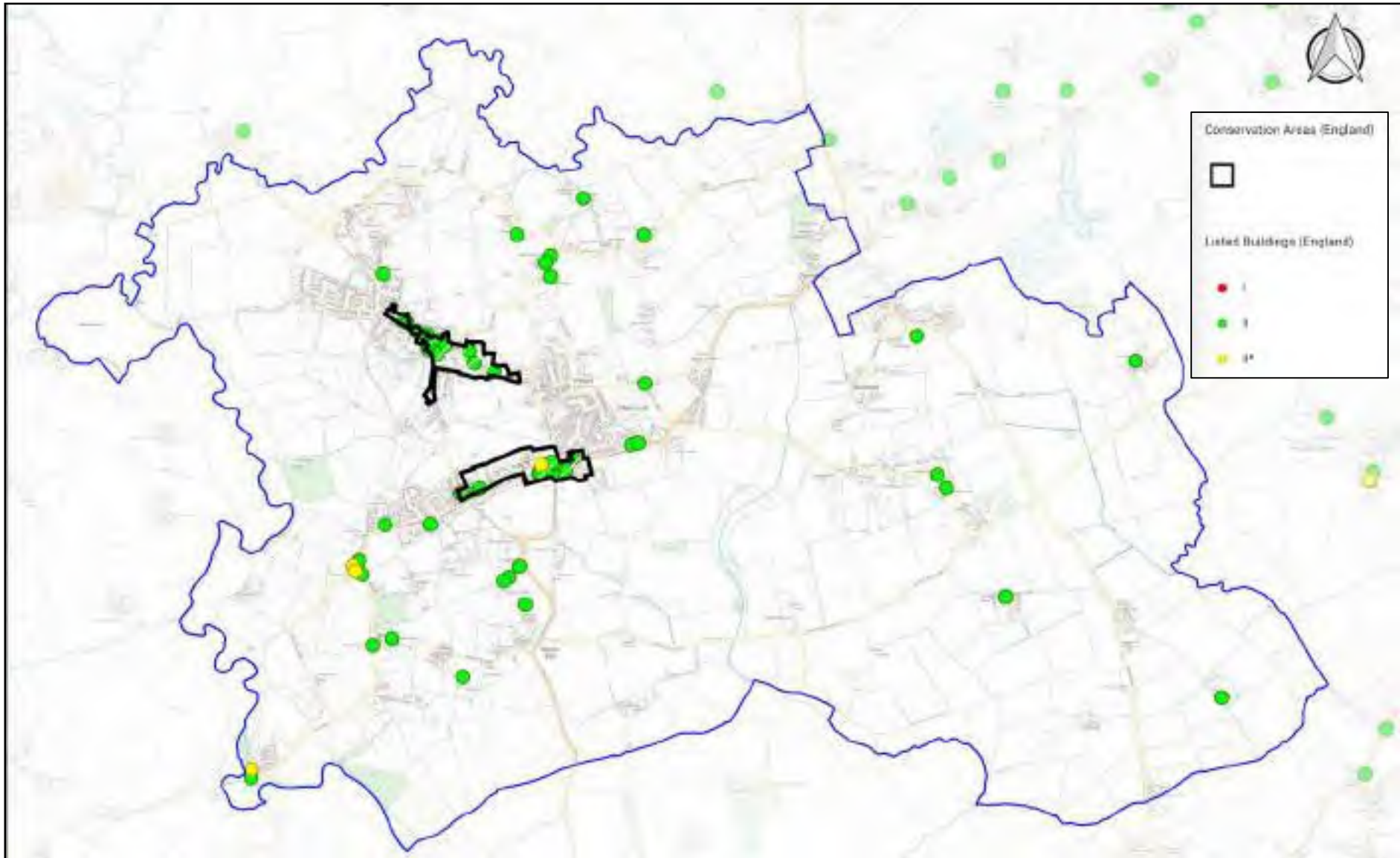
- To compile a Marnhull village list of non-designated heritage assets as recommended by the *Strategic Landscape and Heritage Study for North Dorset Area*, to ensure that proposals for development fully assess any potential impact/enhancement to such assets.
- The appraisal was carried out based upon evidence and produced in the wider public interest. A series of public consultation meetings were held and cognisance taken of local residents' views.

1.6. The team walked through the village on several occasions following the present boundaries and compared the details in the 1971 Memo against what exists today. They also discussed matters with many of the villagers, particularly long-term residents, in order to obtain a full understanding to the background of the local areas. A series of consultation meetings was held, first with householders directly affected by proposed changes to the conservation areas, and subsequently to inform other residents and listen to wider views. Revised proposals were then made available on the parish council website and comments invited throughout July. Additionally, members of the team attended the village Flower Show and Fest to discuss the proposals. A draft report was submitted to Marnhull Parish Council for consideration on 2 September 2024 and to the Conservation officer for Dorset Council, following which further revisions have been made. Thereafter for submission to Dorset Council, as the designating authority.

1.7. Research brought to light a series of papers and memoranda from the former Dorset County Council covering what was the setting of a Marnhull Conservation Area in 1971. Further delving produced a series of papers, charts and memoranda from the period July 1969 to April 1971 that were clearly part of the original assessment. The detail included trees suitable for preservation, certain areas/streets/lanes not to be included and the merits of some buildings. The then Dorset County Council concluded the village should be considered as two key ribbon developments. A memo giving approval of a Conservation Area map for Marnhull was written on 29 Jan 1971. The details contained in the memo, together with the current map shown on Dorset Explorer, form the basis of this appraisal.

2. CONTEXT AND SETTING OF THE CONSERVATION AREA

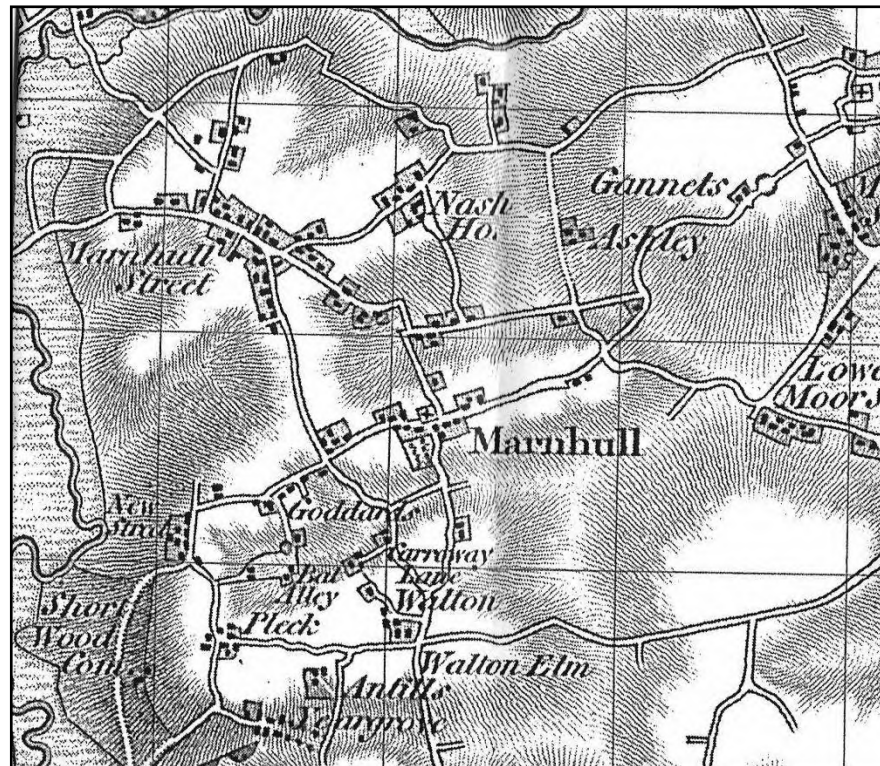
Map 1. The Parish, conservation areas (as appraised), and listed buildings



Overview

- 2.1. Marnhull is a scattered parish comprising a number of historic hamlets – Gannets, Hains, Moorside, Nash, Pilwell, Pleck and Walton Elm – all interlinked by roads, tracks and footpaths covering an area of some 16 square kilometres. The village itself is situated on a prominent limestone ridge overlooking the heart of the Blackmore Vale in North Dorset. Unlike most villages which have grown around a crossroads or village green, Marnhull has developed from **five** hamlets joined over the years in a distinctive linear settlement pattern. Historic England considers *“the village’s unusual and dispersed layout of the settlement to be a key aspect of its special character”*. There are also isolated groups of attractive buildings, for instance Kings Mill, Thornford Farm with its moat, Chantry and Popes Farm and buildings, Hayters Farm at Moorside all are away from the main residential area but of similar character and history.

Figure 5. An extract from the **first** edition of the Ordnance Survey map showing the **five** historic hamlets of Marnhull



Although not all are mentioned by name **the map** clearly shows the widespread layout of the village when it was printed in 1811.

- 2.2. The village is of low density and, despite its size and some infilling between the two sections of the conservation area, it retains its rural character with high levels of tranquillity amongst its surrounding network of minor rural lanes. These have not been significantly altered by modern development although increased traffic flow throughout the village threatens this.
- 2.3. Much of the attraction of Marnhull lies in its position and rural surroundings, together with its splendid views, mellow local stone buildings and agrarian setting, all of which convey an air of spaciousness.

3. HISTORIC BACKGROUND, HERITAGE, CHARACTER AND INFLUENCE

Historical and Main Periods of Growth

Figure 6. The upper end of Burton Street as surveyed for the 1902 Edition of the Ordnance Survey

- 3.1. The village's heritage stems from traces of an Iron Age settlement and a Roman staging post found in the village and these were followed by the Saxons for the next five centuries in the period known in British history as the Dark Ages. At this stage the village appeared to evolve its name from the Anglo-Saxon personal name of 'Mearna' and the Old English 'hyll' leading to common usage of 'the hill of a man called Mearna'. Marnhull gradually became an entity and was fully established in 1150 with the building of St Gregory's Church on the site of a former Saxon church although formal records of the village name do not appear until around 1267. At that stage the village was also included in the Royal Forest of Gillingham.
- 3.2. The lands around Marnhull were owned by the Abbott of Glastonbury between 1150 and the dissolution of the monasteries in 1540. They became the property of King Henry VIII following the Reformation in 1544. The Abbot had built the present Senior's Farmhouse as his Grange or summer residence, and his staff were accommodated and involved in many of the present buildings in New Street. Although they have yet to be fully identified Priests Street and Little Priests Street are thought to date from this time and have become an additional and growing focus of village heritage. Henry VIII

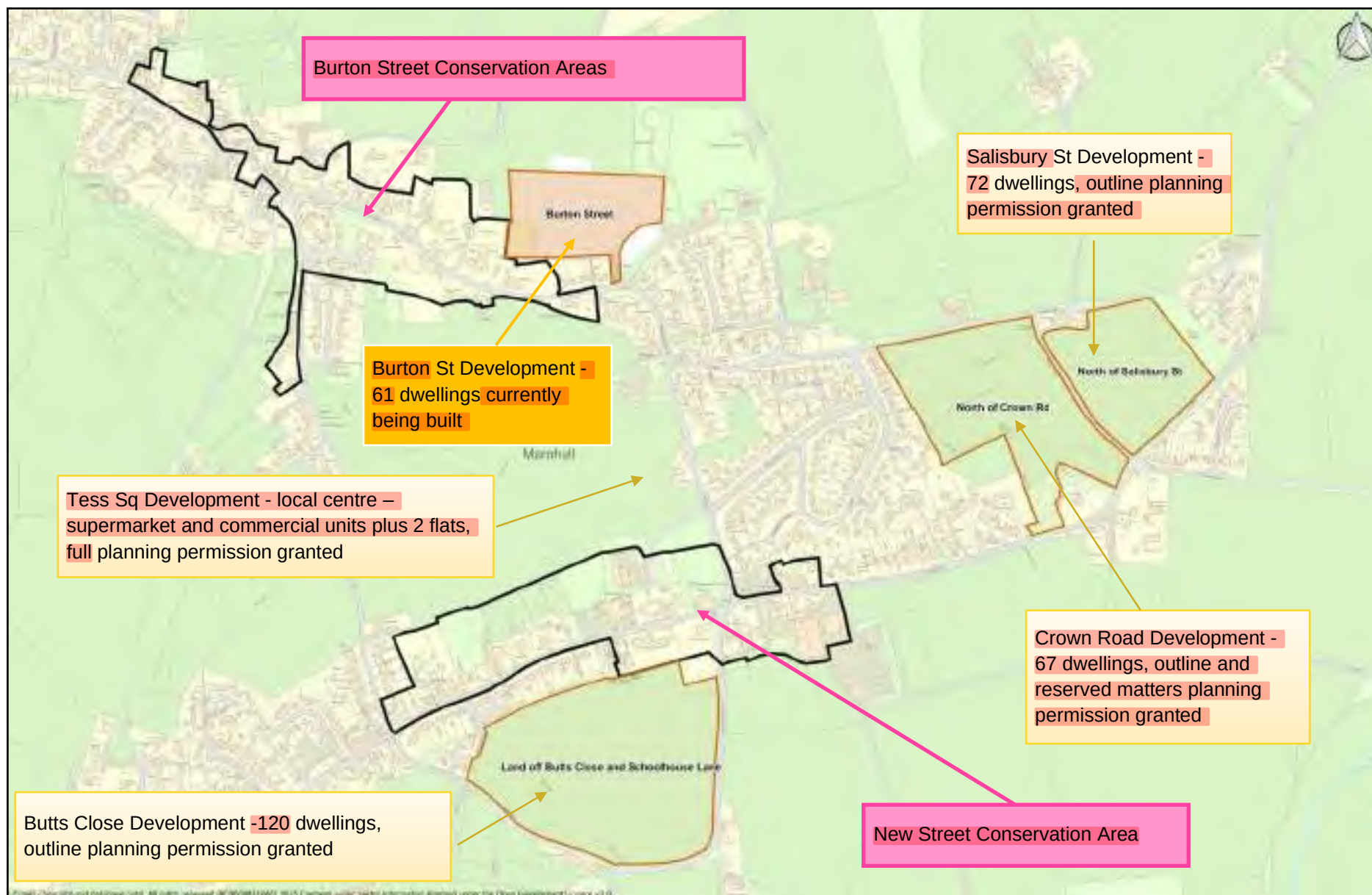


donated Nash Court Manor in the village to his sixth and last wife Catherine Parr in 1547 along with other Dorset properties. After Catherine's death the house passed through the hands of several noblemen until it was occupied by John Hussey and his descendants between 1651 and 1884 with the family name recorded for posterity by the Hussey chapel at St Gregory's Church. Nash Court (GII listed) remains one of the most distinguished and prominent historic buildings in the parish.

- 3.3. Many of the village's older buildings follow the ribbon of New Street and Burton Street with a number of outlying farmhouses. These older houses were built around the end of the 17th and early 18th Centuries as the village expanded and were constructed of the distinctive yellow Marnhull stone still quarried at the edge of the village in Whiteway Lane.
- 3.4. In addition to St Gregory's C of E church other church communities have come and gone, Quakers, Congregationalists and Wesleyans amongst them, whilst the Roman Catholics built their own church in 1832 in Old Mill Lane alongside the later Cistercian priory, and a new replacement Methodist Church was completed in 1899. Most of the older chapels – located mainly in the conservation areas – have been converted to residences in recent years.
- 3.5. A much wider interest in Marnhull developed in the late 19th Century as the village prospered and when Thomas Hardy, the celebrated author, published his novels many of which are set in Dorset. Amongst similar adaptations, he gave the name 'Marlott' to the village of Marnhull, this being the birthplace of the eponymous heroine of *Tess of the D'Urbervilles*. The story lives on in the village through association with a number of buildings (see below). A 'Hardy Trail' exists, and the Hardy Way passes through the village.

Recent Growth

- 3.6. Since the Second World War, Marnhull has expanded in size considerably with the building of Corner Close, the Crown Estate and a host of new properties along Ham Lane and New Street, all leading to a population that has more than doubled to around 2000 today. Many of the street names in these new developments reflect the local heritage such as Carent Close, Husseys, Barnes Close and Hardy Close.
- 3.7. There have been in the past few years four large scale developments that have approval to build a total of 300 new dwellings, all on green field sites. There is one large scale development that is currently going to Appeal in April of 2025. *'Full permission for a mixed-use development to erect a food store with cafe, plus office space and 2 No. flats above. Erect building for mixed commercial, business and service uses (Class E), (e.g., estate agents, hairdresser funeral car, dentist, vet). Form vehicular and pedestrian access and parking. Form parking area for St. Gregory's Church and St Gregory's Primary School. Carry out landscaping works and associated engineering operations. (Demolish redundant agricultural buildings). Land West of Church Hill. Outline planning permission (to determine access) to erect up to 120 dwellings. Land off Butts Close and Schoolhouse Lane.*

Map 2. Current Conservation Areas and growth

Rural Character and Influences

- 3.8. The historic rural character of Marnhull is closely bound up with its distinctive landscape setting, and the quality of its historic fabric. The principal building material for much of the village's history is Marnhull stone and the evidence of quarrying can be found throughout the parish but notably along Crown Road. Prior to the 12th Century Marnhull's history was very much part of the Hundred of Sturminster Newton. Evidence of this rural village history can be seen in the character and preservation of the buildings, the variation and style of houses and the pride and importance the village places on its cultural heritage.
- 3.9. Not only is St Gregory's Church the most prominent landmark in Marnhull and the oldest and largest building, but it is also a unique record of the history of the village. A Grade 1 Listed building with origins in the 12th century, further alterations and additions date especially from the 15th and 19th centuries. Marnhull became a separate parish in 1150, and a stone church was built thereafter for the new parish. St Gregory's Church has been continuously developed over the years from a small rectangular building with four arches to extending the nave westwards and building of a north transept and subsequently an expanded new south aisle. It was built largely from Marnhull and Keinton stone and the original columns remain to this day with carved heads believed to have been the stonemasons who worked on the church. The church contains many historic features and artefacts of note including the chapel and church hatchments of the Hussey family, but perhaps the most recognised is the Carent Tomb, a carved alabaster tomb which includes three figures of a knight and his two wives. The Hussey and Carent Families were important to the village from the 15th to the 19th centuries.

Thomas Hardy

- 3.10. Marnhull, reinvented by Thomas Hardy as 'Marlott', was the birthplace of the heroine of his novel *Tess of the D'Urbervilles* which was centred on the Blackmore Vale, referred to as the 'Vale of the Little Dairies'. Tess goes to school in the village and her baby is buried in the village churchyard. The influence lives on in the village with many existing buildings associated with the story including Tess' Cottage at Walton Elm, the Crown Inn ('The Pure Drop Inn') and the Church of St Gregory. Rollivers' Alehouse was deemed to be The Old Lamb Inn at Walton Elm though this is also claimed by the Blackmore Vale Inn in Burton Street. It was on returning from the Pure Drop Inn that Tess' father received news of the family relationship with the D'Urbervilles which sets the story in train. The association with Hardy is a key part of Marnhull heritage and continues to stimulate tourism and the local economy. The village is recognised in many guidebooks and in the Hardy Trail, a county-wide record of places mentioned in Hardy's various works.

Archaeological Potential

- 3.11. Marnhull has been archaeologically investigated several times over the last one hundred years with a number of historic finds. These vary from a Roman coffin to lime kilns, royal houses and the summer residence of the Abbot of Glastonbury. These are all listed in the DC HER at Appendix C. A further potential archaeological site is the location of a lane used by the priests when they were based in Senior's Farmhouse at the time it was the Abbot's Grange. This small lane connected many of the nearby cottages where the monks were accommodated. It is the route of Little Priests Street, which has yet to be examined.

4. SPATIAL CHARACTER AND BUILT FORM

Village Morphology and Layout

- 4.1. The village grew around **five** hamlets astride the two main routes from Stalbridge to Sturminster Newton and to Gillingham, following the foot bridges and cart bridges over the River Stour. Its spatial design follows these two routes with dwellings fronting on to the lanes and pastureland between. Unlike other villages built around a green or pond, church or manor house, Marnhull has no **defined** village centre. The two key routes meet at St Gregory's Church where they join the main road between Sturminster Newton and Gillingham (B3092). This is one of several focal points for the village with the church being visible for miles in all directions.
- 4.2. It is these two main routes which form the two present Conservation Areas and until recently development mainly took place along these routes retaining and consolidating this key feature of village character. Since the mid 20th century development has taken place elsewhere, with areas such as The Crown Estate and Ham Meadows creating a deeper spatial form to the existing ribbon pattern.
- 4.3. The village retains its strong rural qualities, the network of green lanes, footpaths and hedgerows contributing to the rural character of the village with views of surrounding **fields** and more distant vistas across the vale and towards Cranborne Chase. This is **reflected** in Thomas Hardy's portrayal of Marnhull as it "*lay amid the north-eastern undulations of the beautiful Vale of Blackmore*".

Figure 7. The local quarry from where much of Marnhull stone has been and continues to be taken for local housing.

The Built Environment/Character

- 4.4. The location of many of the village's older buildings in New Street and Burton Street is **reflected** in the two-part conservation area. These older houses were mainly built around the end of the 17th and early 18th Centuries as the village developed and were built of Marnhull stone which historically was quarried throughout the village and is currently available from the quarry in Whiteway Lane (Fig 7). The predominance of this local stone in many of the buildings on the two main routes has a marked **influence** on the visual tone and character of Marnhull.
- 4.5. Further residential development took place around the end of the Victorian era; in the 1950s and again in the 1960s. These were outside the **Conservation Area** and mostly small estates or cul-de-sacs of modern houses and bungalows, notably the Crown Estate and Ham Meadow, Stoney **Lawn, Sackmore Green, Corner Close and Fillymead.**



Some effort has been made to retain green space between these developments, as at Stoney Lawn and Corner Close but infilling has also occurred along the main arteries.

- 4.6. Historically, the style of houses, size, shapes, building materials and distinctive features of the buildings in the village are largely common to North Dorset. Developments dating from the mid 20th century, however, were less well controlled and are mostly of standard design and do not reflect the distinctive character of Marnhull. Efforts are now being made to ensure that new buildings are designed to reflect the character of Marnhull's historic environment.

Figure 8. Burton Street in the early 1900s

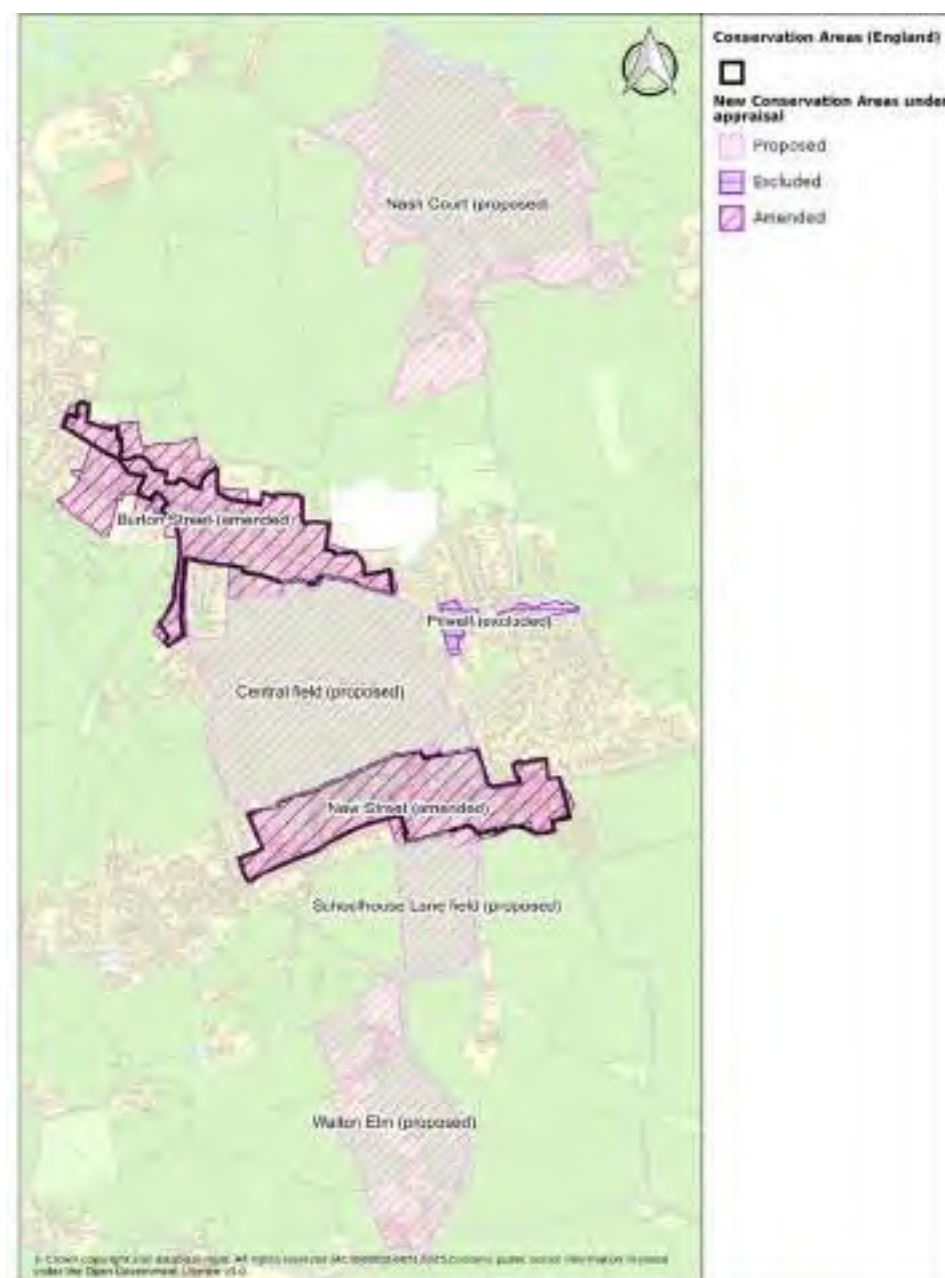


Outside what is now Moonfleet but was at one time a milliner's and The Queens Head Public House

5. THE CONSERVATION AREAS

5.1. The present Conservation Area is in two parts and for ease of reference during this appraisal they are referred to as the New Street and Burton Street Conservation Areas. The general route and character of the Conservation Areas are shown below but in view of the lack of background information used to set the original boundaries, **greater detail has been included in the Findings of the Appraisal in Appendix B.** The present Conservation Areas have been in place since 1969, and their enforcement has largely protected the character of much of the village core.

Map 3. Current and Proposed Conservation Areas

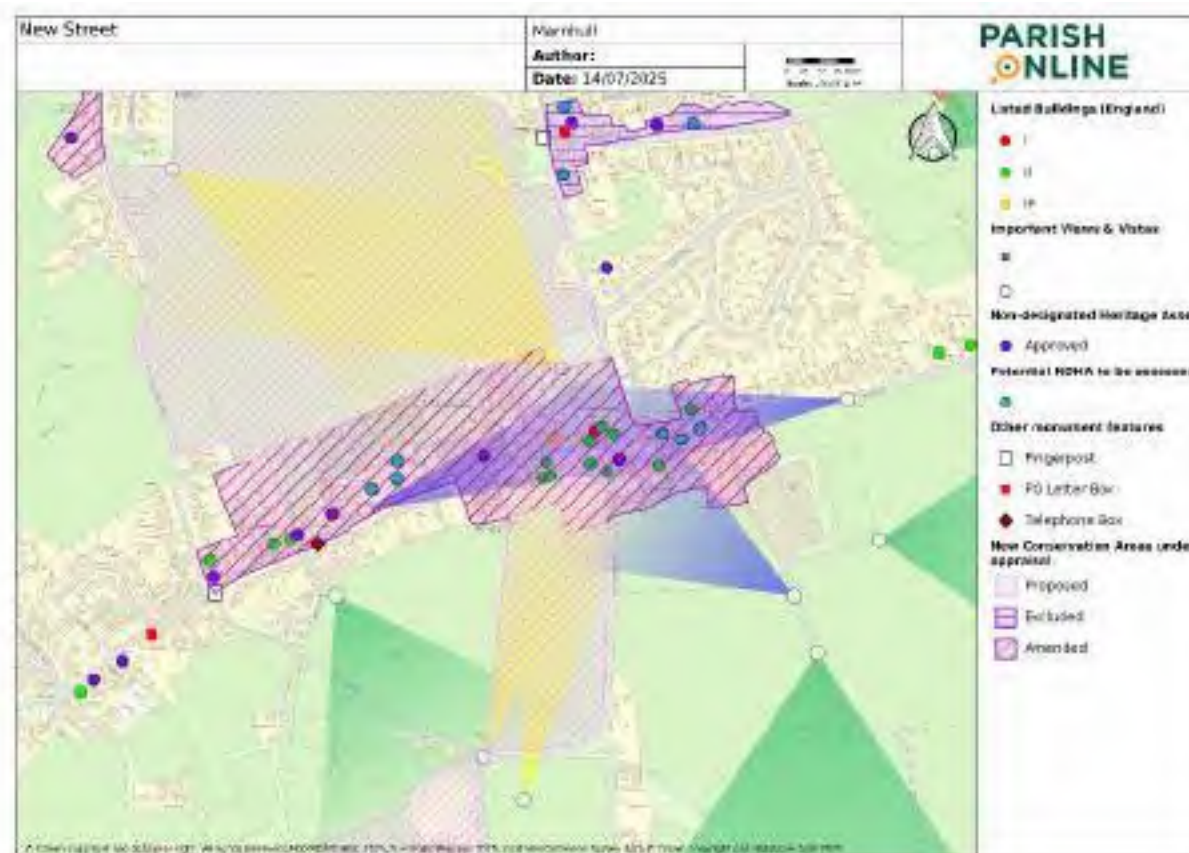


New Street Conservation Area

- 5.2. The **New Street** Conservation Area runs from west to east along New Street, starting at the westerly end at the junction of Sackmore Lane and New Street (known locally as Finger Corner), and stretches down as far as St Gregory's Church and the surrounding buildings near the main road junction. The site of the Church on a major crossroad is **significant** in that it is surrounded by the other older building in the parish. The historic buildings follow the northern edge of New Street but the buildings on the southern edge as far as Conyers Place are modern.
- 5.3. Important views in the New Street Conservation Area include those from the Church to Burton St and beyond, and towards the church from along New Street. Views into the Conservation Area include those from the junction of Schoolhouse Lane and Chippel Lane, and from the Hardy Way, going North towards the church.

Map 4. New St conservation area proposal

- 5.4. The eastern extent of the New Street Conservation Area boundary is Finger Corner marked by an old-style **finger** post (Fig 14) at the junction with Chippel Lane. The house on the corner is the 19th Century terraced house called Peter's Finger. Village lore has it that a very old house stood at the junction and contained a wall shrine housing the preserved **finger**-bone of St Peter. There is little evidence to support this, but it is a strong belief still held in the village. However, more realistically it stems from the tithes for the houses in this area which were to be paid not by cash but by labour and the maintenance of lanes in the area which



had to be completed annually mid-way between Whitsun and Michaelmas which was 29th July and also the feast of Petrus Ad Vincula. In the vernacular as distinct from dialect, Peter could be managed but Vincula was difficult; the 'v' became 'f' which developed into Finger, so the house became known as Peter's Finger and the road junction became Finger Corner. Certainly, Finger Corner is an important historic site in the village.

Figure 9. The western boundary of the New Street Conservation Area marked by the signpost at Fingers Corner

Figure 10. New Street looking east towards Providence Place and St Gregory's Church



- 5.5. The detailed northern Conservation Area boundary progresses from Finger Corner into Sackmore Lane past two properties, Oaken Cross and The Homestead. Oaken Cross was a 17th Century post-house, and The Homestead used to be part of the same property and is believed to have housed the staff of Oaken Cross. The post-house provided accommodation and horses for single riders travelling to Shaftesbury and onward. It is believed that Oaken Cross got its name from a large oak tree which stood on the corner and was used by several passing preachers to deliver their religious messages. The Conservation Area then follows the line of the rear boundaries of the properties and the school parallel to New Street as far as Church Hill. At that point it then runs up the eastern side of Church Hill until the main road junction where it turns eastwards to include The Crown Inn and its land at which the boundary returns to the main B3092 road.
- 5.6. We have proposed the field that runs from the St Gregory's Church to Burton St to be incorporated in the Conservation Area. This green area is a distinctive aspect of Marnhull's historic character – has been endorsed by heritage experts, conservationists and cultural historians alike. It was at the heart of the original designation of the conservation areas. However, in determining the conservation area the then Dorset County Council Area Planning Officer, Mr R.W. Packenham, recognised the importance of the large area of pasture in between New Street and Burton Street and referred to it at the time as the 'green lung' of the village and on the principle that, as he put it, 'the jewel without the setting lacks interest'. The inclusion of the central green field between the southern boundary of the Burton Street Conservation Area and the Northern boundary of the New Street Conservation Area. This now creates a large Conservation Area linking obit Burton Street and New Street Conservation Area's into one large Conservation Area. The Area Planning officer who set the present Conservation Area in 1969 made the importance quite clear that "firmly keeping an open area in the middle without which the village character of the separate sections would disappear".

Figure 11. Providence Place, once a chapel and now a residence

Figure 12. The Retreat was a public house but now is a private residence



5.7. Within the current northern boundary there are a mixture of old and the new properties, many built from local Marnhull stone. Along New Street (Fig 15) are several old buildings giving the area its character interspersed with a small number of bungalows mostly set back from the road. In particular is a chapel converted to private accommodation called Providence Place, a former public house called The Retreat established in the 1830s and Wisteria House, a substantial property built around 1716 serving as the Rectory for St Gregory's Church between 1951 and 1983 when a new purpose-built Rectory was built almost opposite the church in New Street. Other buildings of character include Arlington House and The Bay House. Schoolhouse is now part of St Gregory School but was originally built as accommodation for the head teacher. The school celebrates its 150th anniversary in 2024.

Figure 13. The wall surrounding Conyers Place which is Listed as well as the house itself

Figure 14. Conyers Place



5.8. The southern boundary of the New Street Conservation Area follows a line through the middle of New Street passing the approach road to Butts Close where there are very good views across the Vale. Opposite St Gregory's school it turns due south alongside Meadow View so as to take in Newton House, Blenheim House and Braeburn House built in the early 1990s, well after the setting of the Conservation Area. The boundary then turns east following the rear of the cottages to the Stable and Conyers Place. We have proposed to extend the boundary to include a part of the field behind Conyers Place. This area of land is part of the former glebelands associated

with the former rectory (Conyers Place) and is also the area painted by Gordon Beningfield, who wrote "I tried to think where Hardy would have seen the May Day dance taking place [in Tess of the D'Urbervilles] – I think it might have been here". In chapter 54 of the novel, while in pursuit of Tess, Angel Clare leaves her family cottage and heads to 'Shaston' (Shaftesbury), Hardy writes "His way was by the field in which he had first beheld her at the dance...He passed on through the churchyard." The most direct route from Tess Cottage to the church is through the field at Butts Close and this is likely to be what influenced Beningfield's choice.

- 5.9. The proposed new boundary follows the same route except at the rear of Newton House the boundary proceeds due south crossing the Butts Close field as far as the gate at the junction of Chippel Lane with the main road B3092, dividing the field into two parts. The boundary then follows the main road back to Conyers Place then crosses the main Sturminster-Gillingham Road (B3092) to include Church Cottages and Church Farm with its outbuildings and then returns to the main road to connect with the northern boundary at The Crown. The area around this junction includes a number of important buildings most of which have been closely associated with St Gregory's Church. The Butts Close Field is part of the particular character of Marnhull, and its importance lies in the open relationship between the main settlement area of New Street. It has views of the Church reflecting the particular character of Marnhull and it is the view across Butts Close Field to the Church which is the striking view when travelling to Marnhull from Sturminster Newton.
- 5.10. Conyers Place (Grade 2 Listed) (Fig 13 & 14) was the village rectory until 1953. This a very large country house stems from 1695 as evidenced from the early sash windows, glazing and window bars. It is largely Elizabethan house with medieval cellars. The surrounding wall is C600 years old. Its history goes back further as there was almost certainly a presbytery on the site in the 13th Century. In the Middle Ages it was called Chapel Place and owned by the Abbot of Glastonbury. Ownership reverted to the Crown following the Dissolution of the Monasteries and it is understood Henry VIII gave the house to his sixth wife along with Nash Court in Nash Lane. In 1736 the new vicar, the Rev Conyers Place, bought the house and used it as his rectory and the building itself then became known as The Rectory. It remained in the Place family for three generations as the sons in turn became the rector. After 1843 a series of vicars used the house until 1951 when it was sold into private hands. The Stables is a Listed Building. It was in the field behind Conyers Place that Thomas Hardy imagined and described the May Day dancing with Tess and her friends in their white dresses in his novel Tess of the D'Urbervilles.
- 5.11. Opposite Conyers Place and alongside the Church, is Senior's Farmhouse, a Grade II* Listed farmhouse and barn (Fig 20). This is professionally regarded as one of the best-preserved examples of medieval domestic architecture to be found in Dorset. A farmhouse has been on the site since the 11th Century and was owned by the Abbot of Glastonbury who used it as his Grange. There have been changes over the years including Elizabethan ornamental plasterwork ceiling, 16th Century arched windows with hoods as well as 17th Century plain mullion windows in contrast. The property came into the hands of the Senior Family at the end of the 19th Century and has retained its name ever since.

Figure 15. Senior's Farmhouse**Figure 16.** The parish church of St Gregory.

5.12. St Gregory's Church (Fig 16) and its large churchyard is the most prominent landmark in Marnhull and the oldest and largest building. Built on high ground St Gregory's can be seen from miles around the Blackmore Vale. It may not be architecturally distinguished or even classically beautiful, but it has the enduring attraction of a much-loved and well-worn friend. The Church was built soon after Marnhull became a separate parish in 1150 and was continuously altered and expanded throughout the medieval period. It has



Senior's Farmhouse - one of the best-preserved examples of medieval domestic architecture in Dorset. A farmhouse has been on the site since the 11th Century.



many interesting and fascinating architectural details as well as for example, the Carent Tomb; a raised tomb including three figures (a knight and his two wives) of about 1470 carved out of alabaster. The history of St Gregory's Church is a book unto itself, and the Church is an important and integral part of the Marnhull community even though congregations in the 21st Century may be dwindling. St Gregory's also played an important part in the story of *Tess of the D'Urbervilles* as Tess goes to see the vicar of Marlott concerning the baptism of her illegitimate baby son who is subsequently buried in a "shabby corner of the churchyard"

5.13. This Church creates a sense of timelessness, peace and tranquillity very much appreciated by all in the village and can be seen from miles around the village and surrounding are.

5.14. On the far side of the main road, opposite Conyers Place and balancing up the view, are Church Cottages, Church Farm and The Crown public house. This is a busy road junction of New Street, Church Hill and the Sturminster to Gillingham Road with the village war memorial and The Crown public house beyond on the left of the picture (Fig 17). Church Farm (Listed Grade II) and its extensive farm buildings are included in the Conservation Area.

Figure 17. The road junction of New Street, Church Hill and the Sturminster to Gillingham Road

Figure 18. The Crown Inn



5.15. The Crown buildings (Fig 18) are a more intact survival of successive periods than most other buildings in Marnhull. The earliest part of the Crown stemming from around 17th Century is its low thatched wing, gradually been extended alongside the main road to include amongst other things its own brewery. The fame of The Crown stems from its use by Thomas Hardy, as the

model for his 'Pure Drop Inn' mentioned in *Tess of the D'Urbervilles*. It remains a major attraction in the village as well as being a popular 'watering hole' and to quote from Tess's father, John Durbeyfield, "There a very pretty brew in the tap at the Pure Drop Inn". The extensively restored Crown Inn confirms its connection with the novel by maintaining a 'Pure Drop Bar'.

5.16. **Conclusion:** The New Street conservation area retains its historic integrity and contributes significantly to the heritage of Marnhull with its principal focus being around the junction of the Church, Conyers Place, Senior's Farmhouse and the Crown Inn. After consulting the area Conservation Officer some adjustments to boundaries are necessary to include the land South of Conyers Place, and the field north of St Gregory's Church.

5.17. **Recommendation:** To adopt the revised boundary of the New Street Conservation Area in order to create a more consistent and coherent approach to the area by correcting errors in the previous mapping and clarifying boundary arrangements. To reiterate from the 1969 Conservation Area Appraisal, with regard to the open areas between Burton St and New St and the open area South of Conyers Place. - "These open areas are of vital importance in retaining the village character of the several separate parts of the village and should not be allowed to be developed for housing or industry."

Burton Street Conservation Area

Map 5. Burton St conservation area proposal

5.18. The Burton Street Conservation Area is deemed to run from the junction of Burton Street with Ham Lane and opposite the Blackmore Vale public house. Here the old footpath and footbridge across the River Stour met cart and cattle traffic from the bridge crossing at Factory Farm and up the hill to Mill Lane where it joins Burton Street. The Blackmore Vale Inn (Fig 19) was built towards the end of the 1500s to meet demand from thirsty travellers having climbed the hill from the river. It has great character and is claimed to have inspired Thomas Hardy's Rollivers Inn. Its more 19th Century appearance belies its age, but the pub is a notable landmark for the start of this part of the Conservation Area. The Blackmore Vale Inn is within the present Conservation Area and that property together with its two neighbouring cottages – Dale Cottage

and Forge Cottage – creates an impressive visual and historic impact. The view from the Blackmore Vale Inn south along Burton Street between the high walls surrounding Clock House and Lovells Court presents a visual gateway to this part of the village.

5.19. The northern Conservation Area boundary follows the rear of the Blackmore Vale pub and the two neighbouring cottages, Dale and Forge Cottages, to the much-refurbished Clock House and Clock Cottage and then rejoins the Burton Street. The approach and area between Clock House, Clock Cottage, The Stables, Foxley House and Bees Cottage forms a natural and distinctive courtyard (Fig 20) of local Marnhull stone buildings with considerable history.

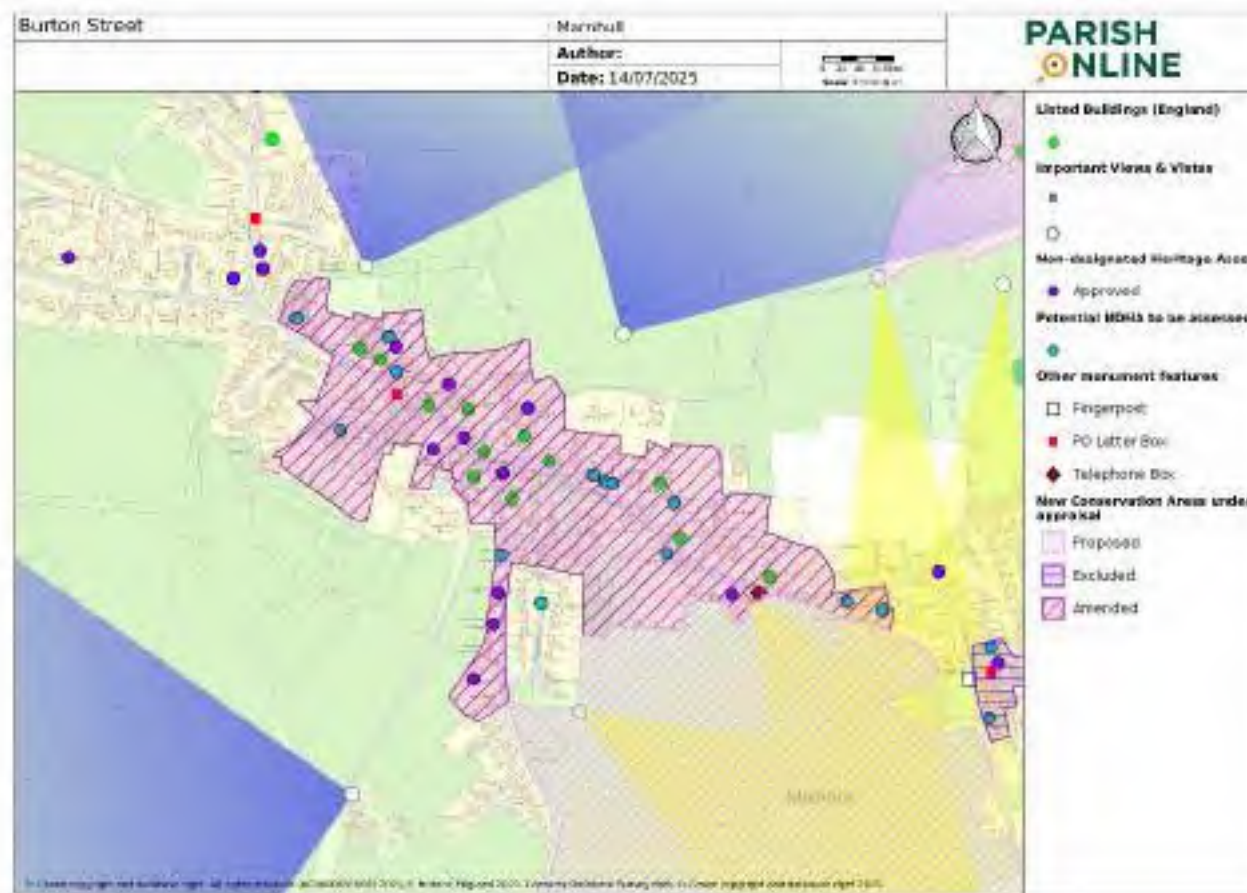


Figure 19. The Blackmore Vale Inn and Burton Street looking to-wards Robin Hill Stores



- 5.20. The similarity of build and materials between Clock House and The Stables and their juxtaposition with Foxley House, Bees Cottage, The Old Bank and Ann's Cottage suggests they once formed a distinct enclave of associated buildings and trades. The Old Bank was built around 1736 together with its out-buildings and was the village's main abattoir and butchery until the 1930s.
- 5.21. Several of these houses, including The Old Bank, The Stables and Beech Farmhouse were used during the training of troops prior to fighting in The Trenches during the First World War or taking part in D Day during the Second World War. The extent of the village's contribution is shown in the full Roll of Honour held in the British Legion Club which lists the names of all those who served and not just those who lost their lives. This is in addition to the formal Roll of those who perished held in St Gregory's Church and which is read aloud at the Annual Remembrance Service.

Figure 20. The Clock House and The Stables



- 5.22. The historic relationship of this group of buildings makes a strong case for their inclusion within the Conservation Area boundary.
- 5.23. Confronting visitors progressing down the treelined roadway is the long and narrow strip of buildings beginning with Robin Hill Stores. This terrace of small shops is a popular site and much photographed. It was originally four small dwellings which more recently have been joined together as the present Robin Hill Stores. The Conservation Area boundary includes Robin Hill Stores and its raised walkway and posts and follows Burton Street down to Moonfleet and beyond. However, the northern boundary is shown as going through the middle of Street Farm and then on down to Love Lane by Iris Cottage. The boundary should be changed to include the whole of Street Farm. Within the present boundary Moonfleet, once a milliner, still has a door knocker in the form of a top hat, while the very impressive Street Farm, with its low wall abutting the road retains three workers' cottages within its grounds.

There is a similarity of design, build and materials with the Clock House and The Stables and those of Foxley House, Bees Cottage, The Old Bank and Ann's Cottage (presently outside the Conservation Area) - which suggests they should all now be included within to create a much clearer and coherent boundary.

5.24. Burton Street then continues on the north side with a series of cottages; Primrose Cottage, Cats Cradle, Dial House and Cote House, all built 1630 as accommodation for bailiffs and farm labourers.

Figure 21. Images of Lovells Court



5.25. The present Conservation Area's southern boundary follows Burton Street to Sackmore Lane, but it was considered important that the large and impressive Lovell's Court complex (Fig 21) be included within the Conservation Area and the proposed boundary changes reflect this. The imposing nature and individual style of Lovell's Court and the residences within the grounds make an important contribution to the village story. The 1902 building, constructed on the site of a four roomed thatched cottage, has associations with Lovell's Farm (Street Farm) and clearly influenced the development of this area of the village, one of its historic hubs. The building has echoes of a traditional manor house and its associated buildings, although in separate ownership, form a coherent and legible whole. One of the few remaining beech trees in Lovell's Court is believed to be over three hundred years old. The appraisal recommends the boundary be adjusted to include this residential complex.

5.26. It should be pointed out that there has been one objection to the proposed Lovell's Court boundary as the owners of Stablehurst do not wish it to be included in the revised conservation area and insist the property is omitted. The Parish Council has explained to them the process and circumstances, and have considered their views, but the objection stands. The Parish Council does not support the omission of Stablehurst as this would undermine the historic coherence of this part of the Conservation Area, the benefit of which is for the village as a whole.

- 5.27. Further along and set back is Old Beech House, now one but previously two cottages. An agricultural track between Old Beech House and Millers Cottage and the Cross Tree House complex provides access to a newly built Cross Tree Farm and Pear Tree Cottage. The present southern boundary does not include these houses but at Cross Tree House the boundary follows Sackmore Lane.
- 5.28. The proposed boundary then flows in a loop down the western side of Sackmore Lane (Fig 22) to include several dwellings including Cumberland Lodge, Knights Cottage and Sackmore Cottage built from Marnhull Stone, some with great character. The boundary then crosses Sackmore Lane, it then follows the hedgerows and field boundaries in the large fields to the rear of the Burton Street dwellings past the rear of Bowers Cottage and as far as Tapshays House. At the boundary's most southerly point near Cumberland Lodge, there are important and attractive views across to St Gregory's Church and as far as Duncliffe Hill and Shaftesbury.

Figure 22. View looking south down Sackmore Lane by Knights Cottage



- 5.29. The southern boundary includes the Congregational Church in Sackmore Lane, now refurbished as a residence, and the Fernlea and Holmlea cottages. The Conservation Area at this point includes several impressive trees in Burton Street down to Tapshays, a notable late 18th Century residence, which was where Burton Street originally ended before it was extended through and into Pilwell. As noted in the description of New St proposed boundary changes, the field to the South of Burton St to St. Gregory's Church is also to be included.
- 5.30. The view down Burton Street is considerably enhanced by mature trees, mostly horse chestnuts, on a bank beside the road opposite the former Friends meeting house and Weavers House.
- 5.31. The Conservation Area southern boundary includes Bower Cottage and the property called Fieldside which was built on the site of the old builder's yard and black Anderson shelter. Large flagstones have been used to form the boundary of Bower Cottage which has created a delightful feature not unlike the vaccaet walls of northern England at a point frequently commented on as being one of the best rural views in Marnhull, across the fields to St Gregory's Church. A red telephone kiosk was installed at this point to maintain the communication facility when the old Telephone Exchange was closed. The kiosk is no longer in use for a telephone but is frequently decorated as a village feature.
- 5.32. The view from Burton Street to the rear of Bower Cottage across to St Gregory's Church is an outstanding feature of the village. This open green space or "green lung" (Fig 23) is criss-crossed with much used footpaths. It is one of the most important views in the Village, it defines the spatial character and agrarian history of the settlement. The southern boundary then ends on the eastern side of Tapshays.

Figure 23. View of the open space between Burton St and New St



5.33. The Conservation Area northern boundary runs from Iris Cottage in Love Lane for about 100 metres before skirting the rear boundaries of the properties Tennys Court, Bay Tree Cottage as far as and including Orchard House. This encompasses a large area north of Burton Street including several impressive properties. The pink painted Tennys Court (Fig 24 & 25) by the entrance to Love Lane has to be one of the most distinctive houses in the village both by stature and location and with its thatched roof. Ownership and occupation of this house is well documented back to 1750 and from the 1790s until 1943 it was a general store and the village Post Office. Next to Tennys Court is the Old Meeting House dating back to 1762. This was the focus for many of the large contingent of Quakers or Friends who lived in the village. The present building stems from 1885 when the previous building was demolished, and a Lecture Hall created in its place by the Society of Friends. It was built by a local builder using what was then new rock face style and a commemorative plaque remains on the wall to this day.

Figure 24. The pink painted Tennys Court with its thatched roof at the entrance to Love Lane is one of the most impressive houses in the village.

Figure 25. Tennys Court in the days when it was the village shop and Post Office between 1790 and 1943.

5.34. Set back from the road is a private dwelling in Marnhull stone called St Edmunds and next to it The Lodge (Fig 26), a very large, impressive house believed to have been built as part of the Nash Court estate once owned by Catherine Parr, but more recently a doctor's surgery. This scene is enhanced by the nearby thatched Bay Tree Cottage and (opposite) The Grange, the latter being enlarged and altered in modern times. The Conservation Area northern boundary ends at another impressive farmhouse built of Marnhull stone – Orchard House – which, together with Tapshays House, makes a focal point for this end of the village.



Figure 26. The Lodge in Burton Street built in 1894 as the lodge to the nearby Nash Court

5.35. Conclusion: The Burton Street conservation area remains in a good state of presentation, its varied buildings retaining significant historic interest and revealing much about the evolution and social history of the village around one of its two main axes. This narrative would be enhanced by the inclusion of Lovell's Court and its associated buildings and could be brought further up to date by the inclusion of Sackmore Green (although the Parish Council does not wish to include Sackmore Green, due to concerns that this has a much different character to the remaining area and not reflective of the older parts of the village). Other proposed adjustments to the boundaries of the Conservation Area are intended to ensure clarity and to conform with property boundaries.

5.36. Recommendation: To adopt the revised boundary of the Burton Street Conservation Area in order to:

- Create a more consistent and coherent approach to the area by correcting errors in the previous mapping and clarifying boundary arrangements.
- Extend the southwestern boundary to encompass Lovell's Court and the buildings historically associated with it.
- To preserve the open spaces between the settlements for their important views and the special character that is unique to Marnhull, have been included in boundary changes.



Walton Elm Conservation Area

- 5.37. The proposed new Conservation Area boundary at Walton Elm runs from Walton Elm House down the hedgerow alongside the main B3092 as far as Carraway Lane where it turns to follow the rear boundaries of the properties in this lane before following the boundary hedgerow up to the rear of Carraway House and on to Old Lamb House and thence to Walton Elm House, both of which are distinguished and well-preserved historic buildings.

Map 6. Walton Elm
conservation area proposal

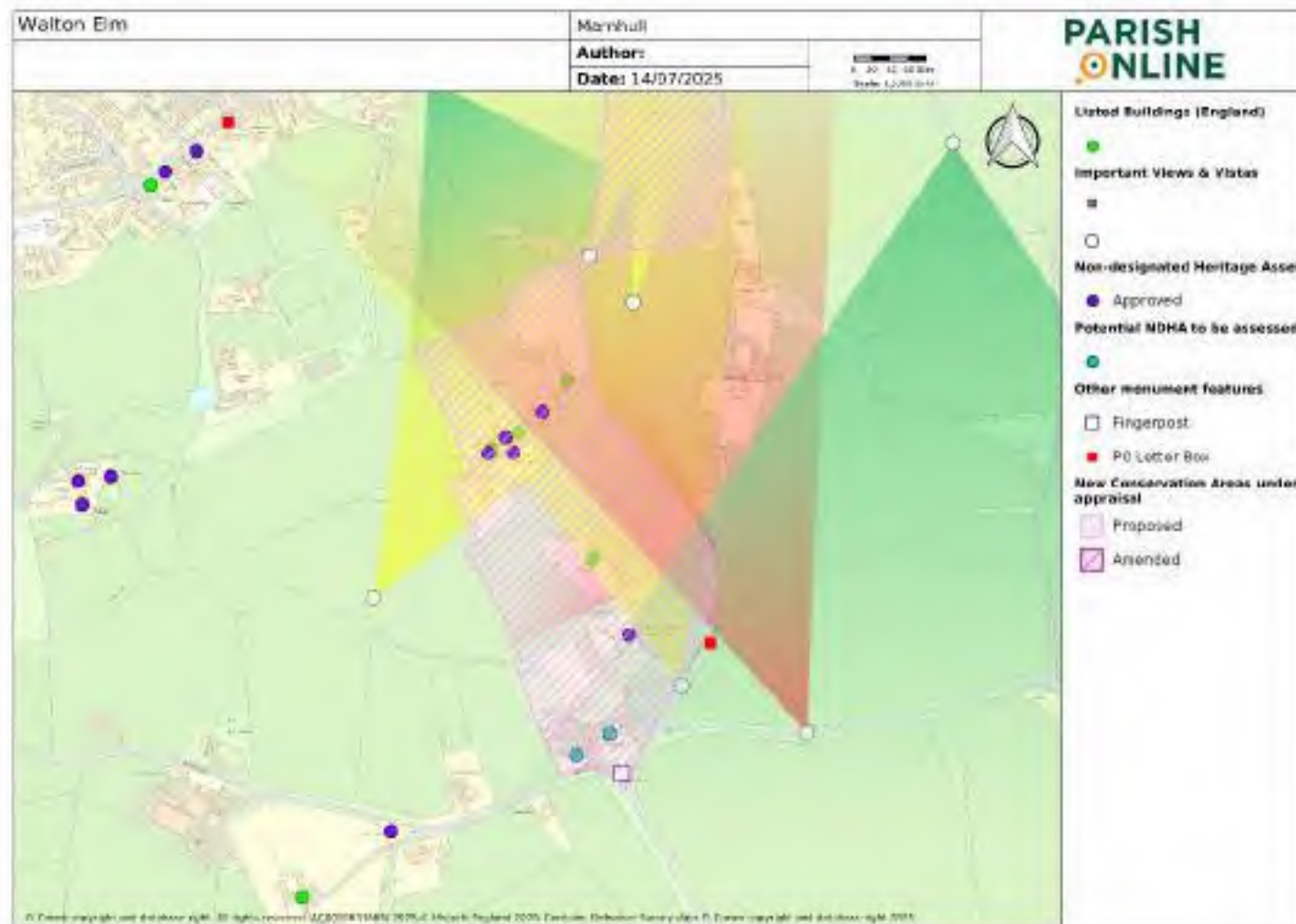


Figure 27. Walton Elm House at the Southern entrance to the village and the centre of Marnhull's Thomas Hardy legacy.

Figure 28. Old Lamb House at Walton Elm

- 5.38. Walton Elm House (Fig 27) is a substantial building dominating the southern entrance to the village and its immediate surrounds. Visible across the fields from Whiteway Lane to the East the house stands at the junction of Mowes Lane and the B3092 and affords distant views to Duncliffe, Melbury Down and round to Hambledon Hill. The characteristic green triangle and fingerpost emphasise the gateway significance of the site and there is evidence of previous stone marker.
- 5.39. Equally importantly as far as the village is concerned, Walton Elm is the name of the hamlet with most associations with the work of Thomas Hardy. The influence and international popularity of the renowned Dorset author and his works continues to grow. Marnhull's association with *Tess of the D'Urbervilles* is extensive and particularly includes Tess Cottage and Old Lamb House.
- 5.40. The Walton Elm area is widely recognised in the village and beyond as important to the story of Tess. Old Lamb House (Fig 28) at Walton Elm was originally The Lamb Inn, a solid, detached post house for the changing of horses when travelling from Poole to Bristol. It had an ale bar and is reputed to be the model for 'Rollivers' alehouse. It was described as a disreputable alehouse that sold drink on the premises *"in a large bedroom upstairs, the window of which was thickly curtained with a great woollen thick shawl lately discarded by the landlady, Mrs Rolliver"*.
- 5.41. Tess Cottage (Fig 29 & 30) lies at the end of a no-through-road off the main road below Walton Elm House. In 1924 the owner of Tess Cottage (then called Barton Cottage) was Mr Harold Blake, described as "a factotum employed by Major Cambell-Johnson who lived at Elm Tree Cottage (now Southwell) which was a Dorset long house." It is reported that one afternoon while tending the gardens of Barton Cottage Blake became aware of an elderly gentleman scrutinising the house. When asked if he could be of service the stranger replied *'No thank you. I was only seeing where I put my Tess'*. Subsequently Mr Blake introduced the elderly gentleman to Major Campbell-Johnson and still later, in 1926 it is believed, the deeds of Barton Cottage were changed to Tess Cottage. The article also relates that a Professor Geoffrey Cheshire and his rather more well-known son, Leonard



Cheshire, founder of the Cheshire Homes and husband of Sue Ryder the founder of the Ryder Charity shops, testified that *“the Blakes were an honest, conscientious couple incapable of inventing or even embroidering their story.”*

Figure 29. Tess' Cottage today

Figure 30. The inhabitants of Tess Cottage in 1898 were The Haskett Family

5.42. The junction of the B3092 and Chippel Lane marks the northern end of the Walton Elm Conservation Area boundary. More importantly it is here that the well-known view of 'Marnhull to the Church' was painted by the naturalist, artist and Hardy enthusiast, Gordon Beningfield (1936 - 1998). This was one amongst many of his paintings of Hardy Country but in particular, it was used as the cover illustration for a book of Hardy's poems entitled 'The Darkling Thrush and other poems by Thomas Hardy' (Fig 31). It is this view that Hardy describes in 'Tess of the D'Urbervilles' as *“the enclosure where there was to be dancing on the green”* and *“he could see the white figures of the girls in the green enclosure whirling about”*.



Figure 31. The famous painting of Marnhull by Gordon Benningfield used for the cover of a book of Thomas Hardy poems

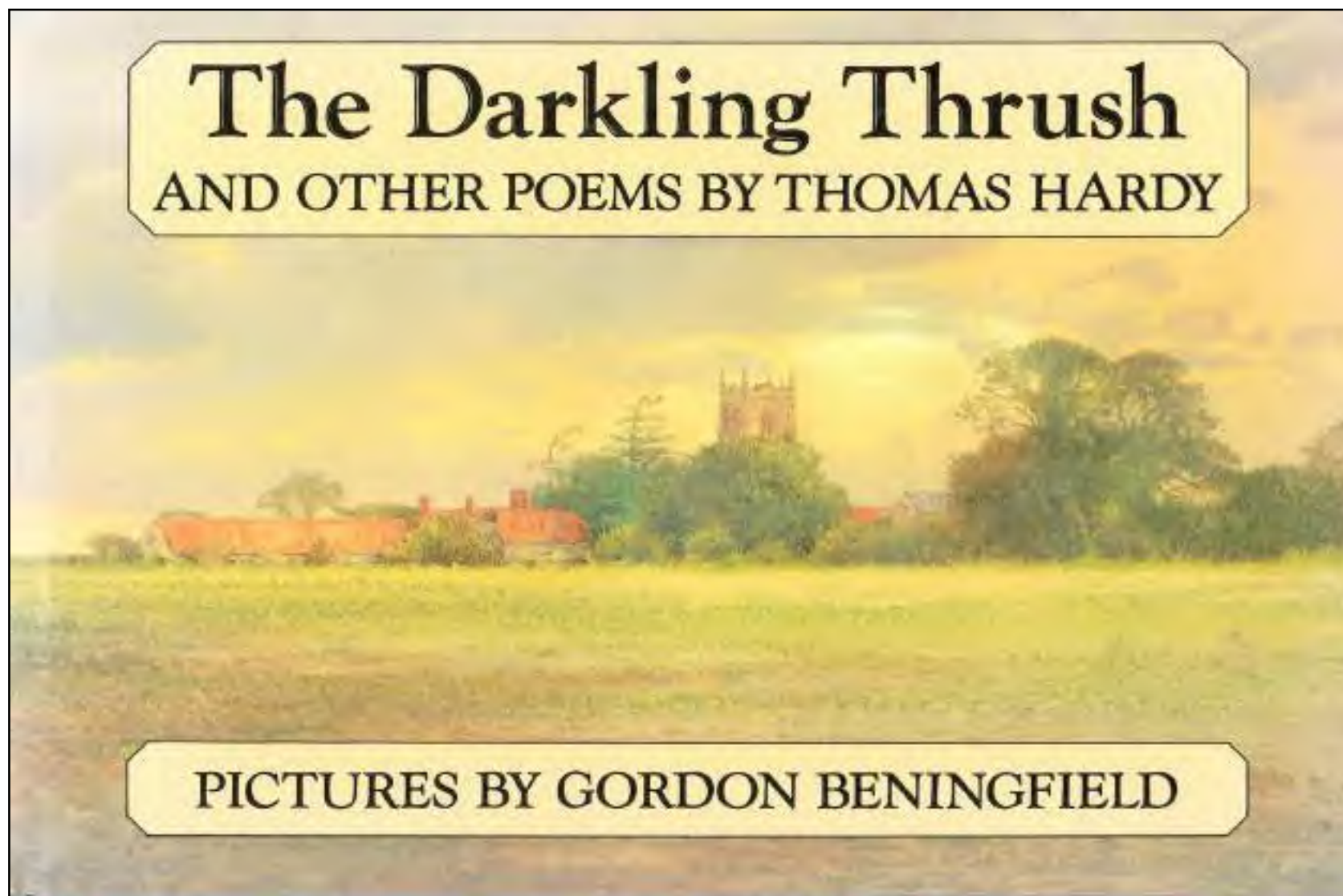


Figure 32. Carraway Lane looking west

Figure 33. The Old Marnhull Brewery in Carraway Lane.

5.43. Carraway Lane (Fig 32) was a centre of the brewing industry in Marnhull and many of the houses in the lane reflect this. Most of the complex was built between the late 18th and early 19th century, a time when there were as many as 13 ale houses in Marnhull. The malthouse was a working property from around that date until the early 1900s. Apparently, the brewery really came alive at Christmas when there were queues of people carrying jugs and cans to fill with ale and wine for the festivities. Not only were barrels of beer stored downstairs, but upstairs were casks of wine and sherry which the brewery was also licensed to sell 'off the premises'. It is not clear when the brewery business ceased to function but by 1970 the brewery, malthouses and outbuildings had been converted to private accommodation. Among the tallest buildings in the parish, the brewery (Fig 33) is still a local and historic landmark in spite of alterations to its tower and a new gabled roof.



5.44. In addition to its historic and literary associations Walton Elm offers significant views, particularly to the North and East, taking in St Gregory's church and its setting, Duncliffe and Shaftesbury and the slopes of Cranborne Chase as far as Hambledon Hill. It marks the principal gateway into the village from the south and epitomises the heritage landscape in which Marnhull is situated.

5.45. It is understood that the Walton Elm area was originally considered as a conservation area but rejected on the grounds that the house itself was of insufficient importance. This proposal considers the whole area of this hamlet including Tess Cottage and Carraway Lane underlines the heritage context of Hardy, the brewing industry and the landscape, all of which qualities the proposed Conservation Area is intended to recognise and protect.



5.46. **Conclusion:** The proposed Walton Elm conservation area derives its significance from two key features of Marnhull's heritage – its associations with Thomas Hardy and the once extensive brewing industry. It is one of the principal gateways to the parish, its historic buildings are well preserved, and its views typify the historic rural setting of the parish.

5.47. **Recommendation:** To adopt the Walton Elm / Carraway Lane area as a conservation area based on the following features:

- The character of this area is defined by a range of well-preserved historic building types from farm buildings, vernacular cottages, and industrial (brewing) buildings to large domestic dwellings, all set within a typical agrarian landscape.
- The area is set on prominent ground with a shallow undulation in the landscape and forms a distinctive visual gateway to Marnhull from the south. It includes well defined views of Grade I listed St Gregory's church and its historic landscape setting from both Walton Elm and the junction of Chippel Lane with the B3092.
- The area has strong associations with Thomas Hardy and *Tess of the d'Urbervilles*, particularly through Old Lamb House and Tess Cottage, and is on the Hardy Way.
- The buildings in Carraway Lane, some of which are listed, retain legible connections with the brewing industry that was once a feature of Marnhull, including the Old Brewery and Old Malthouse.

Nash Court Conservation Area

Map 7. Nash Court Conservation area proposal

- 5.48. The proposed Nash Court Conservation Area encompasses part of the estate once belonging to this large manor house, the Roman Catholic Church and surrounding buildings in Old Mill Lane, down to the river Stour and then follows the natural boundary behind Hains and Hains Cottage before returning to the rear of Nash Court.

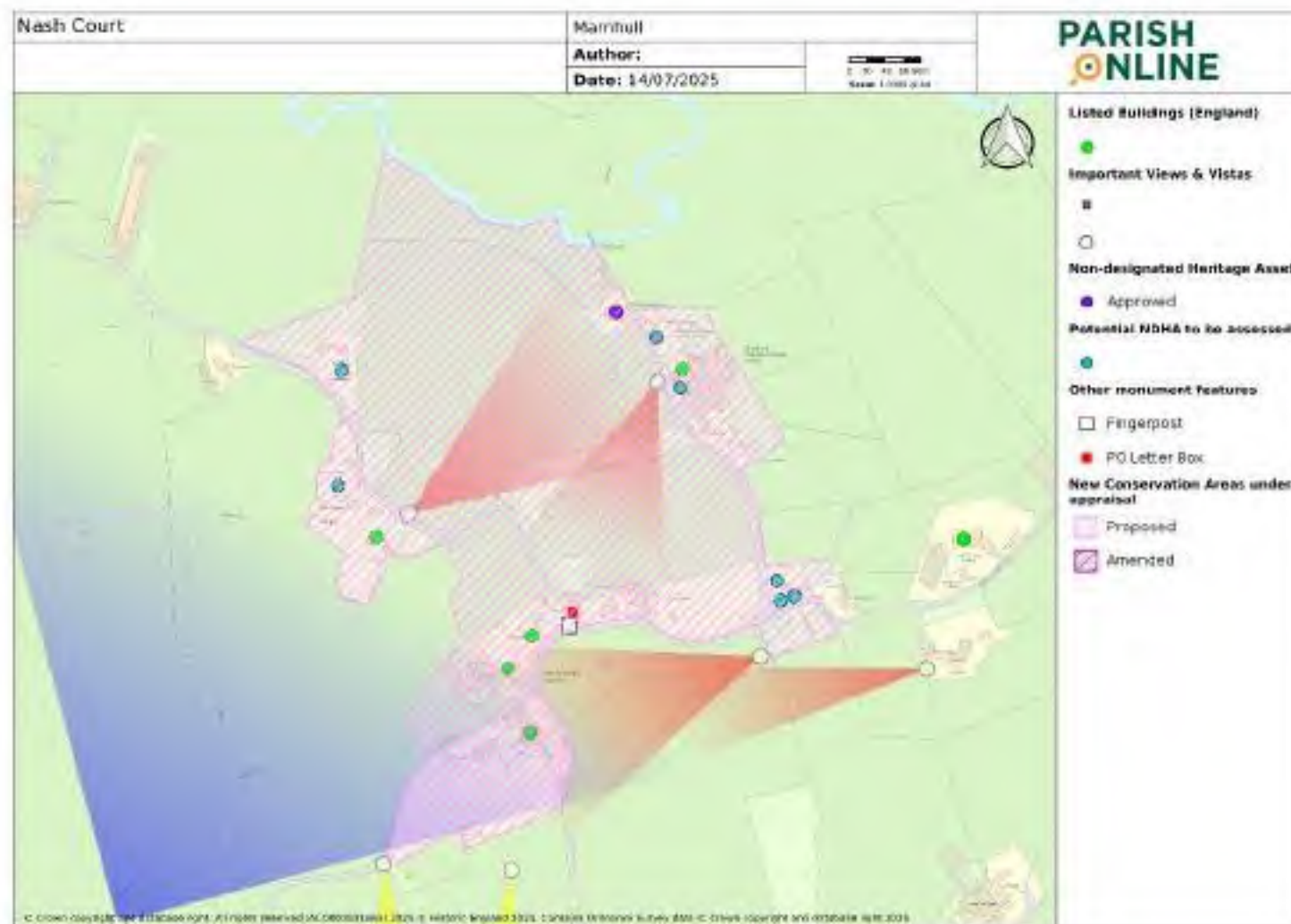


Figure 34. Nash Court

5.49. Nash Court (Fig 34) one of the most prominent and celebrated houses in the village. Dating from 1440 and possibly the site of a similar important building since Anglo Saxon times, the manor was formerly in the ownership of Glastonbury Abbey and was gifted by Henry VIII to his sixth wife, Catherine Parr. It later became the property of the influential Hussey family. It is the birthplace of the artist Giles Hussey 1720. Mostly late 19th Century, albeit Tudor style. It is ashlar and cornered rouble, with slate roof. There are parts that show that of an earlier building is incorporated in the present house. With some walls up to 4ft in thickness and have chamfered plinth 6ft high. They are probably 16th or 17th Century. Alterations took place in the 18th and 19th centuries, and much of the present building dates from 1831. The main house is Listed G2 and is surrounded by a cluster of other locally characteristic buildings (G2 listed) and significant trees, all of which contribute to its historic setting and character. This corner of the village is clearly visible from Stour Provost and Fifehead Magdalen, across the fields on Great Down Lane with Nash Court itself a notable village landmark.

Figure 35. Residents of the meadows of the River Stour

5.50. The boundary then runs along the western side of the road. Passing the finger post on Hains lane, along the front of Hains Farm as far as the junction with Old Mill Lane and The Old School House where it encompasses Withy Wood, (also known as the Grove), once the playground of the Old School. It then follows Old Mill Lane as far as The Presbytery where it turns along the old boundary wall to Meadow Cottage before following the track to the riverbank.

5.51. The Roman Catholic Church of Our Lady in Old Mill Lane (Fig 36) draws its congregation from both the village and a wider area of North Dorset. Likewise, the Catholic Primary School, St Mary's. Although the Church is comparatively modern, dating from 1832, it is the oldest free standing Catholic Church in Dorset. Its setting in the heart of the countryside, unadorned architecture and interesting history, coupled to the nearby Priory give it particular heritage significance.

**Figure 36.** Two views of The Roman Catholic Church of Our Lady in Old Mill Lane

5.52. The Priory was built by the Hussey family for Carmelite nuns rescued from persecution in France. It is of roughly coursed rubble with a tiled and stone-slatted roof. The *Chancel* and *Nave* were built in 1832 and an extension on the South of the chancel was added about 1886. The North wall of the nave has five weathered two-stage buttresses, and one chamfered two-centred lancet window in the West bay. The South wall has four larger windows of similar form; it has no buttresses. The West porch is of ashlar with weathered diagonal buttresses; the West doorway has a moulded two-centred head with continuous jambs and a concentric hood-mould.

Figure 37. Hains in Hains Lane

5.53. The boundary follows the rear of the School, the Church, Meadow Cottage and the early 18th Century Old Mill Lane Farmhouse and then the track running to the old footbridge across the River Stour linking Fifehead Magdalen and Marnhull. The significance of this location is not just the riverbank, its old mill and former priory laundry (which drew water from the Stour), but also the open views of North Dorset towards Fifehead, Stour Provost and beyond. The proposed boundary aligns with the river Stour (also the parish boundary) for a while then sweeps back along the hedgerow west of Stour Mead to Hains Lane where it takes in Lower Hains Cottage, Hains Cottage and Hains (Fig 37), before returning to the rear of Nash Court. Both Hains Cottage and Lower Hains Cottage are farmhouses dating from late 16th Century and believed to have been built for the retainers of Nash Court Manor, and, despite some alteration, both retain their character and contribute to the historic setting and narrative. There are fine views across the fields to the church and priory from various points on Hains Lane.



5.54. The properties around the Catholic Church in Old Mill Lane and those surrounding Nash Court have a shared connection with the Hussey family and are linked by the Hay Meadow and well-used path and other routes giving access to St Mary's school and the church. Their proximity, historic context and landscape setting suggest they should be considered together as a single conservation area whose heritage is defined by its historic, religious and cultural associations with Nash Court and the Hussey family.

5.55. **Conclusion:** The proposed Nash Court conservation area, focused around the listed Nash Court and Church of Our Lady, exemplifies a key feature of the historic status of Marnhull and important associations with Glastonbury Abbey, the court of Henry VIII, Catholicism. Its range of buildings, manorial, religious and vernacular are well preserved, and its landscape setting retains much of its character. The area is unified by its associations with the Hussey family.

5.56. **Recommendation:** To adopt the area around Nash Court and Old Mill Lane as a conservation area based on the following features:

- The area combines the distinct grouping of historic buildings around Grade II listed Nash Court and those associated with the former priory, Church of Our Lady and Old School in Old Mill Lane / Great Down Lane. The historic connection between these groupings derives from their association with the Hussey family, an influential catholic family, owners of Nash Court for over two hundred years until 1884.
- The two groupings of buildings are well preserved and set in a typical farming landscape leading to the river Stour. They are linked physically by footpaths and a hay meadow affording good views across the open landscape in both directions.
- Nash Court is one of the most celebrated and distinguished buildings in the parish. Its surrounding buildings, Lodge and farmhouse, as well as those in Hains Lane convey a strong sense of place. The manor itself has particular significance due to its association with Henry VIII's last wife Catherine Parr who was given the property, previously owned by the Abbot of Glastonbury, on the dissolution of the monasteries.
- St Joseph's priory existed from 1886 to the 1940s when it was partly demolished. The adjacent church dates from 1832, and Meadow Cottage was originally the priory laundry. Although much altered this area retains a sense of place and historic character. The original catholic school (1880) can be found at the southern end of Old Mill Lane, together with its playground opposite, now largely preserved for wildlife and nature. Together they make a distinctive contribution to the character and history of the parish.

Pilwell

Map 8. Pilwell – area considered

5.57. During consultation with residents on the initial proposals a further conservation area was put forward at Pilwell encompassing the land, properties and crossroads at the meeting point of Church Hill / Burton Street / Pilwell – a village gateway. Pilwell was one of the hamlets that formed the village of Marnhull. The area covers the Methodist Church and the houses next to it as far as the turning into Nash Lane and includes Grafthayes, a former malthouse and bakery. The area has dominant views up to St Gregory's Church and across the fields beyond the surgery. It is faced with modern buildings on the southern side of Pilwell, some of which have been sympathetically built to reflect local character, and the edges of the Crown Estate dating from the 1970s. Residents felt it was important to preserve the remaining character of this prominent part of the village.

5.58. Walnut Tree Cottage (1816) – originally known as Flanders House – had boundaries on both Church Lane and Pilwell / Sodom Lane. Together with the property in the rear, which was the stables, it overlooked a significant orchard. It is one of the first historic properties to become visible as you travel down Church Hill towards Pilwell.

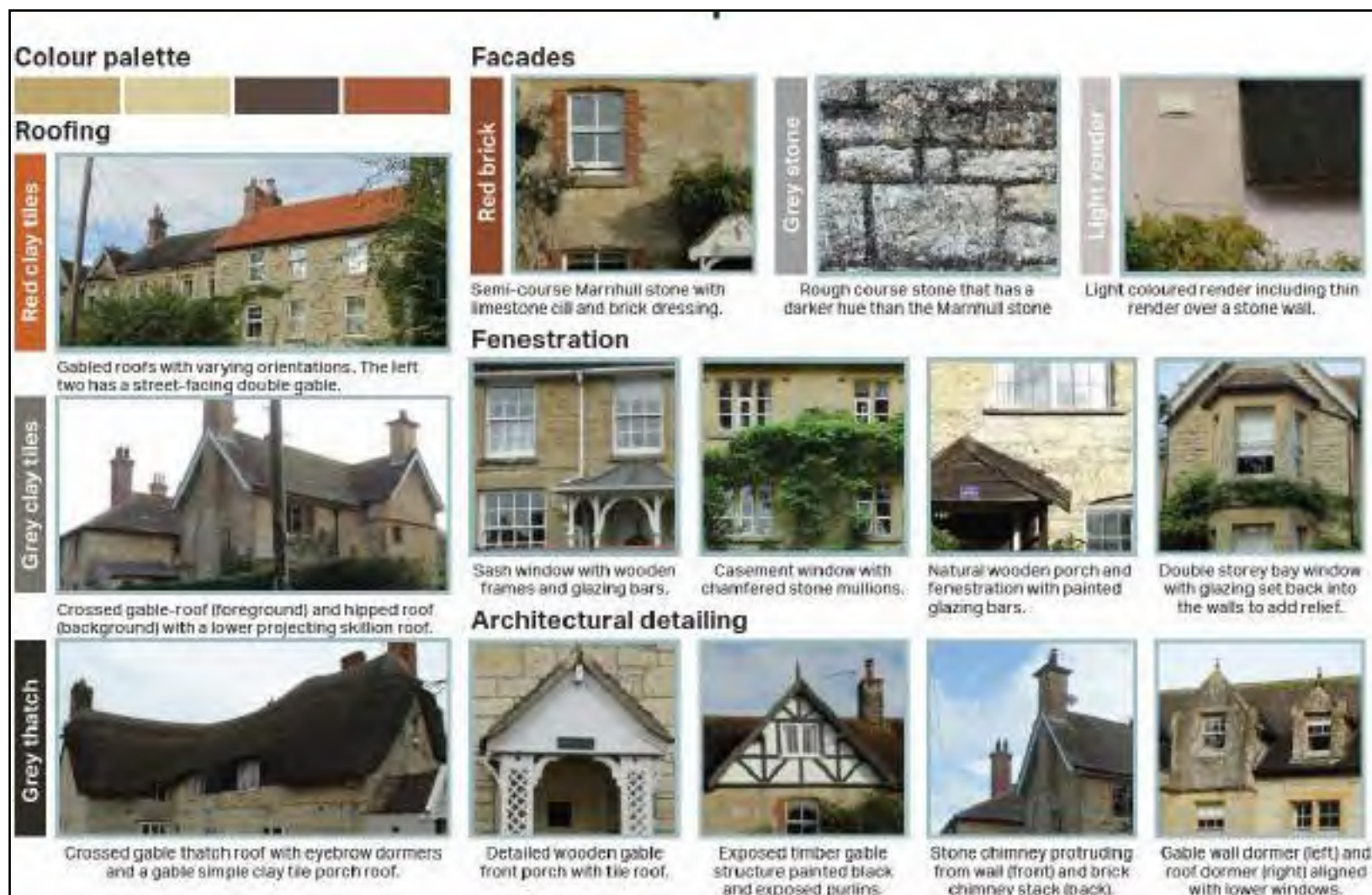
5.59. **Conclusion:** The working group assessed the area and supported the proposition of its inclusion as a Conservation Area, taking the view that the busy-ness of this part of the village together with a certain amount of 20th century development tended to mask the historic value of the area, which sits at a key junction and retains important indications of its religious history and brewing heritage. This proposal was in the draft document submitted to Marnhull Parish Council on 2 September 2024. The view of Parish Councillors was that the proposal did not have the weight of justification of other proposed Conservation Areas and, following further discussion between councillors and the steering group, it was agreed that Pilwell should not be put forward as a new Conservation Area.



6. BUILDING STYLE, MATERIAL AND DETAILS

The Built Environment/Character

Figure 38. Vernacular styles and materials used in the houses within the Conservation Areas and elsewhere in the village



A copy of a part of the full AECOM report on the vernacular styles and materials used in the houses within the Conservation Areas and elsewhere in the village.

- 6.1. Most of the houses within the Conservation Areas are individual properties with the odd semi-detached and few terraces as such. Many of the older houses were built around the end of the 17th and early 18th Centuries as the village developed and were constructed of the distinctive buff Marnhull stone from quarries of which there is clear evidence throughout the village. With a few notable exceptions (Tess Cottage, Tennys Court) most original thatched roofs have been replaced by tile or slate. The high proportion of Listed buildings – there are 58 – ensures that the local character is retained.

Architectural style and Boundary Walls

- 6.2. Like other parts of Dorset, Marnhull's houses are of many styles each with distinctive features including occasionally chequerboard pattern or courses of flint. The light cream Marnhull stone is of good quality and more easily worked, resulting in frequent use of ashlar, stone mullion windows and stone lintels even on quite modest houses. It was the dominant vernacular style and common across the parish. In the past, many practically minded people built houses in the village with well-proportioned, straightforward designs, many of which survive without undue alteration.
- 6.3. Throughout the village there is a wide variety of examples of building forms and vernacular building features some examples of which are shown in Figure 34 and referred to in the appraisal of the Conservation Areas. The widespread use of Marnhull stone, accompanied by detailing such as brick cornerstones and timber porches gives a pleasing harmony to the form and colour palette of village architecture.
- 6.4. A small number of late 19th / early 20th century buildings used red brick, available from Gillingham or the Brick and Tile works that used to be part of the Strangways Estate. More recent builds have used a mixture of these materials and tend to reflect the traditional style of using red brick only for detailing such as quoins and lintels.
- 6.5. The availability of Marnhull stone and its common use in local buildings is evident throughout the Conservation Areas. Stone is also used extensively throughout the parish, including the Conservation Areas, notably in Burton Street, for boundary walls and roadside edges, although its propensity to delaminate when in contact with soil means that other sympathetic stone is often used as a replacement.

Figure 39. Examples of Marnhull stone used as walls and dwelling boundaries.



Clockwise (from top left)
Bower Cottage
large flagstone,
Love Lane road
edge, outer wall,
Trooper Farm,
Orchard House,
Bower Cottage,
high wall
surrounding Clock
House.



7. IMPORTANT UNLISTED BUILDINGS AND FEATURES OF INTEREST

Background

- 7.1. Buildings and features of interest are generally categorised as Designated Heritage Assets or Non-Designated Heritage Assets. Designated Assets tend to be considered at a national level and the only ones which really affect Marnhull village are Listed Buildings, Scheduled Monuments and Conservation Areas. Non-Designated heritage assets are buildings, monuments, sites, places, areas or landscapes that have a degree of significance meriting consideration in planning decisions because of their heritage interests but which do not meet the stricter criteria for designated heritage assets. At the time of drafting this appraisal, there was no agreed list of non-designated heritage assets for the village.
- 7.2. Local Lists can be drawn up by the Local Authority, Dorset Council can identify non-designated heritage assets in conjunction with public engagement and consultation based on agreed local criteria for identification. Dorset Council is now starting afresh and creating its own Local List. Examples of subjects for inclusion are:
- Cultural landscapes, assets associated with a significant period in an area's history
 - Social history, assets associated with the social history of an area, including intangible aspects of heritage such as traditions and practices, or literary associations.
 - Patterns of settlement: notable examples of planned or incidental planning including street plans; characteristic clusters of assets; interrelationship between buildings and open spaces; major infrastructure.
 - Local Figures: assets associated with individuals of local importance.
- 7.3. Dorset Council Manage a historic Environment Record (HER) which includes a number of Marnhull items. As part of the Appraisal the team collated all the known lists from the likes of Historic England and Dorset council's present HER and created a single list for Marnhull shown in Appendix C. The Dorset Council HER lists 165 items of interests which comprises 58 Listed houses, a further 44 of great interest and them 60 items of archaeological interest.

Historic Buildings

- 7.4. Marnhull benefits from a large number of historic buildings, many of which are formally Listed. Taken together, they contribute to the quality and character of Marnhull and all historic buildings, listed or not, should be conserved and enhanced to maintain this heritage. Many of these properties were built from the characteristic cream Marnhull stone. Of the 58 Listed Buildings in Marnhull 27 lie presently within the current Conservation Areas but this rises to 36 under the recommendations of this appraisal. Of the Buildings of Interest noted in the Dorset council HER, the Conservation Area has 15 out of a village total of 28.

- 7.5. The appraisal has highlighted a number of buildings, and groups of buildings, that are considered likely to qualify as non-designate heritage assets, and potentially could be added to the Local List. The latter is done via a separate process, and the Parish Councillor or other interested parties can submit a request for such additions via Dorset Council. Examples are given below, and the list of all of the potential additions follows, and the reasoning for each set out in more detail in appendix B.
- **The Blackmore Vale Inn, Burton Street.** One of the two remaining inns in the village it is within the **Conservation Area**, is historically important to the cultural heritage of the village for its association with Thomas Hardy and its gateway position.
 - **Tapshays, Burton Street.** This **significant** 18th Century dwelling within Burton Street was reconstructed in 1902 but is a very good example of the use of Marnhull stone and has a visually prominent location at the lower end of Burton Street.
 - **Tapshays Barn, Burton Street.** This dwelling used to be the barn to Tapshays House but recently refurbished to be a separate residence, marking the end of the Burton Street **Conservation Area**. Preserving it along with Tapshays House and the already Listed Tapshays Cottage, even though the latter is outside the Conservation Area, it is important to **protect** the character and status of this part of the village.
 - **Walton Elm House, Walton Elm.** Walton Elm House is the landmark southern entrance to the village at the junction of Mowes Lane and Whiteways Lane. An imposing building, its landscape setting, views of St Gregory's church and visibility from elsewhere in the parish, add to its **significance**.
 - **Old Lamb House, Mowes Lane, Walton Elm.** Old Lamb House, originally The Lamb Inn and a post house **reflects** the historic rural character of the village. Mooted to be the model for Rollivers Alehouse in Hardy's novel Tess of the D'Urbervilles the building makes an important contribution to literary and cultural heritage of Marnhull.
 - **Sackmore Green.** A small estate on the eastern side of Sackmore Lane leading up to the old Congregational Church. It was developed in the early 1950s by the Rural District Council as a new housing site and comprises an assortment of 20 red brick buildings, bungalows and semi-detached houses, all built by a local builder, Mr Wilkins. The quality of these houses speaks for itself as several of the residents were workmen involved in the building, particularly Mr Fred Hatcher, who was **first** to take possession in the Green and, furthermore, nearly **fifty** years later still lives here with other **first** occupiers. Although some of the owners have stamped their individuality on these homes it remains relatively uniform and well laid out and the roofs and brickwork remain unchanged: for this reason alone, it should be conserved. Sackmore Green is considered a good example of well-planned good quality 1950s estate of modest size.
- 7.6. In view of the large number of present and past religious houses within the village, many of which are in the **Conservation Areas** a list of the Religious Buildings has been produced at Appendix D.
- 7.7. **Recommendation:** The appraisal considered that the following buildings should now be formally recognised as Non-Designated Heritage Assets via their inclusion in the Dorset HER and, in Dorset Council's Local List.

List of Buildings on the Dorset Historic Environment Record 2024

HER Ref	Address	Grid Ref.	MDO No.	Conservation Area
4	New Inn and Trooper, Crown Road	ST787188	4277	N/A
53	Little Thatch, New Street	ST772184	27604	N/A
54	Cottage, New Street	ST776185	27605	New Street
58	Methodist Chapel, New Street	ST777185	27609	New Street
60	Church Cottages, Schoolhouse Lane	ST781186	27611	New Street
61	New Street Dairy, New Street	ST775184	27612	N/A
62	Kentsford Cottage, New Street	ST775184	27613	N/A
63	Colyford Cottage, Crown Road	ST787188	27614	N/A
64	Lambert & Lambert's Cottage, Crown Road	ST787188	27615	N/A
67	The Rectory (now part of the school), New Street	ST780186	27618	New Street
73	Carmans Cottage, Carraway Lane	ST778181	27624	Walton Elm (+)
75	Barn, Yardgrove Farm	ST774174	27626	N/A
77	Primrose Cottage, Carraway Lane	ST779181	27628	Walton Elm (+)
78	Caraway Cottage & Caundle Cottage, Carraway Lane, Walton Elm	ST779181	27629	Walton Elm (+)
79	Angle Cottage, Walton Elm Angle Cottage, Walton Elm	ST777176	27630	Walton Elm (+)
80	Group of cottages, Bat Alley	ST774180	27631	N/A
91	Hartland, Ham Lane, Hartland, Ham Lane	ST770195	27642	N/A
92	Nutwood Cottage, Musbury Lane	ST773198	27643	N/A
93	Bees Cottage, Burton Road	ST774194	27644	Burton Street (+)
94	Robin Hill Stores Complex (Tenements), Burton Road	ST774193	27645	Burton Street
96	Lovells Cottages, Burton Street, Lovells Cottages, Burton Road	ST774194	27647	Burton Street (+)
99	Fernlea & Homelea, Burton Road	ST775193	27650	Burton Street
100	Sackmore Cottage, Sackmore Lane	ST775190	27651	Burton Street

HER Ref	Address	Grid Ref.	MDO No.	Conservation Area
104	Church Cottage, Church Hill	ST781189	27656	N/A
106	1 & 2 Salisbury Street	ST789191	27658	N/A
107	Gannets Farm	ST794195	27659	N/A
108	Old Mill Cottages	ST782201	27660	Nash Court (+)
109	Knotts Cottage, Musbury Lane	ST772197	27661	N/A
110	Cranleigh, Musbury Lane	ST772195	27662	N/A
111	Dragon's and Lesley Cottages, Musbury Lane	ST772195	27663	N/A
112	Minton Cottage, Musbury Lane	ST772195	27664	N/A
113	Parana Cottage, Musbury Lane	ST772197	27665	N/A
114	24 Pilwell	ST782190	27666	N/A
115	The Cottage, Pilwell	ST781190	27667	N/A
116	Tapshays Corner, Burton Street	ST780191	27668	Burton Street
117	Christmas & Bower Cottages, Burton Street	ST778191	27669	Burton Street
118	Knights Cottage & The Cottage, Sackmore Lane	ST775191	27670	Burton Street
119	Cumberland Lodge, Sackmore Lane	ST775191	27671	Burton Street
120	Trooper Farm, Love Lane	ST775193	27672	Burton Street (+)
122	Lush's Farm	ST810179	27674	N/A
131	Cottages (2), Crown Road	ST787187	39698	N/A
140	Old Marnhull Brewery, Walton Elm	ST779181	39733	Walton Elm (+)
145	The Rectory	ST778186	43442	New Street
146	Chapel House, Pilwell	ST781191	43443	N/A
147	Old Beech House, Burton Street	ST774193	43444	Burton Street

List of Buildings identified as having potential significance in the draft Conservation area Appraisal and may qualify as non-designated heritage assets (NDHA)

CAA Ref	Address	Grid Ref.	Conservation Area
B1/2	The Blackmore Vale Inn, Burton Street	ST773194	Burton Street
B1/5/6/7	Lovells Court and associated complex	ST773193	Burton Street
B1/10	Foxley House, Bees Cottage, The Old Bank, Ann's Cottage, Lovells Cottages, Burton St	ST775195	Burton Street
B1/25	Period Cottages, Sackmore Lane	ST776189	Burton Street
B1/26	Sackmore Green	ST777191	Burton Street
B1/33	Ryalls Cottage, Ridgeway, Rock Villa group of Victorian stone-built houses, Burton St	ST776193	Burton Street
B1/38	The Lodge, Burton Street	ST776192	Burton Street
B1/41	The Grange, Burton Street	ST776192	Burton Street
B1/56	Tapshays, Burton Street	ST779191	Burton Street
B1/57	Tapshays Barn, Burton Street	ST780191	Burton Street
B2/10	Arlington House, Bay House and Notley House group on New Street	ST779187	New Street
B2/24	Stable Cottage and St Gregory's Court, Crown Road	ST780186	New Street
B3/2	Walton Elm House, Walton Elm	ST780178	Walton Elm (+)
B3/4	Old Lamb House, Mowes Lane, Walton Elm	ST780177	Walton Elm (+)
B4/8/9	Old School House, Grove House and Priory House group, Nash Lane	ST785198	Nash Court (+)
B4/14	The Priory, Old Mill Lane	ST785198	Nash Court (+)
B4/15	Meadow Cottage, Old Mill Lane	ST782201	Nash Court (+)
B4/19	Stourmead, Haines Lane	ST780199	Nash Court (+)
B4/20	Lower Haines Cottage, Hains Lane	ST779198	Nash Court (+)
B5/2	Methodist Church (built 1899), Burton Street	ST781191	N/A
B5/6	Grafthayes, Pilwell	ST783192	N/A
B5/7	Walnut Tree Cottage, Pilwell	ST781190	N/A

Other Non-Designated Heritage Assets

7.8. The list shown in Appendix C includes 80 Archaeology sited and Monuments and Find Spots as recorded in the Dorset Council HER.

Important and Historic Routes

7.9. Many of the footpaths in the Parish also have long but unrecorded histories and are shown on the map. The Parish Council is keen to review the status of lanes and tracks within the Neighbourhood Plan area and assess whether any meet the criteria for designation as a 'Protected Lane'. Many are based on ancient roadways and tracks, along which many current routes are aligned. It is envisaged that further research will take place to identify any evidence of roads or trackways that may be pre-Roman and deserve consideration for local on-going protected lanes.

Locally Protected Lanes and Tracks

7.10. Marnhull is rich with historic routes. Including parts of the Hardy Way and Stour Valley Way long distance recreational routes. There are several Green Lanes in the Parish: former roads that have become public footpaths with trees, scrub and hedgerows demarcating routes and historically designated as 'Protected Lanes'. It was not considered necessary to create a formal list of these and Public Rights of Way. |

8. PUBLIC REALM

Surfaces

- 8.1. Pavements are few and far between on the roads and lanes within the parish. For this reason, most of the highways within and around the Conservation Area are 'shared space' used by pedestrians, horse riders, cyclists as well as vehicles including farm traffic. This is in the nature of a rural village and reflects its historic character although the road safety issues it raises are a concern.

Street Furniture

- 8.2. Road signs proliferate around the parish, and several are within the Conservation Area such as the traditional Dorset finger posts, at Finger Corner in New Street and at the junction of New St and B3092. Often located on characteristic green triangles as at Pleck, Moorside, Hains Lane and Walton Elm, they are generally well maintained and add to the local character of the parish. However, there is a haphazard accrual of warning and other signs, many of which are showing signs of age. Two disused telephone boxes have been put to other uses and are maintained in reasonable condition. A list of the finger posts, telephone boxes and post boxes are in appendix G. There are public benches in Burton Street; these are of modest quality.

Lighting and Wiring

- 8.3. There is a clear public preference to avoid additional street lighting in order to preserve our 'dark skies' and retain the village's character. There are a number of overhead power and telephone cables which, although noticeable, do not detract unduly from the local scene. New fibre optical cables for broadband etc are being introduced into the village but these are mostly buried cables and have no impact.

Public Rights of Way

- 8.4. A strong network of public rights of way surrounds the village allowing appreciation of the landscape. These include the long-distance recreational routes of the Hardy Way, the White Hart Link and the Stour Valley Way as well as a few bridle paths. There are 112 footpaths with a total length of 51km.

9. TREES AND GREEN SPACES

9.1. There are three Tree Protection Orders within the Conservation Areas and a further 23 elsewhere in the village. These are shown in Map at Appendix F. At the time of the appraisal, there were no plans to consider any further Tree Protection Orders.

Trees within the Conservation Areas

9.2. Trees form a very important part of the character and appearance of the village and the Conservation areas but in particular the Burton Street Conservation Area. This includes individual trees such as the 300-year-old beech in the grounds of Lovells Court and the line of trees in Burton Street of similar age. Similarly, the mature trees in the paddock of Clock House form an important part of the setting of this grand house. There are also mature trees in private gardens throughout the village which often frame and provide a backdrop to many of the designated and non-designated assets.

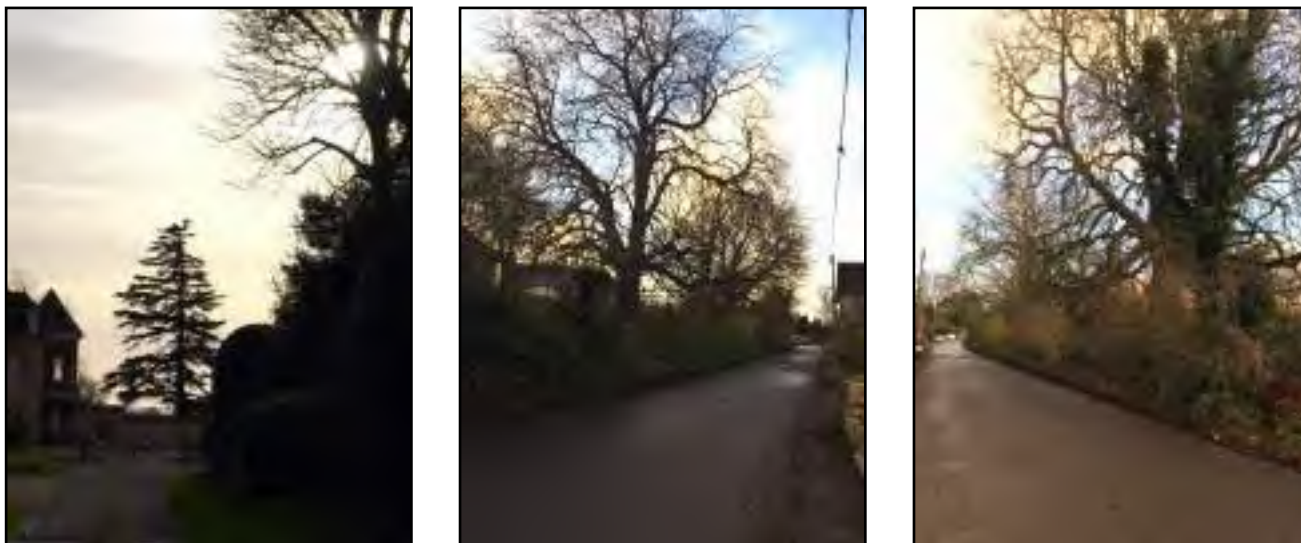
9.3. Also of note is the avenue of twenty lime trees running from Sodom Lane to Ashley Farm which a past landowner created to adorn the modest approach to the farm. This tree-lined lane is now a notable landscape feature of Marnhull enjoyed by the few residents, neighbours and other village folk throughout the seasons.

Figure 40. Examples of trees within the Conservation Area.

Public Space

9.4. There are two principal open spaces in the village: the expanse of green open farmland between the two Conservation Areas and the recreational ground known at the Village Hall on Burton Street.

9.5. The central green open farmland was described by a previous Dorset Council Area Planning Officer as “an open area in the middle without which the village character of separate sections would disappear”



Trees are important to the Conservation Area especially Burton Street such as those in Lovells Court (left) and opposite Weavers House (right), which are believed to be over three hundred years old.

and that it was the “green lung of Marnhull”. The footpaths crossing this large open space are regularly used by walkers, dog walkers and for access to the Garage and Methodist Church.

- 9.6. The Recreation ground borders the Burton Street Conservation Area and is a very popular place of leisure and sports and where the various village fairs take place.
- 9.7. An important green space will be lost – or drastically modified – when the development on Land North of Crown Road is built. This field is currently used for recreational walking, dog walking and tobogganing.

10. VIEWS AND VISUAL QUALITIES

10.1. There are a number of stunning views in and around the Conservation Areas as well as the remainder of the village. The views are of three types:

- Terminated View of a specific landmark or object (usually a building).
- Particular View to a landmark.
- Open Vista without any one specific object

10.2. **Terminated Views** – examples of some of the Terminated views are views of: St Gregory's Church (Figure 16); The Crown Inn (Figure 18); and Tess Cottage (Figure 29)

10.3. **Particular views** Some of the particular views include: the view from the Telephone kiosk in Burton Street across to the Church (Figure 23); the view of the Lodge / St Edmunds (Figure 26); the view of Weavers House (Figure 41) and trees opposite; and views of Robin Hill Stores (Figure 42)

Figure 41. Weavers House - The Old Meeting House –

Figure 42. Robin Hill Stores



Figure 43. St Edmonds and the locally famous village conker tree

Figure 44. Burton Street from Bower Cottage to Tapshays

Figure 45. Burton Street looking west towards The Grange



10.4. Open Vista Some of the open vistas are:

- Walton Elm looking north to St Gregory's Church.
- Views from the ridge near Burton Street across the Blackmore Vale / Stour valley to Stalbridge.
- Views in all directions whilst walking through the central green open area behind The Surgery.
- From Love Lane looking northwards and eastwards up to Cranborne Chase.
- Views to the south and east from Church Farm towards Melbury Down and Hambledon Hill.

10.5. These visual sites and green spaces are shown on a map in Appendix E.

Figure 46. View of St Gregory's Church and Senior's Farmhouse across the fields from Sackmore Lane

Figure 47. View along the footpath connecting the Catholic Church across Meadow Field to Nash Court



Figure 48. View from Hains Lane towards the end of Old Mill Lane and Meadow Cottage

Figure 49. View towards Old Mill Lane, the Church of Our Lady and Duncliffe Hill



Figure 50. St Gregory's Church from Burton Street

Figure 51. St Gregory's Church from Sackmore Lane by Cumberland House



11. ISSUES AND OPPORTUNITIES

Negative Factors

- 11.1. It is considered that there are very few negative factors arising from the appraisal as the condition of buildings in the village has not deteriorated noticeably and none are at risk. The responsible attitude of the inhabitants of the village ensures a high standard of domestic and collective maintenance. The pressures and challenges currently being faced stem from the selling of land for housing development to a degree that will change the face and nature of the village.
- 11.2. Much of the parish has evolved from historic landed estates and the attitude of the ownership of these large areas was sufficient to maintain their integrity as part of the village. Although this 'estate culture' is no longer present the historical and cultural associations of many of these houses remain and it is important to retain these along with the setting of the houses. This is one of the main reasons to establish the Nash Court and Walton Elm Conservation Areas so that the continuity of heritage association and narrative may continue.
- 11.3. There are concerns for the Conservation Area that present permitted development rights such as the replacement of wooden windows with uPVC and the installation of solar panels may undermine the historic character of the area.
- 11.4. There does remain an ongoing problem with the speed and traffic on the Sturminster to Gillingham B3092 road but more critically along New Street (with the school) and Burton Street and their joining up with the very busy Church Hill. This also leads to a concern about spoiling the Conservation Areas with unsightly bollards and inappropriate signage.
- 11.5. On street parking can be an issue in parts of the Conservation Area particularly sections of New Street at school picking up/ setting down times and in Burton Street by Robin Hill Stores. Many of the connecting roads are only lanes with few passing places. This is an emotive issue in the village and no solution has yet been identified. Meanwhile the situation does mean that the traffic in general has to slow down out of necessity.

Enhancement opportunities - Thematic Enhancement

- 11.6. The Parish Council is keen to develop a greater awareness of the village's cultural heritage by introducing a series of themed walks with information boards and sites of interest which will bring the cultural heritage to everyone's attention. These might include:
 - Places of worship, churchyards and churchyard monuments.
 - War memorial and war graves.
 - Building materials and techniques, including thatch, cob, brickworks and quarries
 - Roads and trackways, and monuments such as bridges, milestones and fingerposts
 - County, parish and field boundaries, including hedgerows and drystone walls.

- Woodland archaeology, including ancient woodland, veteran trees.
- Further local interpretation of the Thomas Hardy connections.

Buildings At Risk

11.7. There are no known buildings at risk within the Conservation Areas. There is widespread concern about the impact of various proposed developments around the New Street Conservation Area at St Gregory's Church and Conyers Place which are currently under examination. Large scale development could easily lead to the loss of the rural setting of this part of the Conservation Area and could obscure some of the notable views of and from the Church in all directions. Views of St Gregory's Church from a distance are vital to its heritage and ongoing significance.

Aspiration – Ongoing History Projects

Figure 52. Morris Dancing in Marnhull

11.8. The village has a number of Aspiration projects to enhance the village culture and history:

- **Heritage Assets** – Local historians are refining the list of local heritage assets of importance to the growth of Marnhull, its local character and identity. The Parish Council is keen to work with Dorset Council to add these to the Local List, describing each building and its significance. This will raise awareness of the importance of these buildings and aid the Council when discussing and determining planning applications.
- **Heritage Trails** – Marnhull is already a part of recreational trails that pass through North Dorset; the North Dorset Cycleway, The Stour Valley Way, The Hardy Way and the White Hart Link. There are intentions to try and improve the interest and content by highlighting the role of the village in the trails.
- **Local Hardy Trail** – Although there is an already established Hardy Trail promulgated by the Hardy Society local historians will investigate the potential for introducing a more specific heritage trail around Marnhull based upon the present information boards. This would include additional information boards on the culture and history of relevant local buildings, sites and monuments. This would aim to link all the Hardy events and places in a meaningful and helpful way for visitors and tourists so they can obtain a proper view and appreciation of the history and significance of Marlott.



- **The Abbots Trail** – An attempt to create a better record of the history of the Abbot of Glastonbury and his close and extended involvement in Marnhull.
- **Locally Protected Lanes and Tracks** – The Parish Council is keen to assess the appropriateness of designating any local lanes. Such an assessment would follow the method established in the Dorset Council Protected Lanes Study and would be subject to engagement with partner organisations. Should the Lanes be assessed as meeting the criteria for designation they may form the basis of a policy to be included in a future review of the Marnhull Neighbourhood Plan. This is to be investigated further.
- **Commemorative Plaques** – Local historians are now studying the possibility of identifying if any commemorative plaques or similar mementos currently exist with a view to creating a Commemorative Trail.

APPENDIX A – Notes of 1969 assessment and 1971 Second stage survey |

N.R. Kemp

DORSET COUNTY COUNCIL

MEMORANDUM

22 AUG 1969

From: North Area Planning Officer
COUNTY HALL, DORCHESTER

To: County Planning Officer

MY REF. NRP/TM	YOUR REF. AMK/TH/255 S/CMA	DATE 20th August, 1969.

SUBJECT

Conservation Areas - Marshull.

I append two maps, the first giving basic information, and the second suggestions for your consideration together with a list of trees and an explanation covering the suggestions. The size and loose formation of Marshull in itself poses several problems, the principle one being how much to include.

This I have tried to meet by dividing the village into two old ribbon developments and excluded the growing areas of new development, firstly keeping an open area in the middle without which the village character of the separate sections would disappear.

N.R. Kemp
Area Planning Officer.

Civilian Amenities Act, 1967 - Conservation Area, Marshull.

1. Introduction

The village of Marshull lies on an undulating plateau on the east side of the Stour valley and is very scattered. The principal centres of development are in the form of two ribbons centred on the Church of St. George and St. Gregory at the southern end and upon Burton Street at the northern end of the village. In recent years modern estate development has linked the two ribbons at their eastern end forming a third centre.

There are also isolated groups of buildings, some quite attractive separated from the main groups by as much as half a mile in distance. The attraction of Marshull lies partly in its position and surroundings: Splendid views, mellow local stone and a tree lined parkland setting which carries an air of spaciousness.

2. The Conservation Areas

There are many individually attractive buildings scattered over the parish but only two groups which can conveniently be accepted as conservation areas, those around the Church and a portion of Burton Street. The former is all that remains of the original village and until late Victorian times stood in splendid isolation, the Church Tower being a landmark from much of the Blackmore Vale. Adjoining the Church is the stone roofed medieval Seniors Farm, and opposite, the still handsome early 19th Century old Rectory. On the eastern side of the proaroads are the thatched stone built Crown Hotel dating from the 17th Century and Church Farm, a solid well balanced Georgian structure surrounded by later buildings in local stone. Both the Churchyard and the grounds of the old Rectory have trees worthy of preservation.

The second group of buildings is both mixed in age and architectural treatment but by reason of the use of local stone retains an attractive if irregular character. Dating from the early 18th Century to the 20th Century and improved by the introduction of a raised footpath this little section of the village street requires careful handling if its character is not to be further eroded by modern introductions.

3. Action in the Conservation Area

Pending the preparation of detailed proposals for the Conservation Area, the attached Interim Development Control Policy will be applied: (this was approved by this Committee on 3rd October 1969).

County Planning Department
County Hall
Dorchester

-2-

List of Trees Suitable for Preservation (contd.)

25. 3 Moren Chestnuts.
26. Copper Beech
27. Beech.
28. One small group + 13 other prominent Elms.
29. Elm trees and large Cedar type trees in the hedgerows around O.S. 29- 139.
30. One row + 7 separate Elms.
31. Elm trees surrounding O.S. 85.

EXPLANATORY MEMORANDUMBoundary of the Conservation Area

1. On the principle that "the jewel without the setting lacks interest", I have included the land on either side of the approach from the South, the large open area of pasture in between New Street and Burton Street and an area South of Love Lane which being rising ground acts as a back-cloth to the scene.

The land rises in a North and South direction from the valley which runs from Backmore Lane to Millwell so that Burton Street and New Street are both equally elevated and get good views over the open middle land. From Backmore Lane and the higher end of Church Lane, the open area South of Love Lane is prominent. Marnhull is really three villages with outpost groups.

Article IV Direction

2. The areas enclosed in blue lines are of vital importance in retaining the village character of the several separate parts of the village and should not be allowed to be developed for housing or industry. An Article IV direction should be placed thereon in respect of agricultural buildings which represent a possible threat. This area could be reduced by the exclusion of the fields South West of Cross Tree Farm but I should be sorry to see large modern asbestos buildings on the site. I am not sure whether O.S. 77, 78 and 79 should be included. These at present form paddocks to Clock House and Street Farm, which is not operative as a farm any more. At some future date the land might become incorporated in farm holdings and large white buildings would detract

EXPLANATORY MEMORANDUM (cont)

from the scene if erected here behind the older stone of Burton Street.

3. Public Open Space

In the interests of economic administration, I think any extension of playing fields should adjoin the existing one owned by Sturminster R.D.C. It may be adequate now but extensive development will provide more children in the next twenty five years.

4. Buildings of Architectural Merit

There are quite a number of dwellings, some formerly Grade III that are in need of some kind of protection. These I have shown in dark blue. Those in Burton Street are particularly important from the "group value" point of view.

The village apart from the Church and its surrounding group is very short of good buildings of the eighteenth century and earlier. There are, however, quite a few Victorian stone built villas, The Lodge, Pageways and Nash Court in particular, which have a pleasant character and are good examples of local stone. These take a prominent place in the street scene. There is a problem relating to the extensive grounds attached to several of these houses. The time may come when the occupation of large dwellings is economically difficult and the paddocks and kitchen gardens have to be sold off. This will result in little pockets of bungalows or houses springing up all over the place. In some cases this may well be appropriate but it could lead to bad backland development. I am not quite sure what the correct method of control is here.

5. Trees

The best trees in North Dorset are Oak and Elm, the latter are very prominent in hedgerows. In Marnhull there are also ornamental trees, some of doubtful value. I have shown on the map and listed the principle trees of importance in the selected area and a few outside. It was difficult to know where to stop particularly with regard to magnificent Elms in the hedges of fields to the North of Love Lane. Being fairly high they form a skyline feature in the distance, but only in the distance. Overgrown varieties of Cypress and Fir have been omitted as have also Scots Pine off New Street because they appear to be poor specimens.

The trees around Nash Court may not figure very prominently but there appear to be some uncommon species.

APPENDIX B – Detailed Findings of the Conservation Area Appraisal

CONSERVATION AREA APPRAISAL FINDINGS - BURTON STREET (Map 5)						APPENDIX B1
Ser	Detail	Grid Ref	Listing No	HER Serial	Reappraisal	Proposed Change
	BURTON STREET					
1	Burton Street Overview	773194			The appraisal of the Burton Street Conservation Area (CA) has been dealt with in two parts. The first considers the existing Conservation Area which has been updated and does not vary greatly from its present form. The second part deals with the inclusion of the central green field between the southern boundary of the Burton Street Conservation Area and the Northern boundary of the New Street Conservation Area. This now creates a large Conservation Area linking obit Burton Street and New Street Conservation Area's into one large Conservation Area. The Area Planning officer who set the present Conservation Area in 1969 made the importance quite clearing that <i>"firmly keeping an open area in the middle without which the village character of the separate sections would disappear"</i>	
2	Conservation Area Burton Street Boundaries	773194			Conservation Area Burton Street is deemed to start at the road junction of Burton Street with Ham Lane and opposite the Blackmore Vale public house. This is the point where the old footpath and footbridge across the River Stour met up with the cart and cattle traffic from the bridge crossing at Factory Farm coming up the hill to Mill Lane and Burton Street and onwards to the Sturminster Newton/Gillingham Road. The area, originally identified in 1969, covers most of the length of Burton Street towards Pilwell and includes a pleasing mix of vernacular buildings, mostly 17th and 18th century mellow stone cottages, and larger villa style Victorian houses. The present northern boundary of Conservation Area Burton Street follows the line of the rear gardens behind the Blackmore Vale Inn until it rejoins Burton Street by Robin Hill Stores (Fig 37). It then weaves its way through various residences until it reaches Love Lane. It then follows the rear of the properties on the northern side of Burton Street until it rejoins the southern boundary by Tapshays Barn.	

CONSERVATION AREA APPRAISAL FINDINGS - BURTON STREET (Map 5)						APPENDIX B1
Ser	Detail	Grid Ref	Listing No	HER Serial	Reappraisal	Proposed Change
					The northern/eastern boundary continues by following the rear boundaries of the houses on the eastern side of Pilwell, the Surgery and the private residence Springfield and follows the western side of Church Hill as far as the road junction by the Crown. It links up there with the new large area southern boundary The present southern boundary of Conservation Area Burton Street starts following the northern edge of the road past the Blackmore Vale pub and its two neighbouring cottages, Dale and Forge Cottages and follows the north side of Burton Street as far as Moonfleet. It then crosses New Street and follows the western side of Sackmore Lane, including Old Beech House, Cross Tree Farm and the rear boundaries of various period cottages as far as Cumberland Lodge. The Conservation Area Burton Street southern boundary returns to Sackmore Lane and proceeds northwards along the Lane as far as the rear of Sackmore Green and then travels due east, past the Grangefield property into the arable field. At this point the boundary follows eastwards along the line of the hedgerows as far as the rear of The Hollies. The old boundary remains unchanged following the boundary hedges to the rear of the houses on the southern side of Burton Street, down past Bower Cottage as far as Tapshays House where it joins the northern boundary. The new Conservation Area boundary now starts in the rear of The Hollies then moves westwards towards the boundary of Sackmore Green where it follows the path past the new Telephone Exchange and rejoins the Burton Street boundary on Sackmore Lane. At this point the proposed Conservation Area boundary proceeds southwards and follows the eastern side of Sackmore Lane to join the northern boundary of the New Street CAA at the top of the hill.	
3	Blackmore Vale Inn (Fig 5)	773194			Recent licensees have refurbished and improved the front of this public house. One of two remaining pubs in Marnhull (there were eleven in the	Blackmore Vale Inn to be included

CONSERVATION AREA APPRAISAL FINDINGS - BURTON STREET (Map 5)						APPENDIX B1
Ser	Detail	Grid Ref	Listing No	HER Serial	Reappraisal	Proposed Change
					1950s), the Blackmore Vale Inn was built towards the end of the 1500s to cater for travellers having climbed the hill from the river. Its more 19th Century appearance belies its age and, although not Listed, the pub is a local landmark of character known for its claim to have been the model for Thomas Hardy's 'Rollivers Inn' (<i>Tess of the D'Urbervilles</i>). The building's prominent location and characteristic use of Marnhull stone make a significant contribution make it a distinctive gateway to this part of the conservation area. The western end of the building includes the former Oddfellows Hall.	in HER as a building of importance.
4	Burton Street (Fig 4)	773194			The present northern boundary of Conservation Area Burton Street follows the line of the rear gardens behind the Blackmore Vale Inn until it rejoins Burton Street by Robin Hill Stores (Fig 37). It then weaves its way through various residences until it reaches Love Lane. The southern boundary of Conservation Area Burton Street continues on the northern edge of the road past the Blackmore Vale pub and its two neighbouring cottages, Dale and Forge Cottages and follows the north side of Burton Street as far as Moonfleet and stretching behind the gardens down to the Clock House Paddock.	
5	View along Burton Street towards Robin Hill Stores	773194 773193	1110400 nil	7640	The view from the pub down Burton Street between the high walls surrounding Clock House and Lovells Court is very distinctive. Confronting visitors progressing down the treelined roadway is the long and narrow terrace of buildings in Marnhull stone beginning with Robin Hill Stores. This series of small shops, some of which were individual cottages, is fronted by an elevated pavement suggestive of an era before the motor car. Around the bend the terrace was rebuilt following fire in 1909 and a third storey added creating an imposing if slightly uncharacteristic structure.	
6	Lovells Court (Fig 7)	773193	Nil	27638 44080	Lovells Court is at the end of a short drive off Burton Street and in its present form was built in 1902 on the site of a farm renowned for its dairy and the famous Dorset Blue Vinny cheese, as well as pork butchers. Located at the end of a tree-lined drive, the main house has a certain French influence with turreted wing, distinctive roof detail, and an	To be included within the southern boundary

CONSERVATION AREA APPRAISAL FINDINGS - BURTON STREET (Map 5)						APPENDIX B1
Ser	Detail	Grid Ref	Listing No	HER Serial	Reappraisal	Proposed Change
					imposing double height entrance porch with parapet roof. It contains a 16th Century Stained Glass window transferred from Agecroft Hall, Lancashire now in a modern setting with seven transomed lights, in each of which are two medallions. The house has very fine views of the Blackmore Vale and the south-west. During World War 1 a small plane crashed near the house and in World War 2 the house was used by the Allied forces working up to D Day.	
7	Lovells Court Complex (six residences)	773193		27638 44081	In the 1960s planning permission was given for four dwellings in addition to the existing outhouses, two in the former kitchen garden and one on the remains of the old hard tennis court. The fourth, Highfield, was built in the rear of the main house at the end of the drive. Though not listed, Lovell's Court, its associated buildings (once part of the original farm, now independent residencies), and its imposing entrance retain a coherent pattern telling the story of the historic settlement of this part of the village. This deserves to be protected while it is still legible.	
8	Stablehurst	773193			During consultation with those living in the Lovell's Court complex the owners of Stablehurst (part of the original stables associated with Lovell's Court) objected very strongly to being included in the revised conservation area. However, it is the view of the appraisal team that inclusion is justified on the grounds that the buildings immediately surrounding Lovell's Court, and associated with it historically, form a coherent whole relating to the heritage of this part of the village.	To be included within the proposed Conservation Area
9	Clock House, Clock Cottage (Fig 6)	773194 774193	1110400 1324541	27640 27636	Clock House is on the opposite side of Burton Street to Lovells Court and is one of the substantial country houses in the village. It has recently been completely refurbished along with the paddock and grounds all of which very much enhance this area. It is already included within Conservation Area Burton Street.	
10	The residences in rear of Clock House through which the present Conservation Area	774195			Present boundary does not appear to follow property boundaries	Realign the boundary from end of Blackmore Vale Inn property in straight line to

CONSERVATION AREA APPRAISAL FINDINGS - BURTON STREET (Map 5)						APPENDIX B1
Ser	Detail	Grid Ref	Listing No	HER Serial	Reappraisal	Proposed Change
	Burton Street boundary was drawn.					the rear of Trooper Farm in Love Lane.
11	Foxley House, Bees Cottage, The Old Bank, Ann's Cottage, Lovells Cottages	775195			The present Conservation Area boundary includes the much-refurbished Clock House and Clock Cottage and then rejoins Burton Street. The approach and the area between Clock House, Clock Cottage, The Stables, Foxley House, and Bees Cottage form a natural and attractive courtyard of local Marnhull stone buildings with considerable history. The similarity of build and materials between the Clock House and The Stables within the Conservation Area and with Foxley House, Bees Cottage, The Old Bank and Ann's Cottage outside the present Conservation Area is an anomaly and it is proposed they should now be included within the Conservation Area boundary. The Old Bank was built around 1736 together with its out-buildings and was the village's main abattoir and butchery until the 1930s while Ann's Cottage is a vernacular cottage of similar age. Several of these houses including The Old Bank, The Stables and Beech Farmhouse are historically significant for their role with the military during both World Wars, used in training and preparation for the Trenches and D Day. The extent of the village's commitment to the First World War is shown in the full Roll of Honour held in the British Legion Club which lists the names of all those who served and not just those who lost their lives. This is in addition to the formal Roll of those who perished held in St Gregory's Church and which is read out aloud at the Annual Remembrance Service. These characteristic and well-presented properties should be included within the Conservation Area.	To be included within northern boundary
12	Robin Hill Stores	774194		27645	The stores are the result of three cottages brought together, and they have a smart front and is now the Post Office and complete with sign and a new EIR post box outside. The elevated footway fronting the stores is one of few reminders of days before the motor car.	
13	Parade of shops, Street Farm, Iris	774194 775193	1324542	27645 27637	The Conservation Area boundary includes Robin Hill Stores and its recently refurbished raised walkway and posts and follows Burton Street	The boundary should be

CONSERVATION AREA APPRAISAL FINDINGS - BURTON STREET (Map 5)						APPENDIX B1
Ser	Detail	Grid Ref	Listing No	HER Serial	Reappraisal	Proposed Change
	Cottage, Moonfleet, Dial House, Cote House.	775193 774193 775193	1305358 1110401 1171904	27649 27646 27648	down to Moonfleet and then onward but for some reason, the northern boundary is shown as going through the middle of Street Farm and then on down to Love Lane by Iris Cottage (previously called Ireson Cottage). The boundary should be changed to include the whole of Street Farm. Within the boundary is Moonfleet which was a milliner and still has the door knocker in the form of a top hat and the very impressive Street Farm (previously known as Lovell's Farm), with its low wall abutting the road and with three 'workers' cottages within its grounds. Burton Street then continues with on the north side a series of cottages; Primrose Cottage, Cats Cradle, Dial House and Cote House, all built 1630 as bailiffs and workers accommodation. Robin Hill Stores is shown in the List of Buildings of Interest as Five Tenements in Burton Street.	changed to include Street Farm.
14	Moonfleet in Burton Street looking towards shops (Fig 4)	774193	1110401	27646	Moonfleet is renowned for once being a pub called the Queens Head but later became a milliner and its door knocker in the shape of a top hat remains in place.	
15	Street Farm (previously called Lovells Farm)	775193	1324542	27637	Street Farm is an attractive residence built around 1738 and is now Listed and considered to be a small manor house with its workers cottages located further down Burton Street. The main house, stables, dairy and groom's quarters were all encompassed into a large 'L' shape house around 1750. The internal stonework is of an unusually high standard	
16	Attractive white fencing in front of Street Farm	775193	1324542	27637	There is believed to have been fence alongside the pavement identified and included in the original Conservation Area but has been replaced with a much more attractive medium level brick wall in keeping with this Listed Grade II farmhouse.	
17	Lovells Cottages	775193		27647	The three cottages behind Moonfleet were built as farmworkers cottages at the end of the 19th Century.	
18	Burton Street, Old Beech House,	774193	nil	4344	On the southern boundary on south side of the road and set back is Old Beech House, now one but previously two cottages. There is an agricultural track between Old Beech House and the new Millers Cottage	

CONSERVATION AREA APPRAISAL FINDINGS - BURTON STREET (Map 5)						APPENDIX B1
Ser	Detail	Grid Ref	Listing No	HER Serial	Reappraisal	Proposed Change
	Millers Cottage, Track				and Cross Tree House complex providing access to a newly built Cross Tree Farm and Pear Tree Cottage. All aspects of the former garage have been removed including the petrol pumps etc and a new private dwelling (Millers Cottage) sympathetically built in Marnhull stone is on the site. The southern boundary now links up with Lovells Court and includes Old Beech House but at Cross Tree Farm at the junction with Sackmore Lane the boundary follows Sackmore Lane.	
19	Millers Cottage	778192			A thoughtfully designed modern house built in Marnhull stone on the site of a disused garage.	
20	Primrose Cottage, Bramble Cottage, Dial Cottage, Cote House	775193	1171904	27648	Dial House used to be the village post office of many years; it is now a private residence, but GR Post box remains in wall. This is a terrace of four houses from Primrose Cottage to Cote House all built at the same time around 1630 as workers cottages. There are attractive clipped Cotoneaster shrubs on top of the garden wall alongside New Street.	
21	Farm entrance (Cross Tree Farm)	775193	1110402	27634	The name of Cross Tree Farm has been transferred to a new building behind the present house and the present house has been renamed Cross Tree House. This farm entrance is deemed to be the existing track between Old Beech House and new Millars Cottage and following the wall of the rear of the newly built property called Cross Tree Farm and onwards.	
22	Junction of Sackmore Lane with Burton Street	776194			Important junction with local cottages of Fernlea and Homelea (now called Sackmore Cottage) as well as Dial House (former Post Office) and Cote House.	
23	Burton Street from Street Farm to junction with Sackmore Lane	776194			The view down Burton Street to the junction with Sackmore Lane is a good example of the blending together of old and new residences in the village.	
24	Continuation of boundary				The southern boundary of Conservation Area Burton Street flows in a loop down the western side of Sackmore Lane to include several dwellings including Cumberland Lodge, Knights Cottage and Sackmore Cottage built from Marnhull stone, some with great character.	

CONSERVATION AREA APPRAISAL FINDINGS - BURTON STREET (Map 5)						APPENDIX B1
Ser	Detail	Grid Ref	Listing No	HER Serial	Reappraisal	Proposed Change
					There are valuable and very attractive views across to St Gregory's Church and as far as Dunccliffe Hill and Shaftesbury. The proposed new boundary runs alongside the new telephone exchange and then rejoins the original Conservation Area southern boundary to the rear of The Grange.	
	SACKMORE LANE					
25	Congregational Chapel now private residence	775192	1324528	27679	This private residence is Listed was a Congregational Chapel. Behind the residence and close another property Grangefield is one of the three trees subject to TPO621-2019.	
26	Period cottages in Sackmore Lane (Fig 8)	776189			Period Cottages in Sackmore Lane by the junction with Sackmore Green.	
27	Sackmore Green (Fig 9)	777191			The land on the eastern side of Sackmore Lane leading up to the old Congregational Church was developed in the early 1950s by the Rural District Council as a new housing site called Sackmore Green. It comprises an assortment of 20 dwellings, bungalows and semi-detached houses in reddish-brown brick under clay tile roofs. The quality of these houses – built by a local builder, Mr Wilkins – speaks for itself; several of the workmen involved in the building were among the residents, particularly Mr Fred Hatcher, who was first to take possession in the Green and, furthermore, nearly seventy years later still lives here with other first occupiers. Over time some of the owners have stamped their individuality on these homes with decorative flourishes or brick driveways but the houses are well maintained with colourful gardens. Importantly, however, Sackmore Green remains uniform and well laid out and the roofs and brickwork are unchanged; its modest scale and communal feel remain evident. A previous Council Officer, Mr Packenham, in formulating the original conservation area described the view from Sackmore Green across the fields to St Gregory's Church as "Excellent view across open country to the church" and as "Possibly one of the best in rural Hardy country". Sadly, the immediate view from Sackmore Green has been impeded by the building of a new telephone	

CONSERVATION AREA APPRAISAL FINDINGS - BURTON STREET (Map 5)						APPENDIX B1
Ser	Detail	Grid Ref	Listing No	HER Serial	Reappraisal	Proposed Change
					exchange but the view remains from the entrance to Sackmore Green by the field gate. Sackmore Green is an example of well-considered mid 20th century social housing and contributes to the character and history of the village.	
28	Outstanding View from Sackmore Green across the village green space to St Gregory's Church (Fig 41 & 43)	776191			Viewpoint from road at entrance to Sackmore Green entrance now partly obscured by the new telephone exchange but excellent and important viewpoint observable across gate 50 metres further down in Sackmore Lane.	
29	Conservation Area Burton Street Boundary	775191			The proposed Conservation Area boundary follows the eastern side of Sackmore Lane southwards to join the northern boundary of the New Street Conservation Area at the top of the hill in Sackmore Lane. This now includes the green field in the Conservation Area. The central field between the Burton Street and New Street Conservation Areas is now called the Marnhull Village Conservation Area, sometimes called the Surgery Field. It is the large green area of an extensive collection of fields adjoining both Burton Street and New Street Conservation Areas that is a fundamental part of the village. It is a large green area encompassed between Burton Street, Church Hill, New Street and Sackmore Lane. It has become increasingly important to the village and is so crucial to its layout that it has warranted a separate appraisal. This green area is a distinctive aspect of Marnhull's historic character – has been endorsed by heritage experts, conservationists and cultural historians alike. It was at the heart of the original designation of the conservation areas. However, in determining the conservation area the then Dorset County Council Area Planning Officer, Mr R.W. Pakenham, recognised the importance of the large area of pasture in between New Street and Burton Street and referred to it at the time as the 'green lung'	

CONSERVATION AREA APPRAISAL FINDINGS - BURTON STREET (Map 5)						APPENDIX B1
Ser	Detail	Grid Ref	Listing No	HER Serial	Reappraisal	Proposed Change
					of the village and on the principle that, as he put it, 'the jewel without the setting lacks interest.' It is important to note that the Surgery Field provides an essential part of the agrarian setting for St Gregory's Church and Senior's Farmhouse, the two most significant historic buildings in Marnhull both of which are highlighted elsewhere. The field provides an important part of the setting of the Church and Conyers Place, and the deeds show it was once the glebelands of the church Things have changed over the last fifty years, and it is considered an even more important space within the village and critical to the village's heritage to an extent it has now been considered as a separate part of the Burton Street Conservation Area and is recorded below. This is illustrated by the presence of mature hedgerows around the fields and the increased use of the historic footpaths leading to and from the Church and School. Historic England recently drew particular attention to the layout and legibility of Marnhull's historic settlement, the prominent historic buildings clustered around the church, and this open green space and associated views to the west of Church Hill: 'We consider the unusual and dispersed layout of the settlement to be a key aspect of its special character....'.	
30	Boundary with New Street Conservation Area	776186			The Burton St Southern boundary now meets up with the New Street northern boundary in rear of the houses at the top of Sackmore Lane.	Boundary now meets up with Burton St Conservation Area

CONSERVATION AREA APPRAISAL FINDINGS - BURTON STREET (Map 5)						APPENDIX B1
Ser	Detail	Grid Ref	Listing No	HER Serial	Reappraisal	Proposed Change
	BURTON STREET					
31	Conservation Area Burton Street Boundary				The Conservation Area Burton Street's northern boundary joins Love Lane near Trooper Farm, follows Love Lane for a short distance before skirting the rear boundaries of the properties Tennys Court, Bay Tree Cottage and Orchard House down to Burton Street and its junction with Tapshays.	
32	Tennys Court and old village shop (Figs 11 & 12)	776193	1305362	27652	What was the village shop and post office is now a now private dwelling. The Conservation Area encapsulates a large area north of Burton Street which includes several impressive properties. The pink rendered Tennys Court by the entrance to Love Lane is notable for its history as much as for its striking architectural interest, location and thatched roof. Ownership and occupation of this house is well documented back to 1750 and from the 1790s until 1943 it was a general store and the village Post Office. Next to Tennys Court is the Old Meeting House dating back to 1762. This was the focus for many of the large contingent of Quakers or Friends who lived in the village. The present building stems from 1885 when the existing building was demolished, and a Lecture Hall created in its place, owned by the Society of Friends. It was built by a local builder using what was then new rock face style and a commemorative plaque remains on the wall to this day.	
33	The Old Telephone Exchange	776193			The old Telephone Exchange is now a private residence.	
34	Raised paving on verge in front of Old Meeting House	776193	Nil	4304	Present in front of The Old Meeting House but now grassed over. The Old Meeting House is now a private residence with some signs of the Quaker cemetery in the rear garden.	
35	Ryalls Cottage, Ridgeway, Rock Villa	776193			A collection of four large Victorian stone-built houses set back from the road which fit in well to the immediate surroundings.	
36	Burton Street	776193			The view down Burton Street from Weavers House past the Victorian houses to St Edmonds is very attractive.	

CONSERVATION AREA APPRAISAL FINDINGS - BURTON STREET (Map 5)						APPENDIX B1
Ser	Detail	Grid Ref	Listing No	HER Serial	Reappraisal	Proposed Change
37	Small grass bank and six large beech trees	776193			There are three ancient and magnificent beech trees on the southern side of Burton Street which protect the well-established houses in the Burton Street from the new build in Chestnut Close. The two largest trees are subject to Tree Preservation Orders (TPO522-2014).	
38	One of the important views of Marnhull. (Fig 38)	776193			The very large Horse Chestnut tree on the green triangle between St Edmunds and the Lodge renowned throughout the village by the children for its conkers.	
39	St Edmunds	777192	1110403	27635	Sitting some distance from the road is a private dwelling in Marnhull stone called St Edmunds and next to a very large, impressive house called the Lodge. This scene is enhanced by the nearby 18th century thatched cottage, Bay Tree Cottage, and The Grange, enlarged and altered in modern times.	
40	The Lodge (Fig 13)	777192			An impressive very large house which was said to have been built as a lodge to Nash Court and dating from 1894 when it replaced a thatched cottage called Sedgy Trees. It was the home of the village doctor for some years and has recently been tastefully refurbished and now takes its fitting place as one of the principal houses in the village.	
41	Bay Tree Cottage	777192	1171929	27653	The impressive, thatched Bay Tree Cottage has subsumed a notable building storage area into its rear garden.	
42	Burton Street by the entrance to The Lodge	777192				
43	The Grange a prominent house within the village	777192			Also known as Cutlers and Laurel Tree House is a substantial property recorded as being part of a marriage settlement in 1817.	
44	Ten Foot high stone wall	778191		27669	The wall fronting residential property now called The Hollies, previously Christmas Cottage, on Burton Street.	
45	Bower Cottage	778191			The neighbouring dwelling previously known as Christmas Cottage has now been incorporated into Bower Cottage	

CONSERVATION AREA APPRAISAL FINDINGS - BURTON STREET (Map 5)						APPENDIX B1
Ser	Detail	Grid Ref	Listing No	HER Serial	Reappraisal	Proposed Change
46	Boundary				The Conservation Area follows Burton Street and includes several impressive trees down to Tapshays, a prominent and distinguished late 18 th Century residence which was originally where Burton Street ended before it was extended through and into Pilwell.	
47	Bower Cottage and Fieldside	778191	Nil	27669	The Conservation Area includes Bower Cottage, and the property called Fieldside built on the site of the old builder's yard and black Anderson shelter. Large flagstones have been used to form the boundary of Bower Cottage which has created a distinctive feature at a point frequently commented on as being one of the best rural views in Marnhull, across the fields to St Gregory's Church (Fig 10). A red telephone kiosk was installed at this point to maintain the communication facility when the old Telephone Exchange was closed. The kiosk is no longer in use for a telephone but is frequently decorated as a village feature. It is the view from the rear of Bower Cottage across to St Gregory's Church which is the heart of the village and it's this green open space criss-crossed with footpaths and used by dog walkers that exemplifies the distinctive pattern of the settlement.	
48	Large boundary wall flagstones and old builder's yard. (Fig 35)	778191	Nil	27669	The flagstones used as a boundary wall for Bower Cottage have been replaced with dry stone walling. The flagstone slabs have been used as a footpath for the neighbouring residence, Hollies, and some are still in place forming the rear garden wall to Fieldside.	
49	Fieldside was once a Builders Yard	778191			This area has been redeveloped and is no longer a builder's site. Bower Cottage and what was Christmas Cottage have been tastefully merged into one residence and a new property, Fieldside, has been built behind Bower Cottage on what was the builders yard. Large slabs of stone previously used for the old Bower Cottage front wall have been used to create a new boundary wall alongside the ex-builder's yard area and a new front wall using Marnhull stone has been created running along Burton Street.	
50	Field entrance which was an area	778191			This is now the main entrance into the fields with a modern double five barred gate.	

CONSERVATION AREA APPRAISAL FINDINGS - BURTON STREET (Map 5)						APPENDIX B1
Ser	Detail	Grid Ref	Listing No	HER Serial	Reappraisal	Proposed Change
	storing road chippings					
51	View to Church across fields towards St Gregory's Church (Fig 42)	778191			This view remains of considerable significance to the character and heritage of the village. The prominent tower of St Gregory's Church is viewed across this central open land, providing attractive and key views of this landmark building. This open space reflects the characteristic settlement pattern of Marnhull village separating and providing a setting for the two conservation areas of New Street and Burton Street.	
52	Telephone Kiosk by Bower Cottage (Fig 39)	778191			This telephone kiosk was installed beside Bower Cottage following sell-off of the old telephone exchange building. It no longer houses a telephone but is a community facility and used as local flower adornment according to the seasons and adds character to Burton Street.	
53	Orchard House	778191	1324543	27654	Orchard House is a substantial house built from Marnhull stone and with a walled rear courtyard and an attractive walled garden with dry stone wall and hedges.	
54	Grass verge and clipped hedges grown over dry-stone wall	778191	1324543	27654	Neat well-developed hedgerow running from the telephone kiosk down to Tapshays House. Beneath the hedge runs a dry-stone wall used as the garden wall.	
55	Road to Tapshays	778191			The road is bordered by a grass verge and clipped hedges. There is a high stone wall with coping leading to Tapshays House which has attractive evergreen trees in the garden.	
56	Conservation Area Burton Street Boundary	778191			The Conservation Area Burton Street northern boundary includes the impressive farmhouse built of Marnhull stone called Orchard House. These houses together make a fine viewpoint in the village.	
57	Conservation Area Burton Street Boundary	778191			The old Conservation Area Burton Street southern boundary ended on the eastern side of Tapshays walled garden and joined the northern boundary at Tapshays Barn in rear of Tapshays House.	Boundary change to join with New St Conservation Area boundary

CONSERVATION AREA APPRAISAL FINDINGS - BURTON STREET (Map 5)						APPENDIX B1
Ser	Detail	Grid Ref	Listing No	HER Serial	Reappraisal	Proposed Change
					From this point the Burton Street northern boundary now becomes the Burton Street eastern boundary as it follows the rear of the houses on the eastern side at Pilwell and then behind the Surgery and private residence Springfield to join the New Street northern boundary opposite Phillips Road and then continue up Church Hill to The Crown.	

CONSERVATION AREA APPRAISAL FINDINGS – NEW STREET (Map 4)						APPENDIX B2
Ser	Detail	Grid Ref	Listing No	HER Serial	Reappraisal	Proposed Change
1	NEW STREET					
2	New Street Overview				The appraisal of the New Street Conservation Area has also been dealt with in two parts. The first considers the existing Conservation Area which has been updated and does not vary greatly from its present form. The other part deals with the Butts Close Field which is a large field in the rear of the houses on the southern side of New Street which has come increasingly important in maintaining the open relationship between the main settlement area and the outlying hamlet of Walton Elm and Carraway Lane. Indeed, has led to a proposal in the appraisal of making it a new Conservation Area itself.	
3	New Street Conservation Area Southern and Northern Boundaries				The northern boundary of New Street remained following on from Finger Corner to include the properties on the corner of Sackmore Lane and then in rear of the houses on the eastern side of Sackmore Lane as far as the rear of The Withies where it joins up with the Burton Street Conservation Area. The southern New Street boundary follows from Finger Corner along New Street itself as far as the driveway at Newton House and then rolls due south behind the houses along the path across Butts Close Field to	

CONSERVATION AREA APPRAISAL FINDINGS – NEW STREET (Map 4)						APPENDIX B2
Ser	Detail	Grid Ref	Listing No	HER Serial	Reappraisal	Proposed Change
					the B3092, splitting the field in two. The boundary then travels due east following the western side of the main road as far as the rear boundary of Conyers Place field where it follows the boundary to link up with the old southern New Street boundary in rear of Newton House. The original northern boundary followed the rear of the houses eastwards as far as the B3092 but is now interrupted to include the Butts Close Field. The boundary returns to Conyers Place where it then crosses the road to include Schoolhouse Lane and Church Farm and then recrossed the main road to include The Crown Inn and the road junction with Church Hill.	
4	Finger Corner (Fig 14)	777185			From Finger Corner the northern boundary of the New Street Conservation Area progresses northwards up Sackmore Lane as far as the rear of Oaken Cross and Oaklea and then follows the line of rear boundaries of the properties and the school, Senior's Farmhouse and St Gregory's Church and churchyard as far as Church Hill. On the eastern side of Church Hill / northern side of Crown Road (B3092) it takes in The Crown Inn.	
5	Northern boundary	776185	1110376	27606	From Finger Corner the northern boundary of the New Street Conservation Area progresses northwards up Sackmore Lane to the rear of Oaken Cross and Oaklea and then northwards behind the houses in Sackmore Lane as far as The Withies and the footpath where it joins the Burton Street Conservation Area.	
6	Oaken Cross where the Conservation Area northern boundary follows the rear garden of this property in Sackmore Lane	776185	1110376	27606	Oaken Cross was a 17th Century post-house, and The Homestead used to be part of the same property and is believed to have housed the staff of Oaken Cross. The post-house provided accommodation and horses for single riders en route to Shaftesbury and onward. It is believed that Oaken Cross got its name from a large oak tree which stood on the corner and was used by several passing preachers to deliver their religious messages.	

CONSERVATION AREA APPRAISAL FINDINGS – NEW STREET (Map 4)						APPENDIX B2
Ser	Detail	Grid Ref	Listing No	HER Serial	Reappraisal	Proposed Change
7	Providence Place (Fig 16)	771185	Nil	27609	On the northern side of New Street are a series of notable buildings. Providence Place was built around 1904 for use both as a Wesleyan and Methodist Chapel but in later years became a community facility. In 1983 it was converted to living accommodation for individuals with special needs and is now a private residence.	
8	Ranelagh Cottage, Little Talland	777185 777184	1110413 1110414	27607 27605	A series of small cottages built in late 1750s are on the northern side of New Street and are now private dwellings; Ranelagh Cottage and Little Talland are both listed. Next to the cottages is The Retreat (Fig 17) built as a public house around 1830 in local stone and only became a private residence in 1990. This building and surrounding cottages were used as priest's lodgings and accommodation for the Abbot's retinue (the Abbot of Glastonbury was then in possession of Senior's Farmhouse). These properties have been well maintained.	
9	Butts Close	771185			Butts Close is a modern cul de sac of ten bungalows off New Street. The approach road to Butts Close provides good views south and east across the Vale and even more impressive is the reverse view from Walton Elm back towards the church. The houses were built on what was a large medieval garden catering for the Abbot's staff but after the Dissolution it became the area for the archery butts and later a rifle range.	
10	New Street, The Retreat, Little Thatch (Fig 17)	776185 776185	Nil	27608 27604	Located between what are once two chapels, the Retreat was one of the many Marnhull pubs and among the last to close down	
11	Arlington House, Bay House, Notley House	779187	Nil		Wisteria House, originally dating from 1716, appears to have been remodelled as a Victorian villa. It served as the Rectory for St Gregory's Church between 1951 and 1983 when a new purpose-built Rectory was built almost opposite the church in New Street. Arlington House is a substantial Victorian villa, a good example of rock face style introduced into Marnhull by a Yorkshire-influenced builder, Mr Walter Wilkins. Bay House is another villa-style property with distinctive detailing dating	

CONSERVATION AREA APPRAISAL FINDINGS – NEW STREET (Map 4)						APPENDIX B2
Ser	Detail	Grid Ref	Listing No	HER Serial	Reappraisal	Proposed Change
					from the same period and, behind it, Notley House includes several trees subject to Tree Preservation Orders.	
12	The Schoolhouse now an integral part of St Gregory's primary school	779186			Schoolhouse is now an integral part of the St Gregory school complex but was originally built as the accommodation for the head teacher.	
13	New Street Conservation Area - southern boundary				The southern boundary of the Conservation Area follows a line down the middle of New Street as far as St Gregory's primary school. Here it turns due south into a single development of a courtyard of four houses, between Newton House (outside boundary) and Blenheim and Braeburn Houses (inside boundary). These properties were built in the early 1990s, well after the setting of the Conservation Area and they largely conform to the historic character making use of Marnhull stone and sensitive detailing. It is proposed that the boundary should be adjusted to run on the western side of Meadow View as far as the rear boundary where it should continue following the rear of these properties on the south side of New Street. The boundary then takes in the important buildings of Conyers Place and its Stable, closely associated with St Gregory's Church. The boundary subdivides the rear garden of Conyers Place, the southern half enclosed by vegetation falling outside of it. It then crosses the main Sturminster-Gillingham road (B3092) to include Church Cottages on Schoolhouse Lane, and Church Farm and its outbuildings. Finally, it returns to the main road to connect with the northern boundary at The Crown public house. (We propose to add part of the field South of Conyers Place to the Conservation Area.)	Boundary Change
14	Entrance to new houses opposite the school	780186			Present Conservation Area boundary runs through middle of these houses as it was set before they were built. This has been adjusted to follow the boundary between the drive and next house.	Boundary change
15	Conyers Place Stable Granary	780186	1110415 1324546 1110416 1172518	27597 4305 4309 4310	Conyers Place is a dominant building and has within its walls stables and a granary, all Listed Buildings Grade 2. The house was called the village Rectory until 1954. This a very large country house stemming from 1695 as evidenced from the early sash windows, glazing and	

CONSERVATION AREA APPRAISAL FINDINGS – NEW STREET (Map 4)						APPENDIX B2
Ser	Detail	Grid Ref	Listing No	HER Serial	Reappraisal	Proposed Change
	(Fig 19)				window bars. Its history goes back further as there was almost certainly a presbytery on the site in the 14th Century. In the Middle Ages it was called Chapel Place and owned by the Abbot of Glastonbury. Ownership reverted to the Crown following the Dissolution of the Monasteries and it is understood Henry VIII gave the house to his sixth wife along with Nash Court in Nash Lane. In 1736 the new vicar The Rev Conyers Place bought the house and used it as his rectory and the building itself then became known as The Rectory. It remained in the Place family for three generations as the sons in turn became the rector. After 1843 a series of different vicars used the house until 1951 when it was sold into private ownership.	
16	Conyers Place	781186	1110415	27597	It is in the field behind Conyers Place where Thomas Hardy imagined and described Tess and her friends in their white dresses taking part in the May Day dancing in his novel ' <i>Tess of the D'Urbervilles</i> '.	
17	The Granary	780186	1172518	4310	A square thatched stone-built granary sits within the walls of Conyers Place visible from New Street	
18	Entrance to Conyers Place and stables from New Street	780186	1324546 1110416	4305 4309	Likewise, the stables	
19	High stone wall with coping (9') (Fig 18)	781186	1172058	27617	A high stone wall surrounds Conyers Place on all sides, is regularly maintained and is an impressive feature of the streetscape marking the prominent junction of New Street and Schoolhouse Lane.	
20	Senior's Farmhouse (Fig 20)	781187	1172057	27598	On the opposite side of New Street and alongside the Church, is Senior's Farmhouse, a Grade II* Listed building. One of the most important historic buildings in Marnhull, its imposing scale and form ensure that it vies with the Church and Conyers Place for prominence in the streetscape and it maintains a commanding presence across the rural hinterland to the north. The building is professionally regarded as one of the best-preserved examples of medieval domestic architecture to be found in Dorset. A farmhouse has been on the site since the 11 th Century and owned by the Abbot of Glastonbury who used it as his	

CONSERVATION AREA APPRAISAL FINDINGS – NEW STREET (Map 4)						APPENDIX B2
Ser	Detail	Grid Ref	Listing No	HER Serial	Reappraisal	Proposed Change
					Grange and used the surrounding buildings for his staff during the representative visits and as the rural and summer palace of the Abbots of Glastonbury. There have been changes over the years including Elizabethan ornamental plasterwork ceiling, 16th Century arched windows with hoods as well as 17th Century plain mullion windows in contrast. The property came into the hands of the Senior Family at the end of the 19th Century and has retained its name ever since.	
	CHURCH HILL ROAD JUNCTION					
21	St Gregory's Church Retaining wall, Table Tombs (Fig 21)	781187	1172545 1324507 1110417 1172058	4271 27594 27595 27617	St Gregory's Church is not only the most prominent landmark in Marnhull and the oldest and largest building, it is also a unique record of the history of the village. The original builders of the church chose the site carefully because once the tower was built, St Gregory's could be seen from miles around. It may not be architecturally distinguished or even classically beautiful, but it has the enduring attraction of a much-loved and well-worn friend. The Church was built soon after Marnhull became a separate parish in 1150 and was continuously altered and expanded throughout the medieval period. It has many interesting and fascinating architectural details as well as for example, the Carent Tomb – a raised tomb including three figures (a knight and his two wives) of about 1470 carved out of alabaster. The church tower is Marnhull's most distinctive and distinguished feature and views of St Gregory's from across the countryside define the village in the minds of many residents.	
22	Road junction New Street with main road B3092 (Fig 22)	781187			The walls of Conyers Place and of St Gregory's Church abut the road at this key junction and are frequently damaged by passing vehicles.	
23	View of St Gregory's Church from the Crown car park	787188			This view remains and includes Old Rectory (Conyers Place). It is one of the most well-known views of Marnhull and its church.	

CONSERVATION AREA APPRAISAL FINDINGS – NEW STREET (Map 4)						APPENDIX B2
Ser	Detail	Grid Ref	Listing No	HER Serial	Reappraisal	Proposed Change
24	The Crown (Fig 23)	782187	1171968	4276	The Crown buildings are a more intact survival of successive periods than most other buildings in Marnhull. It is one of the most renowned well recognised buildings in Marnhull in local Marnhull stone. The earliest part of the Crown stems from around 17th Century and is its low thatched wing which has gradually been extend alongside the main road to include amongst other things its own brewery. The fame of The Crown stems from its use by the celebrated 19th Century Dorset author Thomas Hardy, as the model for 'The Pure Drop Inn' featured in <i>Tess of the D'Urbervilles</i> . It remains a major attraction in the village as well as being a popular 'watering hole' and to quote from Tess' father, John Durbeyfield, "There a very pretty brew in the tap at the Pure Drop Inn". The visual impact of The Crown is particularly good and is often shown as an image representing the village.	
25	Church Farm, Church Cottages, attractive Farm buildings	782187			Church farm is a substantial three storey farmhouse dating from the 18th century and largely rebuilt in the 19th. It has "a neat symmetrical classical front with a pedimented doorway" according to the Marn'Il Book. Stable Cottage and St Gregory's Court are sympathetically restored and converted private dwellings.	
26		782186 781186	1110406 nil	27600 27611	On the western side of Schoolhouse Lane opposite Conyers Place is Church Cottages a row of vernacular rural cottages in Marnhull stone.	
27	Verge by Conyers Place garden wall containing hydrant signs and site of wall mounted post box.	782186			A GVIR post box built into the exterior surrounding wall of Conyers Place was regrettably removed during the rebuild of the wall following damage arising from a road traffic accident.	
28	New St Southern Boundary and Butts Close Field Boundaries				The original New Street southern boundary followed New Street from Finger Corner to the drive at Newton House before cutting through to the rear of these houses as far as the main road near Schoolhouse Lane.	

CONSERVATION AREA APPRAISAL FINDINGS – NEW STREET (Map 4)						APPENDIX B2
Ser	Detail	Grid Ref	Listing No	HER Serial	Reappraisal	Proposed Change
					The proposed new boundary follows the same route except at the rear of Newton House the boundary proceeds due south crossing the Butts Close field as far as the gate at the junction of Chippel Lane with the main road B3092, dividing the field into two parts. The boundary then follows the main road back to Conyers Place	
29	Butts Close Field	780184			The Butts Close Field is part of the particular character of Marnhull, and its importance lies in the open relationship between the main settlement area of New Street and the proposed new Conservation Area at Walton Elm and Carraway Lane. Thomas Hardy refers to such hamlets and farmsteads as ‘solitudes’ due to their isolation from the main settlement and create the locally distinctive form of Marnhull’s historic pattern and making it legible to future generations. It is in this field in the corner directly behind Conyers Place that the famous ‘Dancing on the Green’ took place and recorded in the novel “Tess of the D’Urberville. Here Tess had joined her friends all of whom were dressed in white, to dance in the fields where they “were all cheerful and many of them merry”. As they passed into the fields where “dancing on the green” was to take place one of the girls called out “.....Why, Tess Durbeyfield, if there isn’t thy father riding home in a carriage”. This was John Durbeyfield being taken home from The Crown in a carriage and obviously by the state of his singing, he was worse for wear. It is here that the first description of Tess herself is given. <i>“She was a fine and handsome girl - not handsomer to colour and shape. She wore a red ribbon in her hair and was the only one of the white company who could boast of such a pronounced adornment. “than some others, possibly – but her mobile peony mouth and large innocent eyes added eloquence”. At this time of her life Tess “was a mere vessel of emotion untinctured by experience. The dialect was on her tongue to some extent....”</i>	

CONSERVATION AREA APPRAISAL FINDINGS – NEW STREET (Map 4)						APPENDIX B2
Ser	Detail	Grid Ref	Listing No	HER Serial	Reappraisal	Proposed Change
					It was in this ' <i>green field</i> ' that Angel, one of three onlookers at the dancing, saw Tess for the first time. The three brothers were spending their Whitsun holidays in a walking tour through the Blackmore Vale	
30	Critical location of Butts Close Field	780184			One of the two most significant near views of St Gregory's Church is across Butts Close Field and puts them into their farmland setting. These views are a tangible reminder of the prominent position of the church in the community, the footpaths through the fields that led to it, residents and users of the footpaths across the fields around the village and noted by Mr Pakenham in his previously quoted observation – '<i>the jewel without the setting lacks interest.</i>' It has views of the Church reflecting the particular character of Marnhull and it is the view across Butts Close Field to the Church which is the striking view when travelling to Marnhull from Sturminster Newton. The celebrated artist Gordon Beningfield recognised the importance of this field to the Tess story and specifically concluded that this was the 'Dancing Field' and sometimes called the '<i>Dancing on the Green</i>'. This view is borne out by the description of Angel's route in Tess of the D'Urbervilles (Chapter 54) and is reflected in his painting of Marnhull used as the cover decoration to Thomas Hardy's book of poems entitled 'The Darkling Thrush and other Poems'.	
31	New Street and Butts Close Southern Boundary				The southern New Street boundary then changes direction eastwards following the main road B3092 and hedgerows, past the bend at Hindgaston to the rear boundary of the Conyers Place property where it follows the boundary a short distance westward and then northwards to join the old Conservation Area boundary in the rear of Conyers Place. The boundary then follows the original wall behind Conyers Place to the main road, crosses it and encompasses Church Cottages and Church Farm before crossing the main road again to link up with the Burton Street boundary at The Crown and the road junction with Church Hill.	

CONSERVATION AREA APPRAISAL FINDINGS – WALTON ELM (Map 6)						APPENDIX B3
Ser	Detail	Grid Ref	Listing No	HER Serial	Reappraisal	Proposed Change
	WALTON ELM					
1	New Conservation Area Boundary to enclose Walton Elm and Carraway Lane				Walton Elm Conservation Area is a new proposed Conservation Area which encompasses the land and properties in the small hamlet lying at the entrance to Marnhull from Sturminster Newton. It includes the large country house dominating the junction – Walton Elm House – as well as two very important properties associated with Thomas Hardy – Tess Cottage and Old Lamb House ('Rollivers'). It comprises the properties around the junction of the main road B3092 with Mowes Lane and the small lane down to Walton Elm Cottages as well as the buildings in Carraway Lane associated with the old Marnhull Brewery. The significance of this small Conservation Area is its direct association with the works of Thomas Hardy and the overt reference to the history of brewing, both key features of Marnhull's heritage.	New Conservation Area
2	Walton Elm House (Fig 24)	780177			Walton Elm House is a large and imposing house of banded stone under a slate roof, and a sturdy porch with a parapet roof in the angle of the two wings. The building acts as a gateway to the village at this crucial road junction. The precise date of the main house is unknown, but it incorporates parts of earlier buildings, certainly in place by 1838. Its more recent history is that of a school for maladjusted children between 1949 and 1967 during which time it received state recognition as well as being one of the village's main employers.	To be added to List of Buildings of Local Heritage Interest as being a significant building within the village
3	Junction of Mowes Lane and main road B3092 at Walton Elm	780177			The road junction at Walton Elm is essentially the entrance to Marnhull village. The characteristic green triangle features a white Dorset fingerpost on a large stone plinth, evidence a more substantial marker at this important gateway.	
4	Old Lamb House (Fig 25)	780177			Old Lamb House (formerly the Lamb Inn) built around 1770 was once a post-house for single riders on the Poole - Bath coach route. Until the late 1880s it acted as the village post office for the collection and delivery of letters from the mail coach. It is built from Marnhull stone.	To be added to List of Buildings of Non-Heritage Interest

CONSERVATION AREA APPRAISAL FINDINGS – WALTON ELM (Map 6)						APPENDIX B3
Ser	Detail	Grid Ref	Listing No	HER Serial	Reappraisal	Proposed Change
					like many other houses in the village and became famous as its ale bar is considered to be the model for 'Rollivers' Ale House in Thomas Hardy's <i>Tess of the D'Urbervilles</i> (although this is also claimed by the Blackmore Vale Inn in Burton Street).	
5	Barton Lane	780179			Below Walton Elm House and off the main road is Barton Lane. The three cottages in the lane used to be associated with Walton Elm House but are now private residences. Tess Cottage is at the end of this small lane.	
6	Tess Cottage in Barton Lane (Fig 26 & 27)	780179	1110377	27619	At the end of the small Barton Lane lies one of the most famous houses in Marnhull, Tess' Cottage (formerly Barton Cottage), which was built around 1500 as a single-storied three-roomed 'long house'. The upper floor and chimney stacks were added at a later date. For a time it was used as accommodation for those working in the brewery in Carraway Lane. However, the house's main claim to fame comes from the reported visit by Thomas Hardy in the mid-1920s who told the then owner that it had been the inspiration for the home of the tragic heroine of his story <i>Tess of the D'Urbervilles</i> published in 1891. The cottage name was immediately changed to Tess Cottage. Its association with Hardy inspires many visits to the village, including those arranged by Sturminster Literary Festival and the Hardy Society.	
	CARRAWAY LANE					
7	The Old Malthouse, Carraway Barn, Blakes Cottage	779181		4307	Carraway Lane is one of the oldest lanes in the village and contains many old residential properties including The Old Malthouse, the Old Brewery and a number of associated vernacular buildings.	
8	Marnhull Brewery (Fig 29)	781182 779181		39732 39733	The Marnhull Brewery appears to stem from 1821 but over its lifetime it became a part of a series of brewery chains in North Dorset whilst closely associated with public houses in the village such as The Crown. It remained a brewery with some history until the early 1970s when it ceased to operate and the buildings all became private	

CONSERVATION AREA APPRAISAL FINDINGS – WALTON ELM (Map 6)						APPENDIX B3
Ser	Detail	Grid Ref	Listing No	HER Serial	Reappraisal	Proposed Change
					residences. It is presently a 'brewery of interest' to the Brewery History Society.	
9	Southwell, Carmans Cottage, Oakdene, Middle Cottage, Carraway Cottage, Primrose Cottage (Fig 30)	779181	1110404 Nil 1171949	27623 27624 27625 nil 27629 27628	Towards the end of Carraway Lane are several other old properties such as Blakes Cottage, Southwell and Middle Cottage, most of which were built in the mid 17th Century of local stone and connected to the strikingly tall Marnhull Brewery, now a private residence. Most of them are registered in the list of Dorset Historic Environment Assets	
10	Road Junction of the main Sturminster and Gillingham road with Chippel Lane	780186			Passing Carraway Lane, the eastern boundary of the conservation area arrives at a star bend in the B3092 at Chippel Lane. This junction marks the lower end of the Walton Elm Conservation Area boundary. More importantly it is in the area of this junction that the well-known view of Marnhull to the church was painted by British artist Gordon Beningfield (1936 - 1998). This was one amongst many of his paintings of Hardy Country and was used as the cover illustration for the book <i>The Darkling Thrush and other poems by Thomas Hardy</i> . (Fig 28)	
11	Boundary				The western boundary of the Walton Elm Conservation Area runs from Chippel Lane to the western end of Carraway Lane southwards including Carraway House and then follows the hedge line to the road alongside Old Lamb House in Mowes Lane where it rejoins the eastern boundary at Walton Elm House.	Within Conservation Area Walton Elm Boundary

CONSERVATION AREA APPRAISAL FINDINGS – NASH COURT (Map 7)						APPENDIX B4
Ser	Detail	Grid Ref	Listing No	HER Serial	Reappraisal	Proposed Change
1	Proposed Nash Court				The proposed Nash Court Conservation Area includes the northern part of Nash Lane with Nash Court, the properties in Old Mill Lane	New Conservation Area within the

CONSERVATION AREA APPRAISAL FINDINGS – NASH COURT (Map 7)						APPENDIX B4
Ser	Detail	Grid Ref	Listing No	HER Serial	Reappraisal	Proposed Change
	Conservation Area Boundaries				including the Old School, the Roman Catholic Church and The Priory. The boundary then follows the track to the river and then follows the riverbank until the major bend at Grid Ref 780204 before turning south and southwest following the hedgerow back to Hains Lane in rear of Stour Mead. It then follows Hains Lane and the rear boundary of Little Hains Cottage and Hains and then along the hedgerow to Love Lane. It then follows the wall surrounding Nash Court as far as the bend at Grid Ref 780196 and finally returns following the hedgerows to Nash Court. Old Mill Lane is not only one of the oldest lanes in the village, but it is a crucial part of the village heritage encompassing the RC church, The Priory and both the former and present RC Primary School.	proposed boundaries
	NASH LANE					
2	Nash Court Manor House (Fig 31)	781197	1396575	43307	Nash Court is one of the most celebrated houses in Marnhull. There are records of Anglo-Saxon occupation, but the present house was built between 1831 and 1834 on the site of the medieval manor house of Burton, itself built about 1400. It became the property of the Abbot of Glastonbury, but it came to prominence after the Dissolution of the Monasteries in 1544 when Henry VIII gave the Manor to Catherine Parr, his sixth and surviving wife, along with several other manors in Dorset. It eventually came into the hands of the Hussey Family in 1651, and they retained possession and lived in Nash Court until 1884. It then was bought by the village rector Rev Kennard who carried out many alterations and improvements including new servants' quarters which are now called Nash Lodge. The Husseys were catholic converts and gave over their house to Benedictine nuns exiled from Paris between 1795 and 1807.	
3	Nash Lodge	782197	1396575	43307	Previously the servants' quarters for Nash Court manor house.	
4	The surrounding wall to Nash Court at the junction of	782198	1396575	43307	Nash Court has impressive stone walls on both Nash Lane and Love Lane	

CONSERVATION AREA APPRAISAL FINDINGS – NASH COURT (Map 7)						APPENDIX B4
Ser	Detail	Grid Ref	Listing No	HER Serial	Reappraisal	Proposed Change
	Nash Lane with Love Lane					
5	Nash Court Farmhouse	781198	1305328	27632	Nash Court Farmhouse is described as a 17th Century cottage divided into and with many outbuildings including a large stone-built barn.	
6	Nash Court Cottage	781198	1110409	27633	This was originally a pair of 18th Century cottages built for the groom and gardener of Nash Court. They were combined into one residence in 1969. Inside they include a number of exposed beams which were obviously ship's timbers going by the decoration on the beam ends.	
7	Nash Lane	784198			The boundary follows Nash Lane from Nash Court down to the road junction with Old Mill Lane. There is an exemplary view of the famous Nash Court from this part of Nash Lane.	
8	Nash Lane Old School House, Grove House, Priory House	785198			The road junction of Nash Lane with Old Mill Lane where the buildings used to house the school. Priory House is a particularly distinctive stone building being of square plan with a notable Gothic arch.	
9	Old School House	785198			The Old School House together with Grove Cottage formed the school prior to building the new school further along Old Mill Lane. It was founded in 1846 on land belonging to the Hussey family.	
10	Withy Woods, the play area for the Old School	785198			A small plot of land known as Withy Woods lies opposite the Old School House. It has a small natural water source and is said to be where pilgrims would camp, wash and eat prior to the final part of their pilgrimage to St Mary's Church. Latterly it became the playground of the school opposite and was known as the Head Mistress's garden. Although it appears wild and overgrown it remains the property of St Mary's Primary School and is used for their nature studies including the planting of silver horn trees.	

CONSERVATION AREA APPRAISAL FINDINGS – NASH COURT (Map 7)						APPENDIX B4
Ser	Detail	Grid Ref	Listing No	HER Serial	Reappraisal	Proposed Change
	OLD MILL LANE					
11	The old boundary wall	785200			This well-established old boundary wall stretches from the rear of The Presbytery as far as Meadow Cottage and signifies the extent of the grounds of The Priory.	
12	Roman Catholic Church of Our Lady (Fig 32)	783200	1324508	4275	Although the Roman Catholic Church of Our Lady has only been well established since 1832 Marnhull has strong catholic associations, and this church draws its congregational from a wide surrounding area. Its churchyard contains the site of a Commonwealth War Grave.	
13	Hay Field joining the Nash Court hamlets and the main footpath to the church	783200			Hay Meadow, still largely conserved as species rich grassland, is very important to this part of Marnhull as it contains the footpath to the Roman Catholic Church and St Mary's School which permits foot access to the western side of the village. (Fig 45)	
14	The Priory				The Priory of St Joseph dates from 1886 and 1906 60 1920 was home to an enclosed order of Cistercian nuns who had fled persecution in France. During the second world war the Priory housed land workers and subsequently became a youth hostel until sold into private ownership in 1970.	
15	Old Mill Lane Farmhouse, Meadow Cottage (Fig 46 & 47)	782201		27660	Old Mill Lane Farmhouse was once two early 18th Century dwellings called Withy and Spring Cottages. They are built of Marnhull stone with originally a thatched roof, but this was replaced with Gillingham red tiles. Many of the original old roof trusses and pegs are still in place. Meadow Cottage was also originally two dwellings and in the early 1900s they were converted to make a laundry for the nuns in The Priory. The property still has rights to draw water from the Stour. Both dwellings are now private residences.	
16	End of Old Mill Lane	779201			Old Mill Lane runs down to the old footbridge across the River Stour and includes Meadow Cottage and Old Mill Lane Farmhouse	

CONSERVATION AREA APPRAISAL FINDINGS – NASH COURT (Map 7)						APPENDIX B4
Ser	Detail	Grid Ref	Listing No	HER Serial	Reappraisal	Proposed Change
17	Footpath to the River Stour and then follows the riverbank	782203			The footpath down to the river at the end of Old Mill Lane, once an important route leading to Fifehead Magdalen and Stour Provost continues to be a popular walking route. The attraction is not just the riverbank and its natural activity but the views of North Dorset towards Fifehead and beyond. Equally scenic are views back towards Nash Court.	
	HAINS LANE					
18	The view from Hains Lane to the River Stour	780200			Hains Lane affords good views across farmland and meadow to the Priory, church and river Stour which forms the parish boundary. (Fig 44)	
19	Stour Mead				Dating from 1870 the house has been carefully restored and adapted and received an Amenity Award from NDDC in 1999. The property includes a well-maintained copse.	
20	Lower Hains Cottage	779198			The age of this original Marnhull stone house, its old beams and remnants of a bread oven suggest an older date than the early 19th Century when it was part of a small farm.	
21	Hains (Fig 33)	779198	1324545	27639	This another very old farmhouse stemming from late 16th Century and believed to have been built for one of the retainers at Nash Court Manor and although alterations have taken place it retains a number of notable features including its stone mullions and a substantial stone porch.	
22	Boundary in rear Nash Court Farmhouse	780198			The western boundary of the Nash Court Conservation Area follows the rear boundaries of Little Haines and Hains and then the hedgerow across to the rear of Nash Court Farmhouse and Nash Court Manor itself and returns to Nash Lane.	
23	Nash Court Wall	782197	1396575	43307	The high wall is the Nash Court boundary in Love Lane and the boundary follows the western edge of Nash Court where it joins Nash Lash Lane again.	

MARNHULL CONSERVATION AREA REAPPRAISAL FINDINGS – PILWELL (Map 7)						APPENDIX B5
Ser	Detail	Grid Ref	Listing No	HER Serial	Reappraisal	Proposed Change
	PILWELL					
1	Potential new Conservation Area Boundary to enclose Methodist Church and houses in Pilwell as far as Grafthayes.				Pilwell Conservation Area is a proposed new Conservation Area which encompasses the land, properties and crossroads at the meeting point of key access routes to Marnhull, Sodom Lane/Pilwell, Church Hill and Burton Street. The general area of the road junction at the bottom of Church Hill joining the lower end of Burton Street, the Methodist Church, Cook's Garage and up Church Hill as far as Walnut Tree Cottage is called Pilwell and was one of the original hamlets that formed the village. There are dominant views across the open fields beyond the Surgery, but it is faced with modern buildings on the southern side of the roads and the edges of the Crown Estate from the 1970s. It is a busy area, with a mix of housing, some of which has been built or preserved with sensitivity but the volume of traffic passing through, visiting the garage, methodist church or Surgery puts particular pressure on the area. Pilwell had been a small hamlet for many centuries, but the general road improvements brought this hamlet effectively into the main part of the village. The road to the main Gillingham/Sturminster Newton road is only called Pilwell in its early stages as it then becomes Sodom Lane. Many variations in its spelling have occurred over the centuries from Pilewella to Pilton but the name almost certainly comes from the Saxon words 'spillan' and 'wella' meaning a well fed from above its surface rather than from below. Such a spring-fed pool once existed at the lower end of Burton Hayes and its site is still recognisable near the entrance to the Recreation Ground, where a village pond now exists.	To be considered for new Conservation Area
2	Methodist Church	781191		39727	The Methodist Church in Marnhull started off as a house group but soon demanded its own church and one was established at	

MARNHULL CONSERVATION AREA REAPPRAISAL FINDINGS – PILWELL (Map 7)						APPENDIX B5
Ser	Detail	Grid Ref	Listing No	HER Serial	Reappraisal	Proposed Change
					what is now Chapel House in 1864. By the turn of the century the building was too small for its growing congregation and so land was purchased and a new church built. The church as it is today opened in 1899 and the previous small church became a private residence known as Chapel House.	
3	The Cottage	781191		27667	The Cottage next to the Methodist Church was built as a barn towards the end of the 18th Century on land that was part of the Methodist Church site and remained unoccupied until it was refurbished and extended in 1975. The neighbouring buildings in Pilwell were built in their present form in the early 1800s. The land was envisaged to become part of the new Church build in 1864 but once construction of the Church was finished it was decided that the land and the barn were no longer needed, and it was sold off by the Trustees in 1900 but remained under their Trusteeship until 1975 when it was completely sold off to private ownership.	
4	Chapel House, Pillmead House, Herbert House	783191		43443	Two independent residences were originally built as one dwelling on the back of Chapel House by a previous owner, William Plowman, as the home for his family. On the ground floor of one house was a general store and a gloving shop in the other until 1975. William Plowman's father and grandfather ran a farm on the fields behind the houses in what is now called Plowman Close.	
5	Plowman Cottage (No 24 Pilwell)	783191		27666	Although set apart from the other buildings in Pilwell, the cottage at No 24 Pilwell was built around the same time, believed to be around 1810. It is a private residence in Marnhull stone and retains its vernacular character	
6	Grafthayes	783192			An impressive private residence overlooking the junction of Pilwell and Nash Lane and which is famed for its magnificent	

MARNHULL CONSERVATION AREA REAPPRAISAL FINDINGS – PILWELL (Map 7)						APPENDIX B5
Ser	Detail	Grid Ref	Listing No	HER Serial	Reappraisal	Proposed Change
					wisteria. It was originally a malthouse but subsequently became a bakehouse. It was rebuilt in 1901 at the same time as the other rebuilding in the area and the completion of the Methodist Church Its character derives from the height of its twin gables, its elegant stone mullions and prominent position.	
7	Walnut Tree Cottage	781319 1			The road leading from the Methodist Church up to St Gregory's Church is called Church Hill. This is a comparatively new name and until the 1970s was known as Church Lane. The land on the eastern side of Church Hill from the road junction of Church Hill and Pilwell is now the site of modern developments but previously included a large orchard thought to have been planted in the 1850s and containing four walnut trees. Walnut Tree Cottage, previously Flanders House was originally two cottages, probably built about 1816, as suggested by an engraved stone of that date above the front door containing the initials 'ET H 1816'. The orchard remained until the 1960s when the land was sold for development and several houses have been built on the site. Formerly this orchard, planted by George Wilkins in the 1850s, included four walnut trees and although none of the original four are left (three died from honey fungus and one was struck by lightning) the owners of the Cottage have continued the spirit of the house by transplanting a seedling walnut from the original walnut trees elsewhere on the Flanders property. The bungalow at the back of Walnut Tree Cottage, Woodlands, was created by utilising the stables and the old garage. These buildings on the northern side of the Pilwell junction are an important reminder of the rural farming community from which Marnhull arose.	

APPENDIX C – DORSET HISTORIC ENVIRONMENT RECORD (HER)

The North Dorset Council Strategic Landscape and Heritage Study for North Dorset Area dated 15 October 2019 remarked that for Marnhull a local list of non-designated heritage assets should be compiled to ensure that proposals for development fully assess any potential impact on these assets.

This reappraisal has met this challenge and not only compiled the list of non-designated heritage assets but has collated these together with those Listed buildings, Monuments and Find Spots into one document to create a much more comprehensive and informed view of heritage assets in the village. An up-to-date copy of the Dorset Historical Environment Record (HER) document was obtained in 2024, and this was collated with additional details such as grid references to create a comprehensive HER list of all the Marnhull assets (see below). It shows that Marnhull has 162 entries, formally broken down into 58 Listed Buildings, 44 Non-Listed Buildings of Historic Importance, 52 Monuments and 8 Find Spots.

These may be further broken down to give greater detail as follows:

- 82 Residences
- 15 Other buildings, barns, stables, school, granary
- 10 Breweries and ale houses
- 15 Churches, Chapels, Cemeteries, Tombs, inhumation.
- 14 Limekilns.
- 8 Groundworks, quarries, moats.
- 15 Architectural sites, Find Spots, settlements, enclosures
- 3 Drovers, Bridges

LEGEND

HER Serial No	Taken from the up-to-date DCC HER list dated October 2023.
Name	Name shown on present HER List
Location	Address of HER site
Grid Ref ST	Grid reference taken from Dorset Historical Environment Record (HER) and refer to OS Map Area ST.
Type of Monument	Listed, Monument, Building of interest.
Listed Building Number -	Taken from various sources.
Full HER Serial	Full serial number prefixed by MDO.
Listed or Non-Des	Grade of listing or non-designated.
Seq	Simple category to allow filtering of types of listing
Description	Simple abbreviated description of building or monument to enable ready identification.

MARNHULL SUMMARY OF HISTORIC ENVIRONMENT RECORD as at 24 AUG 2024									
HER Srl	Name	Location	Grid Ref ST	Type	Listed Srl No	HER No MDO	Listed Non Des	Seq	Description
1	Parish Church of St Gregory	Church of St Gregory New Street	781187	Listed Bldg	1172545	4271	1	1	Parish Church
2	Catholic Church of our Lady	Catholic Church of Our Lady, Marnhull	783200	Listed Bldg	1324508	4275	2	1	RC Church
3	Crown Inn, Crown Road	Crown Inn, Crown Road, Marnhull	782187	Listed Bldg	1171968	4276	2	1	Public House
4	New Inn and Trooper, Crown Road	New Inn and Trooper, Crown Road, Marnhull	787188	Building		4277	ND	2	Public House
5	King's Mill Bridge, Cox Hill	King's Mill Bridge, Marnhull	766171	Listed Bldg	1171987	4279	2	1	Bridge
6	Nash Court Manor House & Nash Lodge	Nash Court, Marnhull	782198	Listed Bldg	1396575	4282	2	1	Country House
7	Great Down Barn	Great Down Barn, Great Down Lane, Marnhull	786198	Listed Bldg	1171978	4284	2	1	Barn
8	Thornton Farmhouse	Thornton Farm, Marnhull	804180	Listed Bldg	1324540	4285	2	1	Farmhouse
9	Medieval Settlement of Thornton	Former village of Thornton, Marnhull	807179	Monument		4286	ND	3	Deserted Settlement
10	Ridge and furrow southwest of Yardgrove Farm	Southwest of Yardgrove Farm, Marnhull	772174	Monument		4287	ND	3	Ridge & Furrow
11	Ridge and furrow south of Firtree Cottage	Ridge and furrow south of Firtree Cottage	775187	Monument		4288	ND	3	Ridge & Furrow
12	Romano British occupation debris & inhumations	Great Down Quarry, Marnhull	793203	Monument		4289	ND	3	Cemetery Settlement
13	Iron Age & Romano British settlement site/burials	Allards Quarry, Marnhull	795199	Find Spot		4291	ND	4	Settlement

MARNHULL SUMMARY OF HISTORIC ENVIRONMENT RECORD as at 24 AUG 2024									
HER Srl	Name	Location	Grid Ref ST	Type	Listed Srl No	HER No MDO	Listed Non Des	Seq	Description
14	Romano-British Stone Coffin near Great Down Quarry	Great Down Quarry, Marnhull	786198 8	Find Spot		4295	ND	4	Find Spot
15	Flint Flake, Pond Farm	Flint Flake, Pond Farm, Marnhull	773197	Find Spot		4296	ND	4	Find Spot
16	Mesolithic tools,	Mesolithic tools, Marnhull	777205	Find Spot		4297	ND	4	Find Spot
17	Mesolithic tools,	Mesolithic tools, Marnhull	776206	Find Spot		4298	ND	4	Find Spot
18	Burials, Whiteway,	Burials, Whiteway, Marnhull	793177	Monument		4299	ND	3	Inhumation
19	Burials at Thornton Down,	Thornton Down, Marnhull	787187	Monument		4300	ND	3	Inhumation
20	Green Lane,	Old Drove at end of Ham Lane to river	768197	Monument		4301	ND	3	Drove Road
21	Green Lane,	Old Drove from Common Lane towards river	768178	Monument		4302	ND	3	Drove Road
22	Bronze Age axes from New Inn Farm	New Inn Farm, Marnhull	788189	Find Spot		4303	ND	4	Find Spot
23	Quaker burial ground, next Friends Meeting House	Quaker burial ground, Burton Street	776193	Monument		4304	ND	3	Burial Ground
24	Stable buildings, 20m WSW of the Old Rectory	Conyers Place, New Street	780186	Listed Bldg	1324546	4305	2	1	Stable
25	Stable 10m SW Chantry Farm	Chantry Farm (Pope's Farmhouse), New Street	771181	Listed Bldg	1172053	4306	2*	1	Stable
26	Old Malt House, Walton Elm	Old Malt House, Walton Elm, Marnhull	779181	Listed Bldg	1324544	4307	2	3	Malthouse

MARNHULL SUMMARY OF HISTORIC ENVIRONMENT RECORD as at 24 AUG 2024									
HER Srl	Name	Location	Grid Ref ST	Type	Listed Srl No	HER No MDO	Listed Non Des	Seq	Description
27	Barn 40m NE of Pope's (Chantry) Farmhouse	40m NE of Pope's Farmhouse, Pleck	771182	Listed Bldg	1110411	4308	2	1	Barn
28	Two stable buildings with interconnecting wall	20m W of Old Rectory (Conyers Place) New Street	780186	Listed Bldg	1110416	4309	2	1	Stable
29	Granary near the Old Rectory, New Street	Granary near Conyers Place (Old Rectory), New Street	780186	Listed Bldg	1172518	4310	2	1	Granary
30	Lime kiln at Gannetts Quarry	Lime kiln at Gannetts Quarry, Marnhull	794196	Monument		4311	ND	3	Lime Kiln
31	Lime kiln at Gannetts Quarry	Lime kiln at Gannetts Quarry, Marnhull	794196	Monument		4312	ND	3	Lime Kiln
32	Lime kiln near Great Down Quarry,	Lime kiln near Great Down Quarry, Marnhull	793203	Monument		4313	ND	3	Lime Kiln
33	Limekiln, Marnhull	Within newly built Crown Estate	785189	Monument		4314	ND	3	Lime Kiln
34	Lime Kiln at Whiteway Hill A,	Lime Kiln at Whiteway Hill A, Marnhull	793178	Monument		4315	ND	3	Lime Kiln
35	Lime Kiln at Whiteway Hill B,	Lime Kiln at Whiteway Hill B, Marnhull	793178	Monument		4316	ND	3	Lime Kiln
36	Lime kiln near Gannetts (1)	Lime kiln near Gannetts (1) Marnhull	794196	Monument		21741	ND	3	Lime Kiln
37	Lime kiln near Gannetts (2),	Lime kiln near Gannetts (2), Marnhull	794196	Monument		21742	ND	3	Lime Kiln
38	Lime kiln at Great Down Quarry,	Great Down Quarry, Marnhull	793203	Monument		21743	ND	3	Lime Kiln

MARNHULL SUMMARY OF HISTORIC ENVIRONMENT RECORD as at 24 AUG 2024									
HER Srl	Name	Location	Grid Ref ST	Type	Listed Srl No	HER No MDO	Listed Non Des	Seq	Description
39	Lime kiln near Marnhull	Within newly built Crown Estate	785189	Monument		21744	ND	3	Lime Kiln
40	Lime kiln near Whiteway Hill (1),	Lime kiln near Whiteway Hill (1), Marnhull	793178	Monument		21745	ND	3	Lime Kiln
41	Lime kiln near Whiteway Hill (2),	Lime kiln near Whiteway Hill (2), Marnhull	793178	Monument		21746	ND	3	Lime Kiln
42	Lime kiln near Whiteway	Lime kiln near Whiteway, Marnhull	793179	Monument		21747	ND	3	Lime Kiln
43	Table tomb 1m north of chancel of St Gregory's	St Gregory's Church, Marnhull	781187	Listed Bldg	1324507	27594	2	1	Table Tomb
44	Table tomb 1m W of S porch of St Gregory's Church	south porch of St Gregory's Church	781187	Listed Bldg	1110417	27595	2	1	Table Tomb
45	War Memorial in St Gregory's Churchyard	Marnhull Churchyard, St Gregory's Church,	781187	Listed Bldg	1172555	27596	2	1	War Memorial
46	The Old Rectory, New Street	Conyers Place (The Old Rectory) New Street	781186	Listed Bldg	1110415	27597	2	1	Vicarage
47	Senior's Farmhouse and attached barn	New Street, Marnhull	781187	Listed Bldg	1172057	27598	2*	1	House/Barn
48	Pope's Farmhouse, (Chantry Farm) New Street,	Chantry/Popes Farmhouse, New Street, Marnhull	771181	Listed Bldg	1110410	27599	2*	1	Farmhouse
49	Church Farmhouse, Crown Road	Church Farmhouse, Crown Road, Marnhull	782186	Listed Bldg	1110406	27600	2	1	Farmhouse
50	Yew Tree Farmhouse, New Street	Yew Tree Farmhouse, New Street	773184	Listed Bldg	1110412	27601	2	1	House

MARNHULL SUMMARY OF HISTORIC ENVIRONMENT RECORD as at 24 AUG 2024									
HER Srl	Name	Location	Grid Ref ST	Type	Listed Srl No	HER No MDO	Listed Non Des	Seq	Description
51	Shaston View, Crown Road	Shaston View, Crown Road, Marnhull	786188	Listed Bldg	1305342	27602	2	1	House
52	Pope's Cottage, New Street	Pope's Cottage, New Street, Marnhull	771181	Listed Bldg	1172055	27603	2	1	House
53	Little Thatch, New Street	Little Thatch, New Street, Marnhull	772184	Building		27604	ND	2	House
54	Cottage, New Street	Cottage, New Street, Marnhull	776185	Building		27605	ND	2	House
55	Oaken Cross, Sackmore Lane	Oaken Cross, Sackmore Lane, Marnhull	776185	Listed Bldg	1110376	27606	2	1	House
56	Ranelagh Cottage & attached cottage	Ranelagh Cottage, New Street	777185	Listed Bldg	1110413	27607	2	1	House
57	The Retreat, New Street	The Retreat, New Street, Marnhull	777185	Listed Bldg	1110414	27608	2	1	House
58	Methodist Chapel, New Street	Providence Place, Methodist Chapel, New St	777185	Building		27609	ND	2	Chapel
59	Kentsford House, New Street	Kentsford House, New Street, Marnhull	775184	Listed Bldg	1305307	27610	2	1	House
60	Church Cottages, Schoolhouse Lane	Church Cottages, Schoolhouse Lane, Marnhull	781186	Building		27611	ND	2	House
61	New Street Dairy, New Street	New Street Dairy, New Street, Marnhull	775184	Building		27612	ND	2	House
62	Kentsford Cottage, New Street	Kentsford Cottage, New Street, Marnhull	775184	Building		27613	ND	2	House

MARNHULL SUMMARY OF HISTORIC ENVIRONMENT RECORD as at 24 AUG 2024									
HER Srl	Name	Location	Grid Ref ST	Type	Listed Srl No	HER No MDO	Listed Non Des	Seq	Description
63	Colyford Cottage, Crown Road	Colyford Cottage, Crown Road, Marnhull	787188	Building		27614	ND	2	House
64	Lambert & Lambert's Cottage,	Crown Road, Marnhull	787188	Building		27615	ND	2	House
65	Rosedale Cottage, Crown Road	Rosedale Cottage, Crown Road, Marnhull	785188	Listed Bldg	1110405	27616	2	1	House
66	Boundary wall of the Old Rectory, New Street	Boundary wall of the Old Rectory, New Street	781186	Listed Bldg	1172058	27617	2	1	Wall
67	The Rectory (now part of the school), New Street	Wisteria House, New Street	780186	Building		27618	ND	2	House
68	Tess' Cottage, Walton Elm	Tess' Cottage, Walton Elm, Marnhull	780179	Listed Bldg	1110377	27619	2	1	House
69	Crosses Farm, Pleck	Crosses Farm, Pleck, Marnhull	773178	Listed Bldg	1110374	27620	2	1	House
70	Pleck End House and Badgers Cottage	Pleck End House and Badgers Cottage	772177	Listed Bldg	1110375	27621	2	1	House
71	Antell's Farmhouse	Antell's Farmhouse, Marnhull	777176	Listed Bldg	1324538	27622	2	1	House
72	Southwell, Carraway Lane	Southwell, Carraway Lane, Marnhull	779181	Listed Bldg	1110404	27623	2	1	House
73	Carmans Cottage, Carraway Lane,	Carmans Cottage, Carraway Lane, Marnhull	778181	Building		27624	ND	2	House
74	Oakdene, Carraway Lane	Oakdene, Carraway Lane, Marnhull	779181	Listed Bldg	1171949	27625	2	1	House
75	Barn, Yardgrove Farm	Barn, Yardgrove farm, Marnhull	774174	Building		27626	ND	2	Barn

MARNHULL SUMMARY OF HISTORIC ENVIRONMENT RECORD as at 24 AUG 2024									
HER Srl	Name	Location	Grid Ref ST	Type	Listed Srl No	HER No MDO	Listed Non Des	Seq	Description
76	Kings Mill, Kings Mill Lane	Kings Mill, Kings Mill Lane, Marnhull	766171	Listed Bldg	1110407	27627	2*	1	Millhouse
77	Primrose Cottage, Carraway Lane	Primrose Cottage, Carraway Lane, Marnhull	779181	Building		27628	ND	2	House
78	Caraway Cottage & Caundle Cottage	Carraway Lane, Walton Elm	779181	Building		27629	ND	2	House
79	Angle Cottage, Walton Elm	Angle Cottage, Walton Elm, Marnhull	777176	Building		27630	ND	2	House
80	Group of cottages, Bat Alley	Group of cottages, Bat Alley, Marnhull	774180	Building		27631	ND	2	House
81	Nash Court Farmhouse, Nash Court	Nash Court Farmhouse, Nash Court	781197	Listed Bldg	1305328	27632	2	1	House
82	Nash Court Cottage, Nash Court	Nash Court Cottage, Nash Court, Marnhull	781197	Listed Bldg	1110409	27633	2	1	House
83	Cross Tree Farmhouse, Burton Street	Cross Tree Farmhouse, Burton Street	775193	Listed Bldg	1110402	27634	2	1	House
84	St Edmunds, Burton Street	St Edmunds, Burton Street, Marnhull	777192	Listed Bldg	1110403	27635	2	1	House
85	Clock Cottage, Burton Street	Clock Cottage, Burton Street, Marnhull	774194	Listed Bldg	1324541	27636	2	1	House
86	Street Farmhouse (formerly Lovell's Farm)	Street Farmhouse (Lovell's Farm), Burton St	775193	Listed Bldg	1324542	27637	2	1	House
87	Stained Glass Window, Lovell's Court	Lovell's Court, Burton Street, Marnhull	773193	Monument		27638	ND	3	Architectural fragment
88	Hains, Hains Lane	Hains Lane, Marnhull	779198	Listed Bldg	1324545	27639	2	1	House

MARNHULL SUMMARY OF HISTORIC ENVIRONMENT RECORD as at 24 AUG 2024									
HER Srl	Name	Location	Grid Ref ST	Type	Listed Srl No	HER No MDO	Listed Non Des	Seq	Description
89	Clock House, Burton Street	Clock House, Burton Street, Marnhull	773194	Listed Bldg	1110400	27640	2	1	House
90	Pond Farmhouse, Musberry Lane	Pond Farmhouse, Musberry Lane, Marnhull	772196	Listed Bldg	1110408	27641	2	1	House
91	Hartland, Ham Lane,	Hartland, Ham Lane, Marnhull	770195	Building		27642	ND	2	House
92	Nutwood Cottage, Musbury Lane,	Nutwood Cottage, Musbury Lane, Marnhull	773198	Building		27643	ND	2	House
93	Bees Cottage, Burton Street	Bees Cottage, Burton Road, Marnhull	774194	Building		27644	ND	2	House
94	Tenements (5), Burton Street	Robin Hill Stores Complex (Tenements) Burton Road	774193	Building		27645	ND	2	House
95	Moonfleet, Burton Road	Moonfleet, Burton Road, Marnhull	774193	Listed Bldg	1110401	27646	2	1	House
96	Lovells Cottages, Burton Street,	Lovells Cottages, Burton Road, Marnhull	774194	Building		27647	ND	2	House
97	Dial House and Cote House (Old PO) Burton St	Dial House and Cote House, Burton ST	775193	Listed Bldg	1171904	27648	2	1	House
98	Ireson Cottage, Love Lane	Iris Cottage, Love Lane, Marnhull	775193	Listed Bldg	1305358	27649	2	1	House
99	Fernlea & Homelea, Burton Street	Fernlea & Homelea, Burton Road, Marnhull	775193	Building		27650	ND	2	House
100	Sackmore Cottage, Sackmore Lane	Sackmore Cottage, Sackmore Lane, Marnhull	775190	Building		27651	ND	2	House
101	Tennys Court, Burton Road	Tennys Court, Burton Road, Marnhull	776193	Listed Bldg	1305362	27652	2	1	House

MARNHULL SUMMARY OF HISTORIC ENVIRONMENT RECORD as at 24 AUG 2024									
HER Srl	Name	Location	Grid Ref ST	Type	Listed Srl No	HER No MDO	Listed Non Des	Seq	Description
102	Bay Tree Cottage, Burton Road	Bay Tree Cottage, Burton Road, Marnhull	777192	Listed Bldg	1171929	27653	2	1	House
103	Orchard House, Burton Road	Orchard House, Burton Road, Marnhull	778191	Listed Bldg	1324543	27654	2	1	House
104	Church Cottage, Church Hill	Church Cottage, Church Hill, Marnhull	781189	Building		27656	ND	2	House
105	Laburnum Cottage, Sodom Lane	Laburnum Cottage, Sodom Lane, Marnhull	786191	Listed Bldg	1324529	27657	2	1	House
106	1 & 2 Salisbury Street,	1 & 2 Salisbury Street, Marnhull	789191	Building		27658	ND	2	House
107	Gannets Farm,	Gannets Farm, Marnhull	794195	Building		27659	ND	2	Farmhouse
108	Old Mill Cottages,	Old Mill Cottages, Marnhull	782201	Building		27660	ND	2	House
109	Knotts Cottage, Musbury Lane,	Knotts Cottage, Musbury Lane, Marnhull	772197	Building		27661	ND	2	House
110	Cranleigh, Musbury Lane,	Cranleigh, Musbury Lane, Marnhull	772195	Building		27662	ND	2	House
111	Dragon's and Lesley Cottages, Musbury Lane	Dragon's and Lesley Cottages, Musbury Lane	772195	Building		27663	ND	2	House
112	Minton Cottage, Musbury Lane,	Minton Cottage, Musbury Lane, Marnhull	772195	Building		27664	ND	2	House
113	Parana Cottage, Musbury Lane	Parana Cottage, Musbury Lane, Marnhull	772197	Building		27665	ND	2	House
114	24 Pilwell,	24 Pilwell, Marnhull	782190	Building		27666	ND	2	House

MARNHULL SUMMARY OF HISTORIC ENVIRONMENT RECORD as at 24 AUG 2024									
HER Srl	Name	Location	Grid Ref ST	Type	Listed Srl No	HER No MDO	Listed Non Des	Seq	Description
115	The Cottage, Pilwell,	The Cottage, Pilwell, Marnhull	781190	Building		27667	ND	2	House
116	Tapshays Corner, Burton Street	Tapshays Corner, Burton Street, Marnhull	780191	Building		27668	ND	2	House
117	Christmas & Bower Cottages, Burton Street	Burton Street, Marnhull	778191	Building		27669	ND	2	House
118	Knights Cottage & The Cottage, Sackmore Lane	Sackmore Lane	775191	Building		27670	ND	2	House
119	Cumberland Lodge, Sackmore Lane,	Cumberland Lodge, Sackmore Lane, Marnhull	775191	Building		27671	ND	2	House
120	Trooper Farm, Love Lane,	Trooper Farm, Love Lane, Marnhull	775193	Building		27672	ND	2	House
121	Moat, Thornton Farm	Moat, Thornton Farm, Marnhull	804180	Monument		27673	ND	3	Moat
122	Lush's Farm,	Lush's Farm, Marnhull	810179	Building		27674	ND	2	Farmhouse
123	Breach Farm	Breach Farm, Marnhull	815175	Listed Bldg	1261629	27675	2	1	Farmhouse
124	Frekes, Mooreside	Frekes, Mooreside, Marnhull	801186	Listed Bldg	1324539	27676	2	1	House
125	Cottage near Frekes, Wellpark, Mooreside	Cottage 700m N of Frekes (Wellpark) Mooreside	800194	Listed Bldg	1110397	27677	2	1	House
126	Congregational Chapel, Sackmore Lane	Congregational Chapel, Sackmore Lane	775192	Listed Bldg	1324528	27679	2	1	Chapel
127	Hayter's Farmhouse	Hayter's Farmhouse, Mooreside, Marnhull	801185	Listed Bldg	1110398	27680	2	1	House

MARNHULL SUMMARY OF HISTORIC ENVIRONMENT RECORD as at 24 AUG 2024									
HER Srl	Name	Location	Grid Ref ST	Type	Listed Srl No	HER No MDO	Listed Non Des	Seq	Description
128	Lymburgh's Farmhouse	Lymburgh's Farmhouse, Marnhull	811192	Listed Bldg	1110399	27681	2	1	Farmhouse
129	Romano-British enclosure, Sackmore Lane	Sackmore Lane, Marnhull	776191	Monument		39194	ND	3	Enclosure
130	Prehistoric enclosures,	Prehistoric enclosures, Marnhull	790200	Monument		39396	ND	3	Enclosure
131	Cottages (2), Crown Road,	Crown Road, Marnhull	787187	Building		39698	ND	2	House
132	Sand pit,	Sand pit, near Strangways, Marnhull	778199	Monument		39724	ND	3	Sand pit
133	Gannetts Quarry,	Gannetts Quarry, Marnhull	794196	Monument		39725	ND	3	Quarry
134	Malthouse, Pillwell	Malthouse, Pillwell, Marnhull	782190	Monument		39726	ND	3	Malthouse
135	Primitive Methodist Chapel, Pillwell	Primitive Methodist Chapel, Pillwell	781190	Monument		39727	ND	3	Chapel
136	Lime kiln,	Lime kiln, Marnhull	793180	Monument		39729	ND	3	Lime Kiln
137	Quarry,	Quarry, Whiteway Lane, Marnhull	793180	Monument		39730	ND	3	Quarry
138	Malthouse, Schoolhouse Lane,	Malthouse, Schoolhouse Lane, Marnhull	781184	Monument		39731	ND	3	Malthouse
139	Brewery, Walton Elm,	Brewery, Walton Elm, Marnhull	781182	Monument		39732	ND	3	Brewery
140	Marnhull Brewery, Walton Elm,	Marnhull Brewery, Walton Elm, Marnhull	779181	Monument		39733	ND	3	Brewery

MARNHULL SUMMARY OF HISTORIC ENVIRONMENT RECORD as at 24 AUG 2024									
HER Srl	Name	Location	Grid Ref ST	Type	Listed Srl No	HER No MDO	Listed Non Des	Seq	Description
141	Police Station,	ex-Police Station, Sackmore Lane, Marnhull	781186	Monument		39734	ND	3	Police Station
142	Quarries,	Quarries, Marnhull	786188	Monument		39735	ND	3	Quarry
143	School,	School, Marnhull	784198	Monument		39736	ND	3	School
144	Roman Burials, Gannets Quarry	Gannets Quarry	795196	Monument		43309	ND	3	Burial Ground
145	The Rectory	The Rectory Marnhull	778186	Building		43442	ND	2	House
146	Chapel House	Pilwell, Marnhull	781191	Building		43443	ND	2	House
147	Old Beech House	Old Beech House, Burton Street, Marnhull	774193	Building		43444	ND	2	House
148	Sandstone macehead,	Marnhull	784185	Find Spot		43445	ND	4	Architectural fragment
149	Roman coin	Marnhull	785185	Find Spot		43447	ND	4	Architectural fragment
150	Limestone Quarry	Marnhull	788190	Monument		43449	ND	3	Quarry
151	Malthouse, The Crown	Marnhull	783186	Monument		44069	ND	3	Malthouse
152	Malthouse, Sodom Lane,	Pilwell, Marnhull	782191	Monument		44070	ND	3	Malthouse
153	Malthouse, Schoolhouse Lane	Schoolhouse Lane, Marnhull	781183	Monument		44072	ND	3	Malthouse
154	Iron Foundry, The Nook, Walton Elm	Walton Elm	778177	Monument		44073	ND	3	Foundry
155	Brick & Tile Works, Strangways	Strangways, Marnhull	774201	Monument		44074	ND	3	Brickworks

MARNHULL SUMMARY OF HISTORIC ENVIRONMENT RECORD as at 24 AUG 2024									
HER Srl	Name	Location	Grid Ref ST	Type	Listed Srl No	HER No MDO	Listed Non Des	Seq	Description
156	Butter & Cheese Factory, Kentisworth	Kentisworth, Marnhull	774183	Monument		44075	ND	3	Factory
157	Candlemaking workshop at Pope's Farm	Popes Farm	771181	Monument		44076	ND	3	Workshop
158	Candlemaking workshop at Clock House,	Clock House, Burton Street, Marnhull	773194	Monument		44077	ND	3	Workshop
159	Pound (Village Pound)	near Hindgaston, Marnhull	781183	Monument		44078	ND	3	Pound
160	World War 1 Plane crash site	Clock House/ Lovells Court, Marnhull	773192	Monument		44079	ND	3	Site
161	World War 2 Plane crash site	Field in centre of Marnhull	780189	Monument		44080	ND	3	Site
162	Roman Burial in Lead Coffin, Great Down Quarry	Great Down Quarry, Marnhull	794203	Monument		44596	ND	3	Burial Ground

SUMMARY BY MAJOR BREAKDOWN

Listed Buildings	58
Non-Listed Buildings of Historic Importance	44
Scheduled Ancient Monuments	52
Find Spots	8
Total on HER	162

SUMMARY BY ROLE

Listed Residences, Houses	82
Other Buildings, Barns, Stables, School, Granary	15
Breweries & Ale Houses	10
Churches, Chapels, Cemeteries, Tombs, Inhumation	15
Lime Kilns	14
Groundworks, Quarries, Moat	8
Architectural sites, Find Spots, Settlements, Enclosures	15
Droves, Bridges	3
Total on HER	162

APPENDIX D – RELIGIOUS BUILDINGS IN MARNHULL

Religion has always been an important part of Marnhull life and has encompassed many different denominations. Responses to consultation undertaken on a previous village survey showed that religious buildings were considered “very important” (69%) to “quite important” (22%) to the Parishioners.

A list of those religious buildings in the village is attached and includes those which fall in proposed and extended Conservation Areas.

SER	DESCRIPTION	LOCATION	GRID REF	HER No	WITHIN NEW CA	EXPLANATORY NOTES
1.	Parish Church of St Gregory and Churchyard	New Street	781187	4271	YES	This Grade 1 Listed building is very much the centre of life in Marnhull as its tall tower can be seen from around the village. It is still very much in service as the parish church. Built around 1150 on a Saxon church site and has been extensively altered and expanded over the years. It has great historical relations with the village as many Marnhull dignitaries rest in the church yard. There are a number of other important and associated monuments in the church including the renowned Carent tomb of the knight and his two wives. For a long period, the vicar lived opposite in Conyers Place.
2.	Roman Catholic Church of Our Lady	Old Mill Lane	783200	4275	YES	Grade II Listed building still very much used as an RC church drawing its congregation from miles around. Built in 1832 with a major refurbishment in 1982. It has a strong following in the village.
3.	The Presbytery	Old Mill Lane	783199	Nil	YES	A comparatively modern building used by the resident priest in the Church of Our Lady. And closely related to the church.
4.	The Rectory	New Street	781186	27597	YES	A modern house built as the Vicarage for the vicar of St Gregory's Church.

SER	DESCRIPTION	LOCATION	GRID REF	HER No	WITHIN NEW CA	EXPLANATORY NOTES
5.	Methodist Church	Pilwell	781191	39727	NO	This modern popular church was built in 1899. It replaced the original Methodist Church in Pilwell (now a private residence) and has a strong following as well as being the centre for many village activities.
6.	Providence Place	New Street	777185	27609	YES	The first Wesleyan Methodist Chapel was built in 1829 but was rebuilt in 1904. Its congregation joined with the newly built one in Pilwell in 1904. It is no longer a religious establishment but now a private residence.
7.	Congregational Independent Chapel	Sackmore Lane	775192	27679	YES	Now a private residence
8.	Chapel House	Pilwell	782191	43448	NO	This was the first Methodist Church to be built in Marnhull but was replaced by a new larger church nearby in 1904 to cater for a growing congregation. It is now a private residence.
9.	The Rectory	New Street	778186	43442	YES	Now a private residence called Wisteria House and used as The Rectory before Conyers Place.
10.	The Meeting House	Burton Street	776193	4304	YES	Was previously the site of the Quaker or Friends Meeting Place with its own cemetery behind it. It stems from 1762, and the present Meeting Room replaced the old one in 1885. It has been a private residence since 1985.
11.	Banbury House	Burton Street	776193	Nil	YES	Was previously used as a Wesleyan Chapel
12.	Thornton Church	Thornton Farm, Rams Hill, Mooreside	804180	Nil	NO	Used to have a church and a number of small chapels when Thornton was a separate manor.

SER	DESCRIPTION	LOCATION	GRID REF	HER No	WITHIN NEW CA	EXPLANATORY NOTES
13.	Moorside Methodist Chapel	Moorside	799195	Nil	NO	Built in 1837 for the Society of Primitive Methodists it was still in use until 1973 but now is a private residence called Chapel Cottage
14.	Hayters Farm Baptist Chapel	Hayters Farm Moorside	802186	Nil	NO	A church of England chapel built in 1918 but closed down in 1943. Nothing remains as most of the material used in its construction was taken for the war effort in 1943.
15.	Inhumation Sites	Various	Various	Various	NO	The Dorset HER records a number of inhumation sites within the village which are of interest.

APPENDIX E – CONSOLIDATED LIST AND MAP OF IMPORTANT VISUAL SITES

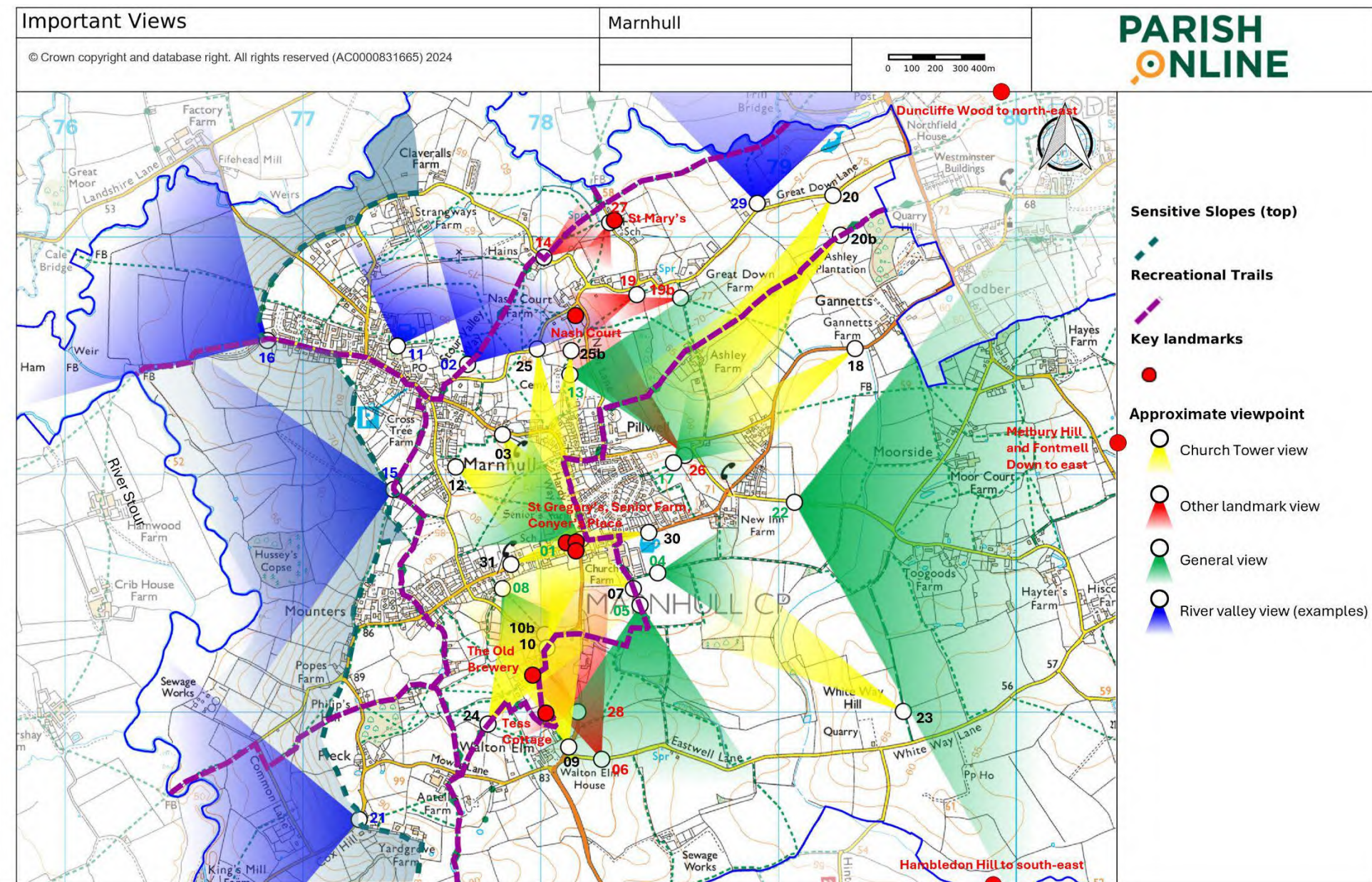
At the Marnhull Flower Show 2023 and Flower Show and Marnhull Fest in 2024, villagers' opinions were sought of their most important views from around the village. The following sites were deemed by residents to be of visual importance and, following further scrutiny, were accepted by Marnhull Neighbourhood Plan Steering Group. They are also shown on the attached map.

Ref	From	X	Y	Direction	Description
01	St Gregory's church tower and graveyard (and N47/31)	378110	118792	WNW (and 360°)	Views from the churchyard across the central field towards Burton Street and part of the Conservation Area, and also from the tower of St Gregory's over the Blackmore Vale – in all directions – across the countryside for which it is an important landmark.
02	N47/95 Round Dorset Walk / Stour Valley Way	377693	119463	NE	Panoramic views to many important landmarks in distance – to the north to the River Stour and Fifehead Magdalen, and north-eastwards towards Nash Court and beyond to Duncliffe Wood. A unique vantage point accessible from several footpaths.
03	Burton Street and N47/33	377840	119169	SSE	This is a much valued, unobstructed view of the St Gregory's Church from both the gateway on Burton Street near the red phonebox and the important green space that separates the two main routes along which the village formed, with N47/33 running in a southerly direction towards the church.
04	N47/115	378493	118586	E	This is one of the clearest views in the village to Fontmell Down / Melbury Hill in the Cranborne Chase National Landscape – a long view from high ground, across countryside characteristic of the Blackmore Vale.
05	N47/34 Hardy Way	378418	118451	S	A captivating view from high ground on the Hardy Way as you exit the village, looking across open countryside. Hinton St Mary is visible in this view in the winter months.
06	Eastwell Lane	378257	117801	NNW	Pausing at the field gateway there is a long view across fields towards the Old Brewery and other historic buildings on Carraway Lane, as well as Hindgaston House (a substantial property and formally associated with the brewing industry), with the tower of St Gregory's also just visible on the skyline beyond.
07	N47/36 Hardy Way	378257	117801	WNW	Providing a clear view to St Gregory's Church from along the Hardy Way approaching the village from the south. The whole of the church and tower is visible and also the back of Conyers Place (the Old Rectory)
08	N47/28	377840	118520	SSE	Long view from the footpath in the field behind Butt's Close towards Fontmell Down / Melbury Hill in the Cranborne Chase National Landscape – although development is planned in this field it should be possible to retain such a view subject to consideration of layout, landscaping etc.

Ref	From	X	Y	Direction	Description
09	B3092	378118	117853	N	Approaching the village along the main road from the south, at the junction with Eastwell Lane up to the junction leading to Tess' Cottage provides an early sighting of St Gregory's tower (one of the best views of St Gregory's from the B3092), and views of Tess' Cottage and the Old Brewery. NB the tower of St Gregory's also just visible on the skyline from Viewpoint 06
10 10b	B3092 and N47/28 (and N47/27 Hardy Way)	378017 378027	118326 118271	N	Second very striking view of St Gregory's tower on the approach to the village, widely seen by motorists travelling along the main road. The field entrance, providing access to footpath N47/28, provides a clear view for those on foot, and from the higher ground of N47/28 which is on the Hardy Way. The view of St Gregory's tower is also very visible from the field to the east of Hindgaston Gate.
11	N47/95 (and also along Hains Lane)	377398	119541	NNE	Long view from the footpath behind Clock House over the valley of the River Stour towards the village of Fifehead Magdalen in the distance. A similar view closer to the river can also be glimpsed from gaps along Hains Lane.
12	N47/32	377643	119032	ESE	Regarded as one of the best views of St Gregory's, and described as "one of the best in rural Hardy country", the whole of the church and tower is visible and also Grade 2 listed Senior's Farmhouse. The footpath into the central field here is very well used.
13	Recreation Ground	378124	119421	E	A wide angle view from the back of the popular Recreation Ground / playing field, over the woodland plantation to Fontmell Down / Melbury Hill in the Cranborne Chase National Landscape.
14	N47/103 Round Dorset Walk and Stour Valley Way	378014	119915	NE	From the gateway on Hains Lane and along this well-used footpath is a delightful view of St Mary's Church, alongside The Priory of St Joseph, with Duncliffe Wood in the distance.
15	Stour Valley Way N47/7 (& also N47/5)	377383	118937	W	The ridge is widely accessible by footpaths (including the Stour Valley Way) running from Mounters in New Street as far as Ham Lane. This ridge provides wonderful sequence of clear views over the old Marnhull Common, the River Stour, and onto Stalbridge and the rest of the Blackmore Vale beyond.
16	Ham Lane, Round Dorset Walk N47/4	376851	119564	WNW	Another key viewpoint on the ridge, this time on part of the Round Dorset Walk, where the ground falls away down to the river creating good views looking westwards for miles over the River Stour towards Stalbridge and Henstridge in the distance.
17	N47/34	378559	119049	NE	A beautiful view from the footpath across the top of the Grade 2 listed Laburnham Cottage and out to the countryside with Duncliffe Wood visible in the distance - although development

Ref	From	X	Y	Direction	Description
					is planned in the immediate fields, it should be possible to retain such a view subject to consideration of layout, landscaping etc...
18	B3092	379323	119530	WSW	An early view of St Gregory's Church on the approach to the village from the east, as seen from along the main road just past the small hamlet of Gannets. A similar view is also available from the start of footpath N47/79.
19 19b	N47/87, N47/85 and N47/79	378405 378589	119758 119744	WSW	Clear views of the front of Grade 2 listed, Nash Court, from the footpaths to the east.
20 20b	Great Down Lane and N47/80 (Hardy Way)	379230 379261	120175 120008	SSW	Long views from the high ground on Great Down Lane, from the gateway just near Ashley Down Farm and also from the Hardy Way towards the village and the tower of St Gregory's Church.
21	Cox Hill (highway) and N47/13 (White Hart Link)	377238	117548	SW	An impressive long view from the top of Cox Hill across the valley of the River Stour and on to Stalbridge, which can be seen both from the road as you exit the village, with similar view also possible from Common Lane and nearby footpaths.
22	Stoneylawn (highway)	379067	118883	NE	Remarkable panoramic view through field gates on the lane leading away from the village past Stoneylawn, with Dunccliffe Wood, Melbury Hill / Fontmell Down in the Cranborne Chase National Landscape and Hambledon Hill in the Dorset National Landscape all visible in the distance.
23	N47/50	379526	118003	NW	Long view from the second gateway of the bridleway off Whiteway Lane across fields to St Gregory's Church.
24	N47/23, N47/16, N47/22 (Hardy Way, Stour Valley Way and White Hart Link)	377779	117949	NE	View from the footpath at the end of Carraway Lane over the beautiful pasture with mature trees and hedgerow, to St Gregory's Church. The Old Brewery is not currently visible because of intervening trees. This view can be seen from the many footpaths which converge here, and include the Hardy Way, Stour Valley Way and White Hart Link.
25 25b	Love Lane and N47/89	377986 378129	119529 119522	S	View from the field at the end of the Nash Court walled garden and corner of Love Lane, with the tower of St Gregory's visible through trees. A similar view is also visible from the well-used footpath to the east, which leads to the Cemetery and Recreation Ground.
26	Sodom Lane and N47/85	378607	119081	NW	View from the well-used footpath across Sodom Lane to Nash Court - although development is planned in this field it should be possible to retain such a view subject to consideration of layout, landscaping etc..
27	N47/105	378291	120061	SSW	View to Nash Court from the ancient hay meadow on the footpath associated with the history of St Mary's Roman Catholic Church and Nash Court.

Ref	From	X	Y	Direction	Description
28	B3092	378157	118001	W	View from round the bend on the B3092 south of Carraway Lane to Tess' Cottage, The Old Brewery and (also visible from the field in between crossed by the Hardy Way). These historic properties view can be clearly seen through a gap in the hedge with only a metal railing fence. This is the best view of these historic listed buildings and a classic Hardy, Tess of the D'Urbervilles scene.
29	N47/108	378911	120142	N	View from the gateway and public footpath off Great Down Lane, across the valley of the River Stour and further on towards Fifehead Magdalen.
30	Crown Road	378455	118756		View of the St Gregory's Church from along the main approach road from the east, aligning in the centre of the view about 300m out as the road straightens. The view is then framed by the buildings either side of the road, first set back and then forming a more notable 'tunnel' outside the Crown Inn.
31	New Street	377875	118621		View of the St Gregory's Church from along New Street from the west, aligning in the centre of the view about 270m out as the road straightens. The view is framed in part by the hedge-rows, shrubs and trees within the front boundaries of plots, with Seniors Place becoming visible as the foreground after you pass the school building.



APPENDIX F – LIST OF IMPORTANT TREES AND GREEN SPACES

Marnhull has currently 26 Tree Preservation Orders (TPO) of which only three are within the existing Conservation Area. There is no consolidated list of trees in the Parish.

There are three trees with Protection Orders within the existing Conservation Area:

- a. Sackmore Green in rear of Grange field TPO 621-2019
- b. Burton Street opposite Weavers House TPO 522-2016
- c. New Street in grounds of Notley House TPO 483 – 2011

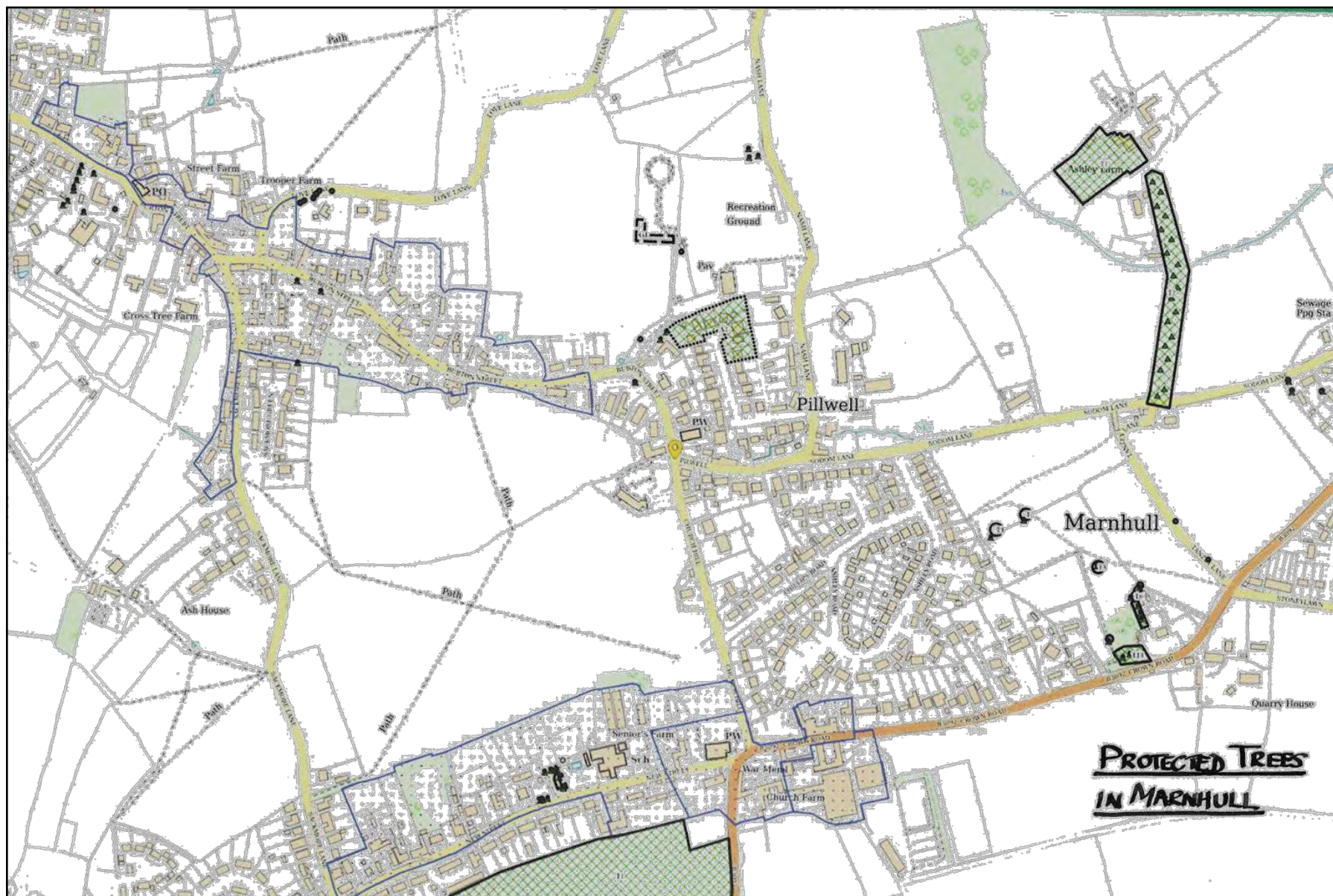
It is not known if there are TPOs in the new proposed new Conservation Areas as a comprehensive list of TPOs is not available from Dorset Council other than a draft map which has not yet been ratified. The total of 26 TPOs can be seen on the attached draft map.

The following Green Spaces have been identified as important spaces within the proposed Conservation Areas or as part of their setting:

Grid Reference	Site name	Relationship to Conservation Areas	Description / importance
ST 780194	The Rec (Marnhull Recreation Ground), Cemetery and adjoining field abutting Love Lane	Between Burton and proposed Nash Court CAs	Main village public recreation area including playing fields and sport facilities. Mature trees and hedgerows along perimeter. Leads on to the non-denominational cemetery alongside the Recreation Ground, beautifully planted with trees, very tranquil space, with undisturbed areas providing opportunities for wildlife, which leads onto a field crossed by much used footpaths providing direct access to the countryside north of the village and views back to the Church.
ST 783201	St Mary's Cemetery	Within proposed Nash Court CA	Small RC cemetery with Commonwealth war graves surrounded by old wall.
ST 780185	Field between Butt's Close and Schoolhouse Lane	Between New Street and proposed Walton Elm CAs	This field is considered to be where Hardy imagined and described Tess and her friends in their white dresses taking part in the May Day dancing in his novel Tess of the D'Urbervilles. It

			also provides the rural agrarian setting for the church and Conyers Place as viewed when approached from the south.
ST 781188	St Gregory's Churchyard	Within New Street CA	Old cemetery of St Gregory's Church – a tranquil space with many mature trees, looking out from the back onto the central field and connecting with the footpaths.
ST 783197	Field opposite Nash Court and Rec	Adjoining proposed Nash Court CAs	Sloping field critical to setting and views of Nash Court, set above the valley and north-west of the woodland belt.
ST 777180	Area behind Goddard's Farm	Adjoining proposed Walton Elm CA	Haven for local wildlife - prime example of traditional hay meadow crossed by many local footpaths, beautiful, secluded and tranquil. This space also allows very good view of St Gregory's tower.
ST 780180	Area between Tess' Cottage and Carraway Lane	Within proposed Walton Elm CA	Field critical to setting and views of Tess' Cottage and the Old Brewery. Crossed by public footpath. Mature trees enhance the view.
ST 783200	St Mary's playing field	Within proposed Nash Court CA	School playing field and grounds surrounded by old wall, part of which is well planted with trees.
ST 784198	Withy Wood	Within proposed Nash Court CA	Small parcel of RC church land which used to be the St Mary's RC School playing field. The space has a wildlife pond which has been used by the school children, and is near the public footpath. It is a historic site associated with a medieval pilgrim route. It has a good view to Nash Court.
ST 778189	Dunfords (Central Field)	Between Burton and New Street CAs	The central green open farmland described by Dorset Council as “an open area in the middle without which the village character of separate sections would disappear” and the “green lung of Marnhull”. Critical to the setting of the church and the historic form of the settlement, and cross by several historic paths.

Map 9. Protected Trees in Marnhull



APPENDIX G – Telephone Box, Post Boxes and Dorset Finger Posts

Ref	TYPE	PHOTOGRAPH
T1	TELEPHONE BOX Telephone Box in New Street by layby / Butts Close road junction. ST778185 No longer in active use, repurposes as community lending library	
T2	TELEPHONE BOX Telephone Box opposite Orchard House, Burton Street ST778192 No longer in use but well maintained and used as local flower adornment	

Ref	TYPE	PHOTOGRAPH
P1	PO LETTER BOX In wall outside Dale Cottage, near Spar Shop in New Street ST775185	
P2	PO LETTER BOX Walton Elm lay by on B3092 close to junction to Tess' Cottage E(II)R ST781179	
P3	PO LETTER BOX Junction of Hains Lane and Nash Lane by entrance to footpath N47/105 ST781198	

Ref	TYPE	PHOTOGRAPH
P4	PO LETTER BOX Entrance to Pilwell from Church Hill, outside The Cottage E(II)R ST781191	
P5	PO LETTER BOX Outside Robin Hill Stores and Post Office, Burton Street E(II)R ST775194	

Ref	TYPE	PHOTOGRAPH
P6	PO LETTER BOX Entrance to Burges Close off Burton Street E(II)R ST773191	
P7	PO LETTER BOX Stoneylawn off Salisbury Street E(II)R ST789189	

Ref	TYPE	PHOTOGRAPH
P8	PO LETTER BOX Set in wall of Hatchers Cottage in Moorside – this is outside the Marnhull Post Office area but within the parish. The post box is no longer in active use, but is believed to be the oldest in the parish, dating back to Queen Victoria (VR) and is of a type believed to date from the 1880/90s ST799196	
P9	PO LETTER BOX Set on the front boundary of Pleck End House GR ST772177	

Ref	TYPE	PHOTOGRAPH
P9	PO LETTER BOX Set on the front wall of one of the farm buildings at Gannetts Farm. The post box is no longer in active use, but has an unusual semi-circular top design, dating back to King George V (1910 – 1936) GR ST794196	
F1	FINGER POST Finger Post (GP) Chippel Lane ST777185 Reads: Dorset – Marnhull Finger Corner 777185 Fifehead Magdalen 2¾ Todber 2 / East Stour 3¾ / Gillingham 2¾ / Shaftesbury 2¾ Chippel Lane Stalbridge 3¾ / Dorchester 22¼	

Ref	TYPE	PHOTOGRAPH
F2/G	FINGER POST on GREEN TRIANGLE Finger Post (GP) on circular stone raised platform Green Triangle at Walton Elm junction with Mowes Lane ST780178 Reads: Dorset – Walton Elm 780178 Marnhull / Gillingham 7 Stalbridge 3 / Templecombe 7 / Dorchester 21 Hinton Mary 1¼ / Stur Newton 2½	
F3	FINGER POST Finger Post (GP) Stoneylawn at junction with main road ST788189 Reads: Dorset – Marnhull Stoney Lawn 788189 Moorside ¾ / Margaret Marsh / Manston 4 Marnhull ½ / Sturminster Newton 3½ Tanzey Lane Todber 1¼ / Gillingham 6 / Shaftesbury 6	

Ref	TYPE	PHOTOGRAPH
F4/G	FINGER POST on GREEN TRIANGLE Finger Post (GP) on green triangle at junction of Moorside (Stoneylawn) and White Way Lane, opposite Thornton Cottage ST803183 Reads: Dorset Moorside 806185. Marnhull Manston / Margaret Marsh Hinton St Mary	
F5/G	FINGER POST on GREEN TRIANGLE Finger Post (GP) at road junction in Pleck ST771184 <i>The top circle has been broken off for more than 15 years.</i> Reads: Stalbridge 3 / Dorchester 21½ Gillingham / Shaftesbury Hinton St Mary 1¾ / Stur Newton 3	 <i>(mileage taken from historic photos, no longer showing on replaced fingers)</i>

Ref	TYPE	PHOTOGRAPH
F6/G	FINGER POST on GREEN TRIANGLE Finger Post (GP) at junction of Hains and Nash Lanes 790192 ST782198 Reads: Dorset C. C. Marnhull Church / Sturminster Newton Hains Lane / Stalbridge Todber / Gillingham	
F7	FINGER POST Finger Post (GP) at junction of Pilwell / Church Hill ST780190 <i>Half of the top circle has been broken off.</i> Reads: Todber 1 / East Stour 3 / Gillingham 6 Fifehead Magdalen 2 / Stalbridge 3 Hinton St Mary / Sturminster Newton	 <i>(earlier image shows 2½ miles for Hinton St Mary / Sturminster Newton)</i>

Ref	TYPE	PHOTOGRAPH
F8	FINGER POST Finger Post (GP) at crossroads junction of Ram's Hill and White Way Lane ST806185 <i>Top circle has been broken off.</i> Reads: Manston 1 / The Orchards 2 / Sturminster Newton 3 Hinton St Mary Marnhull 1½ / East Stour 2½ / Gillingham 5½ Margaret Marsh	

REFERENCES AND ACKNOWLEDGEMENTS

- Historic England Advice Note – *Conservation, Appraisal, Designation and Management (2nd Edition)*. Paragraph 104.
- *Strategic Landscape and Heritage Study for North Dorset Area* October 2019

For the purposes of the Historic Environment assessment the following sources were consulted:

- Historic England (HE) designated asset datasets for Listed Buildings, the National Heritage List, Scheduled Monuments and Registered Parks and Gardens.
- Dorset Council Up to Date HER from Claire Pinder, Senior Archaeologist Customer and Cultural Services, Dorset Council,
- Historic Environment Record (HER) data for Dorset, as well as Somerset and Wiltshire; •
- Historic Landscape Characterisation (HLC) data for Dorset
- Relevant local authority data for conservation areas and locally listed buildings, where available.
- The Dorset Historic Towns Surveys.
- Digital historical mapping.
- Historic England Comments on Tess Square and Butts Close Development. (Reference P01568379 dated 22 Nov 23).
- Copy of Notes on Marnhull Conservation Area – Second Stage Survey 10 March 1971 by Dorset County Area Planning Officer Mr R Packenham).
- AECOM Design Guidance and Codes for Marnhull.

Other sources:

- *The Marn'ill Book* of the Blackmore Vale (Blackmore Press 1952)
- *Marnhull – a Dorset Village at the Millennium* Adrian Bailey ed 2001
- *Hardy's Landscape Revisited* by Tony Fincham.
- *The Hardy Way* by Margaret Marande.
- *Hardy's Wessex Locations* by FP Pitfield.
- The Thomas Hardy Society
- Wessex Archaeology Development Sites in Marnhull.
- taking-stock.org.uk : Catholic Churches of England and Wales
- [Online Parish Clerk](#) Dorset
- [Milborne St Andrew Conservation Area Appraisal](#) May 2021.

Appendix H: Dorset Council Local Plans Options Assessment August 2025



Dorset Council

Local Plan Options Consultation

August 2025

dorsetcouncil.gov.uk/dorset-is-changing

3. The strategy for sustainable development

- 3.1.1. The Dorset Council Local Plan's overarching objective is to contribute to achieving sustainable development. This means pursuing economic, social and environmental aims in mutually supportive ways.
- 3.1.2. Using the Dorset Council Local Plan in planning decisions will influence future patterns of development to help make Dorset more sustainable. This chapter proposes the strategic approach that will enable sustainable growth to meet the needs of Dorset up to 2043. It establishes the broad strategy for this growth, aiming to minimise the need to travel and protect the important environment of Dorset.

3.2. The Strategy for Dorset

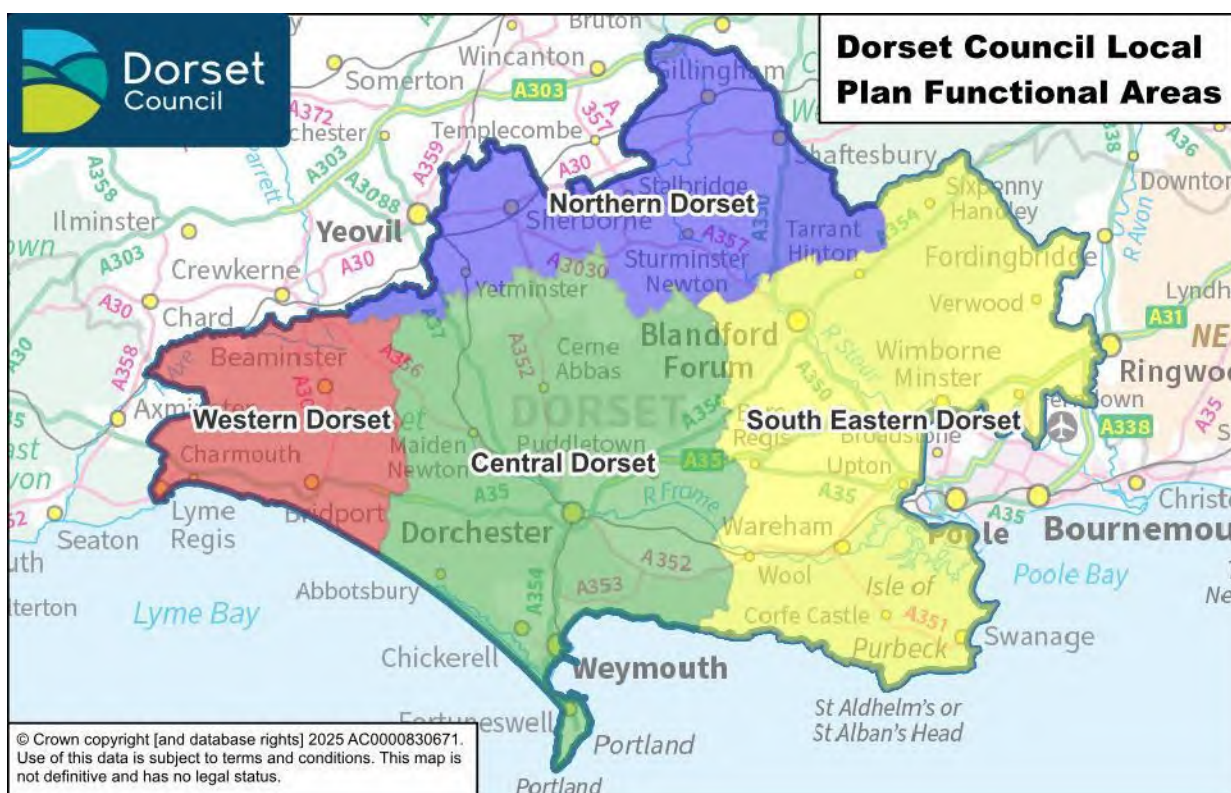
- 3.2.1. The Dorset Council area is predominantly rural, containing many environmentally sensitive places which we need to protect and enhance for their wildlife and scenic beauty. Many of these places are significant both nationally and internationally, including the Jurassic Coast World Heritage site and protected habitats sites.
- 3.2.2. The plan sets out how we will deliver growth across Dorset to benefit those living here, focusing on the most sustainable locations that minimise the need for travel. Different parts of Dorset are influenced by different physical, economic and social influences. Our development strategy takes account of these local influences by recognising that different parts of Dorset function separately from each other³. The four broad functional areas across Dorset are represented in Figure 3.1.
 - The South Eastern area. The parts of Dorset that fringe the built-up area of Bournemouth and Poole and extends to the Isle of Purbeck and northwards towards the Wiltshire border. This area of Dorset has the strongest relationship with the built-up areas of Bournemouth and Poole. The influence of Bournemouth and Poole is stronger in the areas within the Green Belt, such as Wimborne and Ferndown but weaker further away in places such as Blandford and Swanage.
 - The Central area. This focuses on the corridor between Portland, Weymouth and Dorchester but includes the settlements close to them. Weymouth is the

³ [DCLP Jan 2021 Functional areas background paper](#)

largest town in the Dorset Council area and its links to both Portland and Dorchester are strong.

- The Northern area. This area focuses on the strategic rail and road corridor between Yeovil in Somerset and Salisbury in Wiltshire. In Dorset, this corridor contains a number of market towns including Gillingham, Shaftesbury, and Sherborne.
- The Western area. This part of Dorset functions separately from the majority of Dorset due to its largely rural nature and its lack of connectivity. The area is dominated by the town of Bridport but also includes Beaminster and Lyme Regis.

Figure 3.1: Functional areas in Dorset



- 3.2.3. Taking account of the role and function of the existing settlements, the strategy outlined here for consultation would lead to growth around the towns and some of the larger villages, reflecting accessibility to facilities. Significant growth is proposed at some of the most accessible locations, and where there are opportunities to invest and deliver services and facilities efficiently alongside new development. All the strategies that are presented in this consultation take account of the hierarchy of settlements across the Dorset Council area.

Settlement Hierarchy

- 3.2.4. We have ranked the towns and villages in Dorset as to their relative sustainability, based on the size of settlements, their facilities, and the travel time to the closest higher order town by public transport and by car.⁴ This is set out in the settlement hierarchy background paper that was prepared as part of our January 2021 Local Plan consultation. A summary of the position of the towns and villages in the different 'Tiers' of the hierarchy is set out below. Growth will be focussed on those settlements listed.
- 3.2.5. Tier 1 – Large built-up areas: In South Eastern Dorset this comprises the parts of the Bournemouth and Poole conurbation that cross into Dorset, and in Central Dorset, the county town of Dorchester and the coastal town of Weymouth.
- South Eastern Dorset: Upton and Corfe Mullen connected with the built-up area of Bournemouth, Christchurch and Poole.
 - Central Dorset: Dorchester and Weymouth
- 3.2.6. Tier 2 – Towns and other main settlements: This comprises the market and coastal towns across Dorset and 'other main settlements' within the Green Belt and close to the large built-up area of Bournemouth, Christchurch and Poole.
- South Eastern Dorset: Blandford, Ferndown and West Parley, St Leonards and St Ives, Swanage, Wimborne Minster and Colehill, Verwood, West Moors and Wareham.
 - Central Dorset: Chickerell, and the Portland settlements of Castletown, Chiswell, Easton, Fortuneswell, Grove; Southwell, Wakeham and Weston
 - Northern Dorset: Gillingham, Shaftesbury, Sherborne, Sturminster Newton and Stalbridge.
 - Western Dorset: Beaminster, Lyme Regis and Bridport.
- 3.2.7. Tier 3 – Larger Villages: These are typically larger villages which generally have a population of around 500 and a reasonable level of facilities enabling some day-to-day needs to be met locally. These are listed in the Figure 3.2.
- 3.2.8. All other areas are either rural in character or comprise small villages/hamlets that do not have a sufficient services or facilities for everyday needs to be met

⁴ dorsetcouncil.gov.uk/documents/35024/290430/DCLP-Jan-2021-settlement-hierarchy.pdf/14d7fb06-89b3-f76c-feba-e1fda4508ad0

locally. These areas are unlikely to be suitable for growth in line with National Policy⁵.

Figure 3.2: Settlements within Tier 3 of the Hierarchy

South Eastern	Central	Northern	Western
Aldersholt	Broadmayne & West Knighton	Bishop's Caundle	Burton Bradstock
Bere Regis	Cerne Abbas	Bradford Abbas	Broadwindsor
Bovington	Charlton Down	Bourton	Charmouth
Charlton Marshall	Charminster	Child Okeford	Mosterton
Corfe Castle	Crossways & Moreton Station	Fontmell Magna	Salway Ash
Cranborne	Maiden Newton & Higher Frome	Hazelbury Bryan	
Harmans Cross	Vauchurch	Iwerne Minster	
Langton Matravers	Milborne St Andrew	Marnhull	
Lytchett Matravers	Milton Abbas	Motcombe	
Lytchett Minster	Piddletrenthide	Okeford Fitzpaine	
Pimperne	Portesham	Shillingstone	
Sandford	Puddletown	Thornford	
Sixpenny Handley	Winterbourne Abbas & Winterbourne Steepleton	Yetminster	
Stoborough	Winfrith Newburgh		
Stourpaine			
Sturminster Marshall			
Three Legged Cross			
West Lulworth			
Winterborne Kingston			
Winterborne Stickland			
Winterborne Whitechurch			
Wool & East Burton			

⁵ National Planning Policy Framework, December 2024, paragraph 110.

- 4.2.2. A joint Dorset Council and BCP Council Local Housing Needs Assessment was produced in 2021⁶ but in December 2024, a change to the Standard Method was introduced. This change means we will need to refresh the housing needs assessment before the Local Plan is submitted for examination.
- 4.2.3. Using the new Standard Method, we need to plan for 3,246 homes a year, which equates to 55,182 homes in total between April 2026 and March 2043. This figure is just over an 80% increase compared to what we were previously planning for. It also requires the development industry to effectively double past delivery rates⁷. We therefore need to identify a significant amount and variety of land to meet this new target, whilst also ensuring that the necessary supporting infrastructure is delivered and that valuable environmental and heritage assets are protected.
- 4.2.4. Achieving the target will require a step change in approach from both us and the development sector. Our approach will involve a series of actions.

Site allocations

- 4.2.5. The settlement hierarchy identifies the towns and villages that will be the focus of new development and is set out in Section 3 of this report. We consulted on the hierarchy for Dorset in January 2021, as well as a number of sites mostly at the Tier 1 and Tier 2 settlements. In this consultation we have looked again at opportunities to identify sites to allocate for development at Tier 1 and Tier 2 settlements and expanded the search to the Tier 3 settlements.
- 4.2.6. We have identified over 240 opportunity sites across the Dorset Council area at these settlements that together could deliver around 33,000 new homes.
- 4.2.7. The opportunity sites being considered as potential new housing sites are included in Appendix A – Opportunity sites for housing, which accompanies this document. They can also be viewed in the relevant section of the online consultation. The site location, size and other relevant planning information is set out. The list of option sites, and their boundaries, may be revised in light of consultation feedback or on the basis of additional evidence.
- 4.2.8. These sites will take time to deliver, in part due to the need for sites to gain planning permission. In addition, not all the new homes would be delivered over the plan period.

⁶ Available from <https://www.dorsetcouncil.gov.uk/w/dorset-council-local-plan-evidence-and-background-papers>

⁷ Average annual net additional new homes built between 2021 and 2024 was 1,662

employment sites'. A few policies may have both strategic and non-strategic aspects.

11.3. Housing requirement figures for neighbourhood plans

- 11.3.1. We are required to set out housing requirement figures for designated neighbourhood plan areas. National policy does not prescribe a methodology for doing this at the neighbourhood level, but explains that strategic policies, such as those that will be included in the Dorset Council Local Plan, should set out *'a housing requirement for neighbourhood areas which reflects the overall strategy for the pattern and scale of development, and any relevant allocations'*²⁶ set out in the local plan.
- 11.3.2. The 'housing need' for a local plan area should be determined using the Standard Method. For the Dorset Council area this figure, as set out in Section 4 of this consultation document, is currently 3,246 net additional homes per annum. Over recent years, around 1,660 new homes have been built in Dorset, so this is a significant increase.
- 11.3.3. We outlined the overarching strategy for meeting housing need in this document but the amount of housing that will be required in each neighbourhood plan area is yet to be finalised. As the Local Plan progresses towards adoption, this detail will be fixed.
- 11.3.4. We are likely to present details of housing requirements for neighbourhood plan areas at the point of pre-submission consultation (regulation 19) on the new Local Plan that is scheduled for August 2026. Prior to August 2026, we will take a bespoke approach to providing neighbourhood planning bodies with an indicative housing requirement figure when requested to do so.
- 11.3.5. It is likely that the methodology that will be used to produce housing requirement figures for neighbourhood areas will be similar to the method which we presented as part of the January 2021 Local Plan Consultation. The 2021 consultation document detailed that the proposed housing requirement figures for neighbourhood areas should be the sum of:
- completions since the beginning of the plan period;
 - extant planning permissions;
 - housing allocations – both existing and proposed;

²⁶ National Planning Policy Framework, December 2024, paragraph 69

Appendix I: SSoCG between Appellant and Dorset Council Tess Sq and Butts Close appeal

Supplementary Statement of Common Ground

Land west of Church Hill and land off Butts Close and Schoolhouse Lane, Marnhull

LPA ref: P/OUT/2023/02644

Appeal ref: APP/D1265/W/24/3353912

Appellant: Mr P Crocker

Local Planning Authority: Dorset Council

Date of Inquiry: Commences 8th April 2025

1. This is a Supplementary Statement of Common Ground. It recognises further common ground which has been reached between the Dorset Council and the Appellant, Mr Paul Crocker.

It is further agreed that:

2. The North Dorset Local Plan (“NDLP”) can be considered out of date.
3. This is because NPPF §232 protection does not apply to a local plan which is more than five years old. The NDLP was adopted more than five years ago and the unitary authority has been in existence for more than five years.
4. Consequently, the existence of the five-year supply confirmed in the Annual Position Statement (“APS”) does not preclude the Inspector determining that the NDLP is out of date as a result of the material increase in the Local Housing Need (“LHN”) in the December 2024 and more recent Standard Method Figures.
5. If the NDLP is to be considered out-of-date then the ‘Tilted Balance’ in paragraph 11 of the NPPF is engaged. The only difference between the parties on that issue is whether there is a ‘strong’ reason for refusal, as set out in footnote 7 of the NPPF. This is a matter of judgement for the Inspector.
6. The Council have not yet consulted upon nor determined its proposed spatial distribution strategy to accommodate the future increased housing requirement¹ (and

¹ [CD 4.015]

consequential services and facilities) within the Dorset Council administrative area (including Marnhull) following the latest iteration of the NPPF.

Agreed	Name	Date
Chapman Lily Planning (Appellant)	Clare Spiller BSc (Hons) PG Dip TP MRTPI Signed: 	7 April 2025
Dorset Council	Robert Lennis Lead Project Officer (Planning) Signed: 	7 April 2025

Appendix J: Salisbury Street appeal decision



Appeal Decision

Hearing held on 27 & 28 March 2024

Site visit made on 28 March 2024

by M Bale BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 02 July 2024

Appeal Ref: APP/D1265/W/23/3323727

Land between Salisbury Street, Tanzey Lane and Sodom Lane, Marnhull, Dorset

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a failure to give notice within the prescribed period of a decision on an application for outline planning permission.
 - The appeal is made by Mr Paul Crocker against Dorset Council.
 - The application Ref is P/OUT/2023/00627.
 - The development proposed is up to 67 dwellings.
-

This decision is issued in accordance with section 56 (2) of the Planning and Compulsory Purchase Act 2004 as amended and supersedes that issued on 8th May 2024.

Decision

1. The appeal is allowed and planning permission is granted for up to 67 dwellings at Land between Salisbury Street, Tanzey Lane and Sodom Lane, Marnhull, Dorset in accordance with the terms of the application, Ref P/OUT/2023/00627, subject to the conditions in the attached schedule.

Preliminary Matters

2. The Hearing related to this appeal and another elsewhere in Marnhull, reference APP/D1265/W/23/3323728. That appeal is the subject of a separate Decision.
3. The appeal relates to an application for outline planning permission. Approval is sought for access at this stage with all other matters being reserved for subsequent consideration. Plans have been provided showing a possible layout for the development, which I have treated as illustrative.
4. A unilateral undertaking has been provided. There is no dispute that the planning obligations therein, satisfy the tests of Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended). There is no reason for me to conclude otherwise, so I find that the tests are met and I have taken the undertaking and obligations into account in determining the appeal.

Main Issues

5. The main issues in this appeal are:

- a) Whether the site is in an appropriate location with regard to local planning policy controlling the location of development and accessibility;
- b) Whether surface water can be adequately controlled and the effect of the development on flood risk; and
- c) Whether there are any other material considerations that might indicate otherwise that the development should be permitted, with particular regard to the supply of housing land.

Reasons

Location and accessibility

- 6. Policies 2, 6 and 20 of the North Dorset Local Plan Part 1 2016 (LP) seek to control the location of development. Collectively, they identify four main towns as the main service centres and focus for growth. Stalbridge and eighteen larger villages are identified as the focus for growth to meet local needs outside these towns.
- 7. In locations outside the defined boundaries of the above settlements, which includes the appeal site, development should not be permitted unless there is an overriding need for it to be located in the countryside or it is to enable essential rural needs to be met. The supporting text to Policy 20 suggests that 'overriding' needs relate to development that requires a countryside location rather than addressing generic needs for housing that are unable to be met within settlements and there is no compelling evidence to lead me away from that position.
- 8. Marnhull is the largest of the 18 identified villages. It benefits from a modest range of services and facilities, although I understand that the appellant's list overstates the situation. There are some, albeit fairly poor, public transport links to destinations beyond the village. Moreover, the local services and facilities that are present in Marnhull are not particularly close to the site. The existing highway network via Crown Road and Sodom Lane do not provide safe walking or cycling routes to them.
- 9. Alternatively, a path crosses the field beyond Tanzey Lane that adjoins the site. It leads to Ashley Road, where there is a more extensive footpath network, but the field path is unsurfaced and steep in places. That field has planning permission for residential development (the Crown Road site), but there is no clear intention or requirement to upgrade the path as part of the development. Once built, the estate road of the Crown Road site would provide a safe paved link to the village. Despite minor obstructions on egress, the link to Ashley Road was deemed suitable for the Crown Road site. However, there is currently no timetable for its delivery.
- 10. These characteristics are such that walking or cycling between the site and the main part of Marnhull would not presently be an attractive option for all people nor at all times of the day or year. There is, scope for some journeys to be made by foot or the limited bus connections which can be conveniently accessed from the site. However, future residents would likely be reliant upon private cars to meet their needs for most services.
- 11. That said, there is a further part of Marnhull, within a settlement boundary, at Corner Close and Stoneylawn that are further from the main part of the

settlement and its facilities than the appeal site. But for a narrow strip of allotments and Salisbury Street itself, these areas border the site. They are separate from the main part of Marnhull, and subject to a settlement limit. The presence of a settlement limit, while tightly drawn, indicates that housing development would be generally deemed appropriate there.

12. LP Policy 6 sets out that Stalbridge and the 18 villages will receive at least 825 dwellings. However, while some growth was, therefore, anticipated in Marnhull, there are no specific site allocations and the boundary appears to be fairly tightly drawn for the entire settlement. It is not clear how any anticipated development needs would be met without the release of land outside the various parts of the settlement limit. Locations next to settlement limits, which for the above reasons include the appeal site, would be the most logical.
13. The 825 figure has already been exceeded and the Council anticipates that over 1800 homes will have been delivered in these locations by the end of the plan period. Of these, I heard at the Hearing that Marnhull has received proportionally more than the other villages. Dividing the anticipated growth across Stalbridge and the 18 villages in proportion to the relative pre-LP size of the settlements, Marnhull can be seen to have received around 3 times its anticipated growth. The figure was said to be around double in the other settlements.
14. I can see that calculating relative proportions of development for the settlements may have been a useful community planning tool. However, the LP does not set individual targets for the various settlements and my attention has not been drawn to any other policy basis for such a division. As Marnhull is the largest and best served of the settlements, there may well be a logic to it taking a greater proportion than the others, even accounting for the lack of employment opportunities and the view of the Council and local residents that it is accommodating more than its 'fair share'. Moreover, LP Policy 6 provides the 825 figure as a minimum and the supporting text clarifies that it should not be seen as a cap on development.
15. There is, however, already significant development commitment in Marnhull which, with this proposal, would result in a significant proportional growth in population across the plan period. This would likely go beyond meeting the needs of the local population in terms of market and affordable housing provision. The LP is clear that the focus in Stalbridge and the villages should be on meeting local, rather than strategic, needs. Such an approach would allow communities to adapt more gradually and would minimise the need to travel beyond the settlement.
16. The historic roads around Marnhull were never intended to accommodate the traffic and pedestrian flows arising from modern living and travel patterns. Residents are concerned about safety from conflicting vehicle and pedestrian movements throughout the village, especially around the school. The increase in traffic around the village that would result from the development, especially in combination with other development, would exacerbate this situation. However, the Council has raised no specific safety concern about traffic around Marnhull in general.
17. Aside from the effects on the highway network, the main effects of the greater than anticipated growth would be on the village infrastructure and services. Extensive planning obligations would be secured to mitigate the effects on a

number of services and facilities, including education, healthcare and recreation. Despite the levels of growth, therefore, I have no substantive evidence that material harm would arise to the community.

18. Nevertheless, while there may be little tangible adverse effects on various discreate matters and while Marnhull is identified for some growth, it is a clear aim of the above policies to meet local rather than strategic needs, so general housing development on the cumulative scale proposed is not supported by the development plan. Therefore, the proposal would be in conflict with the aims of LP Policies 2, 6 and 20 insofar as they seek to control the broad location of development.

Drainage and flood risk

19. Following additional submissions from both parties, the remaining dispute is, in essence, whether a suitable connection can be made to an appropriate surface water discharge point. 5 options have been presented by the appellant, 3 of which would see connections to sewers that either are, or feed, combined foul and surface water sewers. In turn, they would convey water to sewage treatment works (STWs).
20. I understand that it is the policy of Wessex Water to resist additional flows to STWs, although I have been presented with no planning policy support for this position. There is also no substantive evidence that the STWs could not cope with additional flows. Nevertheless, I can see that increasing surface water flows would be undesirable in the context of aims to improve the water quality eventually discharging from STWs, especially given the anecdotal evidence that I have about previous overflows at the STWs.
21. For the two other schemes, there is a dearth of information. It is unclear as to where road gullies in Sodom Lane adjacent to the site lead and whether they flow to a dedicated highway drain or a culverted watercourse. If it is the former, then connection may not be permitted by the local highway authority. Either way, although they sometimes become overloaded, the gullies must drain somewhere, suggesting that some fall in levels towards a watercourse from Sodom Lane, and therefore the site, must exist.
22. On this basis, the appellant's favoured solution would be to construct a ditch over adjoining agricultural land in his control. There appears to be little gradient between Sodom Lane and the watercourse, which calls into question the ability for water to flow across this land. However, at the Hearing, the Council did not dispute that, even where there was a minimal fall along a ditch, the effect of a 'hydraulic gradient' would mean that the ditch would fill and then gradually drain into the existing watercourse.
23. The land on which the ditch would be constructed on the opposite side of Sodom Lane is at risk of surface water flooding. Indeed, there was extensive rainfall during the second day of the Hearing, and by the time I visited the site that evening, large parts of the land over which the ditch would be constructed, and Sodom Lane itself, were underwater. The potential for the adjoining land to already be inundated, calls into question the ability of a ditch across it to adequately deal with surface water discharge from the site.
24. However, I heard that the site currently drains naturally across this adjoining land. Surface water attenuation could be provided as part of the development

such that rates and volumes discharging at peak times would result in no greater flows from the site than the current situation. If the discharge system were exceeded, then I was told that it would follow its existing course and, once again, mimic the surface water flooding that I witnessed. Therefore, I have no reason to believe that such a situation would necessarily increase flood risk elsewhere.

25. The Council has suggested that the development's reliance on a ditch on land at risk of flooding should mean that the whole development should be subject to the flood risk sequential test. However, given that other options may also be available, I find that the development is not, necessarily, reliant on this land. The site itself is not at risk of flooding and, therefore, the sequential test does not need to be considered.
26. Clearly, further work is required to demonstrate that the preferred, or indeed any other, option is achievable and would not lead to increased flood risk elsewhere. At this stage in proceedings, this is an undesirable situation. However, a range of options have been presented and a final scheme could be secured by planning condition. If this were a pre-commencement condition, then it would provide sufficient safeguard to ensure that development could not proceed in the face of unacceptable schemes that would increase flood risk elsewhere. If the required works were so extensive or significant to require a separate grant of planning permission in their own right, that would adequately safeguard the interests of neighbouring land owners, who may wish to be consulted on such a scheme.
27. To that end, my findings set out above, should not be taken to indicate that any one of the presented schemes is definitely available. Rather, I do not believe that there is no prospect at all of an acceptable scheme coming forward within the lifetime of any planning permission that I may grant.
28. Therefore, I find that finalisation of a suitable drainage scheme can be the subject of a planning condition. With such a condition in place, there would be no conflict with LP Policies 3 and 13 that require development to make provision for dealing with flood risk.

Housing land supply

29. The Council believes that applying the temporary arrangements set out at Framework paragraph 226, there is only a need to demonstrate a 4 year supply of housing land. Those temporary arrangements apply to local planning authorities which have an emerging local plan that has either been submitted for examination or has reached Regulation 18 or Regulation 19 stage, as set out in the Town and Country Planning (Local Planning) (England) Regulations 2012, including both a policies map and proposed allocations towards meeting housing need.
30. Following the formation of Dorset Council, there has been a Regulation 18 consultation on a Dorset Local Plan that the parties agree included a policies map and proposed allocations. However, a report to the Council's Cabinet (the Cabinet Report) on 12 March 2024 indicated that it would not be possible to submit that plan for examination by the anticipated cut-off date of 30 June 2025 under transitional arrangements to a new plan-making system introduced by the Levelling Up and Regeneration Act 2023 (LURA).

31. The Cabinet Report went on to explain that for this and some other reasons, it was necessary for the Council to move across to the new plan-making system and to formally start preparing a new-style local plan later this year. It describes the new 30 month timetable stemming from the LURA and sets out in a revised Local Development Scheme (LDS) how this timetable will start in November 2024.
32. At the Hearing, it was suggested that a choice of the words 'the official start of the new plan preparation process' were unfortunate, given that the Council's officers intend the actual process to be more of a continuation of the existing draft Dorset Local Plan. However, it was also undisputed that the ultimate plan will need to cover a different local plan period.
33. There may be an ability to use a lot of the background information that informed the Dorset Local Plan, including that gained through the previous Regulation 18 consultation. Nevertheless, it appears to me that the resultant local plan, which will have to go through all stages of the new plan-making process will, in effect, be an entirely new plan. That process will start, from the beginning, in earnest, later this year. Formal consultation will likely be required in accordance with yet-to-be-published new regulations. There is no reference to plans prepared in this way within Framework paragraph 226, only to the Regulations 18 and 19 stages of the 'old' system, which the ultimate Dorset Local Plan will not be required to pass through.
34. I acknowledge the undeniable position that there is a plan that has passed through the Regulation 18 stage that has not been formally withdrawn or abandoned. However, the reality of the situation is that the plan in the form that it was at that time will not progress. On the basis of the LDS now, no plan will be adopted before end of the temporary arrangements and I, therefore, conclude that the need to demonstrate only a 4 year supply of housing land in the circumstances set out in Framework paragraph 226 does not apply in this case. Demonstration of a 5 year supply is required.
35. The Council's latest published housing supply report shows that there is a 5.02 year supply of housing. Numerically, that is just 9 units above the required 5 year supply. The appellant submits that 3 of the sites within the Council's trajectory do not meet the definition of deliverable set out in the Framework and should not be included. Two of the three sites have outline planning permission for major development. The other is allocated in a neighbourhood plan. In accordance with the Framework, these sites should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years. I consider these below.

Lower Bryanstone Farm, Blandford St Mary

36. A reserved matters application was submitted for the site in June 2022. There has been continuous dialogue between the Council and applicant, but there are outstanding issues relating to housing mix, landscaping and urban design. The Council's additional statement on this issue suggests that an acceptable scheme should be achievable (my emphasis) and at the Hearing, the Council emphasised that the site was in a visually sensitive location.
37. It was further confirmed at the Hearing that drainage matters were not fully resolved at outline stage. This has resulted in the applicant having to undertake additional work and alter the site design. At the time of the Hearing,

further consultation, including with the Lead Local Flood Authority was ongoing. The application may be presented to the Council's planning committee in June, but that is not certain, nor is the ultimate decision.

38. I understand that the applicant has been seeking approval for various pre-commencement conditions, that initial site works in preparation for the site access have been undertaken and initial marketing advertisements have been placed at the site. However, at the present time, there is still uncertainty about the acceptability of the scheme before the Council.
39. Following reserved matters approval, development would usually have to commence within 2 years. There is no formal evidence of an intent to start work promptly. The Council explained at the Hearing that they would usually expect to see the first completions around 12 months after commencement.
40. Taking this into account, even if reserved matters approval is given soon, there is no clear evidence that there would be any commencement before spring 2026, with the first completions likely around a year later. The Council's trajectory currently shows 40 completions forecast for 2026/27, but the evidence does not support this.
41. I, therefore, find that the site should not feature in the deliverable supply at all, but even taking an optimistic view that approval may be forthcoming soon, the 40 units forecast for 2026/27 should certainly be removed.

Ham Farm and Newhouse Farm

42. The site is within the Gillingham southern extension. Following a Housing Infrastructure Fund loan, a new principal street through the development has been completed. Drainage infrastructure has also been installed. The first phase of 34 dwellings has full planning permission and the second phase (1b) by the same developer has outline permission with reserved matters approval pending. At the Hearing, the appellant accepted that this second (1b) phase is now deliverable.
43. Dispute remains over the next phase (known as phase 2) for up to 280 dwellings, of which 225 are included in the 5 year supply. At the Hearing, the Council explained that their main concerns with the application had been resolved and that they expected reserved matters approval to be given at the latest at the June planning committee, if not under delegated authority beforehand. Given the outstanding issues described, this seems a realistic assumption.
44. However, notwithstanding the considerable investment in upfront infrastructure, it appears that the phase 2 site is dependent on the phase 1b site for a connection to the principal street. I was told that the two developers are working together but there is no substantive evidence of this and there appears to be no formal trigger for the delivery of the highway infrastructure.
45. The Council confirmed at the Hearing that the applicant for the site had suggested that it would deliver 30 dwellings in the year 2024/25, with 65 in each of the subsequent years. However, given that completions would usually be at least 12 months after commencement, they would not occur in the year 2024/25, even if the developer is poised to start now. The Council has also taken the developer's suggestion that 65 dwellings can be completed each year

without evidence, while accepting that this is at the higher end of the normal delivery rates, and on a site that also has another outlet.

46. I, therefore, cannot accept the forecast delivery rates. Although I find the site to be deliverable, there is no clear evidence to support the expected delivery timetable. While I have concerns about the suggested 65 dwellings per year rate, any reduction would be arbitrary and baseless. However, at least 30 dwellings for the year 24/25 should be removed from the supply.

Land east of Franwill Industrial Estate

47. It was undisputed at the Hearing that the Council has been considering a full application for 15 dwellings since July 2021. New information was submitted in February this year and the Council explained that various design issues are still unresolved. The new information being provided so long after the original submission, demonstrates a lack of any particular urgency on the part of either main party to move matters forward. There is also a draft planning obligation which could be completed reasonably quickly once heads of terms were agreed, but there is no clear evidence that such agreement has been reached.
48. The Council also confirmed that the applicant is the land owner and a trustee, not a developer. There is no clear evidence of any developer involvement now. While, being a small site, it could probably be built out fairly quickly. However, it would appear that land transactions may also have to take place following any grant of permission. There is no clear evidence as to when planning permission will be granted, nor when a commencement is likely. Therefore, these 15 dwellings should be removed from the supply.

Small sites

49. There are a number of small sites with planning permission that, in accordance with the Framework, should be considered deliverable unless there is clear evidence that the homes will not be delivered within five years. A number of Council's apply a 'non-implementation' or 'lapse rate' to such sites but there is no policy requirement to do so.
50. There is no dispute that some planning permissions lapse, but other unexpected sites may also gain planning permission. There is no substantive evidence concerning the numerical difference between the lapses and new permissions in the North Dorset area before me. Given this and the definition of 'deliverable' set out in the Framework, I have no reason to discount the small sites with planning permission from the supply.

The resulting supply

51. In light of the above findings, at least 85 dwellings should be removed from the 5 year deliverable housing supply. Based on the Council's latest published position, that leaves 2162 dwellings in the deliverable supply against an agreed requirement of 2238 including the relevant buffer. That equates to, at best, a 4.83 year supply. The implication of this shortfall is that the benefits associated with the supply of housing receive substantial weight and that the policy set out in Framework paragraph 11(d) falls to be considered. I turn to that below.

Other matters

52. The site would see a suburban-style expansion of the existing settlement into a landscape recognised for its attractiveness and cultural associations with Thomas Hardy. Along with the Crown Road site, it would result in a significant incursion into the countryside. Nevertheless, the site would be seen within the context of other surrounding development that is already visible from some key surrounding footpaths and routes. The overall character of Marnhull is varied, but the closest existing parts of the settlement, including that around Ashley Road, Stoneylawn and Corner Close are distinctly suburban in form. The first of these is also street-lit.
53. The Council accepts that, with a more carefully considered layout than shown on the illustrative plans, harm to the character and appearance of the area would not be significant. While the density would be higher than at the Crown Road site, given the context, I have no reason to disagree or find that any significant additional harmful light spillage would result from the development. There is also no reason that a layout could not be produced that avoided harm to the living conditions of existing nearby residents.
54. Grade II listed Laburnum Cottage sits on Tanzey Lane close to the appeal site. Its significance derives from its interest as a 17th century coarsed rubble agricultural worker's cottage. Thus, its significance is enhanced by its stand-alone location at the edge of the adjoining field, allowing its purpose to be understood in its original context. The ultimate layout could pay better respect to the setting of Laburnum Cottage than that shown in the indicative plans. Nevertheless, development of the site for large-scale housing, especially in combination with the Crown Road site would still diminish this wider rural landscaped setting and cause less than substantial harm to the Cottage's significance.
55. Nash Court was formerly a single 16/17th century single house, listed at grade II for its architectural and historic interest and as the home of the Hussey family. The Council has explained that the site would be visible from the south façade and the immediate setting of Nash Court. There are strong historical links to the land around Marnhull and the appeal site is part of the field system, along with Laburnum cottage, that was formerly part of the estate. As such, Nash Court's setting extends to some distance. The presence of built form within the field system would diminish, to a small degree, the extensive agrarian landscape setting and understanding of the importance of the house within Marnhull. Such, would result in less than substantial harm to its significance.
56. The Council has confirmed that the settings and significance of other listed buildings within the locality would not be harmed by the development and I have no reason to disagree. The Council's position is also that the less than substantial harm to the significance of Laburnum Cottage and Nash Court would be outweighed by the public benefits of boosting housing supply.
57. While the conservation of heritage assets is of great weight, I have also ascribed substantial weight to the benefits of increased housing supply. In addition, the planning obligation would secure 40% of the dwellings as affordable housing. While there may be a perception that any need particular to Marnhull will be addressed by existing permissions, there is evidence of a high need across the wider Dorset area and so the significant affordable housing

contribution would also be a substantial benefit. I find that these benefits outweigh the harm to the heritage assets.

58. The site may result in the loss of grade 3a agricultural land, but not the highest grades 1 and 2. Grade 3a is still considered to be the best and most versatile agricultural land, but the Council is not aware of any other land of a lesser grade that is available in the locality. As such, if housing in this general area was found to be needed, this matter would not be determinative.
59. Notwithstanding the characteristics of Salisbury Street and the close proximity of the proposed access to that which would serve the Crown Road site, the Council has confirmed that the local highway network can safely accommodate the additional vehicular traffic likely to be generated.
60. There is some concern about pedestrian safety where people would emerge from the proposed pedestrian link onto Tanzey Lane to join the footpath across the Crown Road site. However, while some traffic, particularly delivery vehicles following satellite navigation, may use Tanzey Lane as a cut through, traffic volumes are low and speeds would necessarily be very low due to the width and alignment of the road. The details and position of the link are not finalised and, while there may be some associated visual effects, the Council confirmed at the Hearing that a safe egress can be provided.
61. There is also concern about pedestrian safety on Sodom Lane in the event that an emergency access shown on the indicative plans is delivered. The Highway Authority comments on the matter are couched in the terms 'if the link is provided'. Thus, there is no particular evidence that such a link is a necessary part of the development or, if it is, that it needs to be provided to Sodom Lane. In any case, there is no obvious reason that a link direct to Sodom Lane would more greatly encourage walking on Sodom Lane than the proposed link to the northern reaches of Tanzey Lane.
62. Moreover, given the safety concerns noted above, and while some people would be unable to do so, I find it more likely that people would take the cross-field route through the Crown Road site than use Sodom Lane. Indeed, I passed people walking on this route, even in the falling light levels and inclement weather at my site visit. Therefore, I find the resulting effects to be more closely aligned with accessibility and a deterrent to walking or cycling than to highway safety concerns.

Planning balance

63. The conflict with the settlement strategy and associated shortcomings in accessibility that I have identified bring the proposal into conflict with the development plan, read as a whole. Moreover, the poor connectivity may be most strongly felt by elderly or disabled future occupiers. Such residents would share protected characteristics as defined in the Equality Act 2010 (the EA).
64. The public sector equality duty (PSED) outlined within the EA requires me to have due regard to the need to eliminate discrimination, harassment, victimisation and other prohibited conduct, advance equality of opportunity, and foster good relations between persons who share a relevant protected characteristic and those who do not share it. The potential for the access to services to be more challenging to the elderly and disabled would not advance equality of opportunity for accessing new homes.

65. However, the housing land supply situation is such that the provisions of Framework paragraph 11 d) need to be considered. This indicates that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when considered against the policies in the Framework taken as a whole.
66. Of benefit, is the sizable supply of homes, including a substantial affordable housing contribution that would help to meet the Council's housing supply requirements. While I understand that delivery rates have increased significantly in recent years, and the trajectory appears on paper to be optimistic for the remainder of the plan period, there is, nevertheless insufficient supply to meet the expectations set out in the Framework at the present time.
67. While the main towns would, undoubtedly provide better locations for growth in terms of accessibility there is no particular evidence that these preferred locations can be relied upon to produce the additional housing required in the near future. My conclusions in respect of housing land supply indicate that they are not doing so now. Therefore, some reliance on the less desirable locations, such as Marnhull must be expected.
68. The Framework is clear that planning policies and decisions should aim to achieve healthy, inclusive and safe places, including through developments that allow for easy pedestrian and cycle connections. I have found that the safety concerns with the walking routes add to the deterrent rather than being demonstrable harm. This development would fall short on that basis, especially compared to well-connected urban locations, but the Framework is clear that decision making should take account of variation in the ability to maximise sustainable transport solutions between urban and rural areas.
69. There would also be some harm to the character and appearance of the area, and a small loss of agricultural land that may fall into the best and most versatile category. However, in the context that some presently undeveloped land will be required to meet housing needs such harm will likely occur somewhere. The harm in this case, is not significant. There is less than substantial harm to the significance of two listed buildings, but I have already found that to be outweighed by the benefits and so those policies of the Framework relating to heritage matters do not weigh against the proposal.
70. I do understand the concerns that the resultant, cumulative level of growth may change the character of Marnhull to some degree. However, there is no substantive evidence of adverse effects on the highway network beyond the immediate environs of the site. Unmitigated adverse effects on other village facilities have similarly not been substantiated. Some change to the character of Marnhull as a settlement as a whole might well be noticeable, but not necessarily harmful, especially as the development would adjoin the part of the village that already exhibits a more suburban character.
71. On this basis, I find that the adverse impacts of the development would not significantly and demonstrably outweigh the benefits when considered against the policies of the Framework taken as a whole. The proposal, therefore, benefits from the presumption in favour of sustainable development outlined at Framework paragraph 11 and this weighs very strongly in favour of granting permission.

72. In this case, while having due regard to the disadvantage that may be caused to some people with protected characteristics in terms of their choice to live in this particular development of new housing, I find that the policies of the Framework indicate that a decision should be taken otherwise than in accordance with the development plan and planning permission should be granted.

Conditions

73. In addition to the standard conditions controlling submission of reserved matters and the time for implementation of the permission, a condition is required listing the access plans which are being approved now, in the interests of certainty.
74. To ensure satisfactory surface and foul water drainage schemes are provided and to avoid any increase in flood risk off-site, full details of a surface water drainage scheme and maintenance strategy, and foul drainage scheme must be agreed prior to the commencement of any development. To protect biodiversity and environmental interests, conditions are required to secure a final biodiversity plan, a construction environmental management plan, and any unexpected land contamination must be remediated. To secure appropriate archaeological records at the site, a scheme of archaeological investigation is required.
75. In the interests of highway safety, pedestrian connectivity, and reducing travel demand as far as possible, details of a footpath link to the route across the Crown Road site must be submitted, the footway along Salisbury Street between the site access and Tanzey Lane must be widened, and a travel plan implemented. Details of the site access must be finalised, visibility splays provided, and a construction traffic management plan submitted and implemented.
76. The Council suggested a number of other conditions that are not necessary. A condition limiting the number of dwellings that can be constructed at the site is not needed as the description of development is for 'up to' 67 dwellings, and 'layout' and 'scale' are reserved matters in any event. Building heights, landscaping and tree protection measures, as well as ongoing management of any landscaping, details of the internal highway layout and construction, including vehicle and cycle parking could be agreed, controlled and secured as part of the reserved matters approval process. The parties agreed at the Hearing that electric vehicle charging would be secured through the Building Regulations and did not require a planning condition.
77. Some of the Council's conditions included reasons for their imposition, lists of details to be submitted or reference to other approval processes, guidance and legislation. My conditions focus on the actions required to be taken in the interests of precision, and I have omitted generic lists so that the parties can agree the relevant factors for this site, in accordance with prevailing guidelines at the relevant time. I have made some other changes to the Council's suggested conditions in the interests of consistency and clarity, and to ensure compliance with the Framework and Planning Practice Guidance.

Conclusion

78. For the reasons given above, the appeal is allowed.

M Bale

INSPECTOR

SCHEDULE – Conditions

1. Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development takes place and the development shall be carried out as approved.
2. Application for approval of the reserved matters shall be made to the Local Planning Authority not later than 3 years from the date of this permission.
3. The development hereby permitted shall take place not later than 2 years from the date of approval of the last of the reserved matters to be approved.
4. The development hereby permitted shall be carried out in accordance with the following approved plans: 22039/P001; 106.0027-0001 Rev P01; 106.0027-0002 Rev P01; 106.0027-0003 Rev P01.
5. No development shall commence until a detailed surface water management scheme for the site and connection to an agreed discharge point, based upon the hydrological and hydrogeological context of the development, including clarification of how surface water is to be managed during construction, and a timetable for its implementation, shall be submitted to and approved in writing by the Local Planning Authority. The surface water management scheme shall be fully implemented in accordance with the submitted details and approved timetable and thereafter maintained as such.
6. No development shall commence until details of the maintenance and management of both the surface water management scheme and any receiving system for the lifetime of the development, and any arrangements to secure the ongoing operation of the scheme have been submitted to and approved in writing by the Local Planning Authority. The surface water management scheme shall thereafter be maintained and managed in accordance with the approved details.
7. No development shall commence until a detailed foul drainage scheme has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development must be carried out in accordance with the agreed details prior to the occupation or use of any dwelling hereby permitted and shall thereafter be maintained as such.
8. No development shall commence until a final biodiversity plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details and implemented in full in accordance with the timescales within the biodiversity plan and any features specified for ongoing retention shall be thereafter maintained as such.
9. No development shall commence until details of a programme of archaeological work in accordance with a written scheme of investigation have been submitted to and approved in writing by the Local Planning Authority. The scheme must cover archaeological fieldwork, together with post-excavation work and publication of the results. Thereafter, the archaeological works shall be carried out in accordance with the approved details.

- 10.No development shall commence until details of the footpath link between the development site and public right of way N47/34 have been submitted to and approved in writing by the Local Planning Authority. The link shall be delivered in accordance with the approved details prior to the occupation of any dwelling on the site and thereafter maintained as such.
- 11.No development shall commence until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved CTMP.
- 12.No development shall commence until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved CEMP.
- 13.Prior to the first occupation of any dwellings hereby permitted, a replacement 2 metre wide footway shall be provided along the northern side of Salisbury Street from the main site access to the junction with Tanzey Lane in accordance with details that shall previously have been submitted to and approved in writing by the Local Planning Authority. Once provided, the footway shall thereafter be maintained as such.
- 14.Prior to the first occupation of any dwellings hereby permitted, the first 15.00 metres of the vehicle access, measured from the rear edge of the highway (excluding the vehicle crossing), shall have been laid out and constructed to a specification that shall previously have been submitted to and approved in writing by the Local Planning Authority and shall thereafter be maintained as such.
- 15.Prior to the first occupation of any dwellings hereby permitted the visibility splay areas as shown on drawing number 106.0027-0003 Rev P01 must be cleared/excavated to a level not exceeding 0.6 metres above the relative level of the adjacent carriageway. The splay areas must thereafter be maintained and kept free from all obstructions.
- 16.Prior to the first occupation of any of the dwellings hereby permitted the Travel Plan dated February 2023 shall be implemented. Within 6 calendar months of 50% occupation of the development hereby approved, a baseline travel survey shall be carried out and the results submitted to the Local Planning Authority in an updated version of the Travel Plan. Thereafter, on an annual basis for a period of 5 years a monitoring travel survey shall be carried out and submitted to the Local Planning Authority in a monitoring report. The survey shall confirm whether or not the objectives of the Travel Plan have been achieved and shall contain, where necessary, recommendations for amendments or improvements to the Travel Plan.
- 17.In the event that contamination is found at any time when carrying out the development hereby permitted that was not previously identified, it must be reported in writing immediately to the Local Planning Authority along with a timetable for remediation. An investigation, risk assessment and remediation strategy shall be submitted to and approved by the Local Planning Authority and

implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

End of conditions

APPEARANCES¹

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INTERESTED PARTIES:

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Lucy Bowden	Jenifer Selim
Stephen Boyce	Tim Selim
Rob Cullender	Mark Turner
K Emery	Peter Watts
Ros Eveleigh	Steve Winder
Terry Howells	

DOCUMENTS SUBMITTED AT THE HEARING

1. LP Policy 24 – Design, including supporting text and figures

¹ Persons who appeared at the Hearing, whether or not they spoke in connection with this appeal.

Appendix K: Marnhull Brochure clients vision

Future development

Tess Square & Butts Close+

MB Crocker will be appealing Dorset Council’s decision to refuse hybrid application ref: P/OUT/2023/02644 for the development of new retail facilities at Tess square & an additional 81 homes (over & above the existing outline consent at Butts Close).



Tess Square would lie at the heart of Marnhull within easy walking / cycling distance of the majority of the village & would promote linked trips with the neighbouring first school, doctors surgery & pharmacy, as well as the nearby village hall & pub. Whilst it is acknowledged that some people would still choose to drive, the proposed development would afford people the choice. At present, residents have little choice other than to drive to surrounding towns for goods & services or otherwise arrange for regular deliveries, generating vehicle movements & invariably involving longer distances. Tess Square & the range of shops & services therein have been specifically sized to meet the needs of Marnhull. Enabling development came in the form of 120 new homes at Butts Close (although there is already permission for 39. MB Crocker are also looking at a variant scheme for 160 homes on the land off Butts Close. Development would take a number of years through to 3032.

Land south of Musbury Lane

MB Crocker is looking to submit a revised outline application for a small-scale, sensitive scheme of seven homes, inclusive of two affordable discounted market homes and two self-build homes.

Future sports pitch, cemetery extension, allotment provision and school playing field

MB Crocker believe that as the population of Marnhull grows, there will be a need for enhanced and expanded facilities. Opportunities for the creation or expansion of the above facilities within MB Crockers landholdings have been identified—see plan on central pages.

Future care and / or retirement living

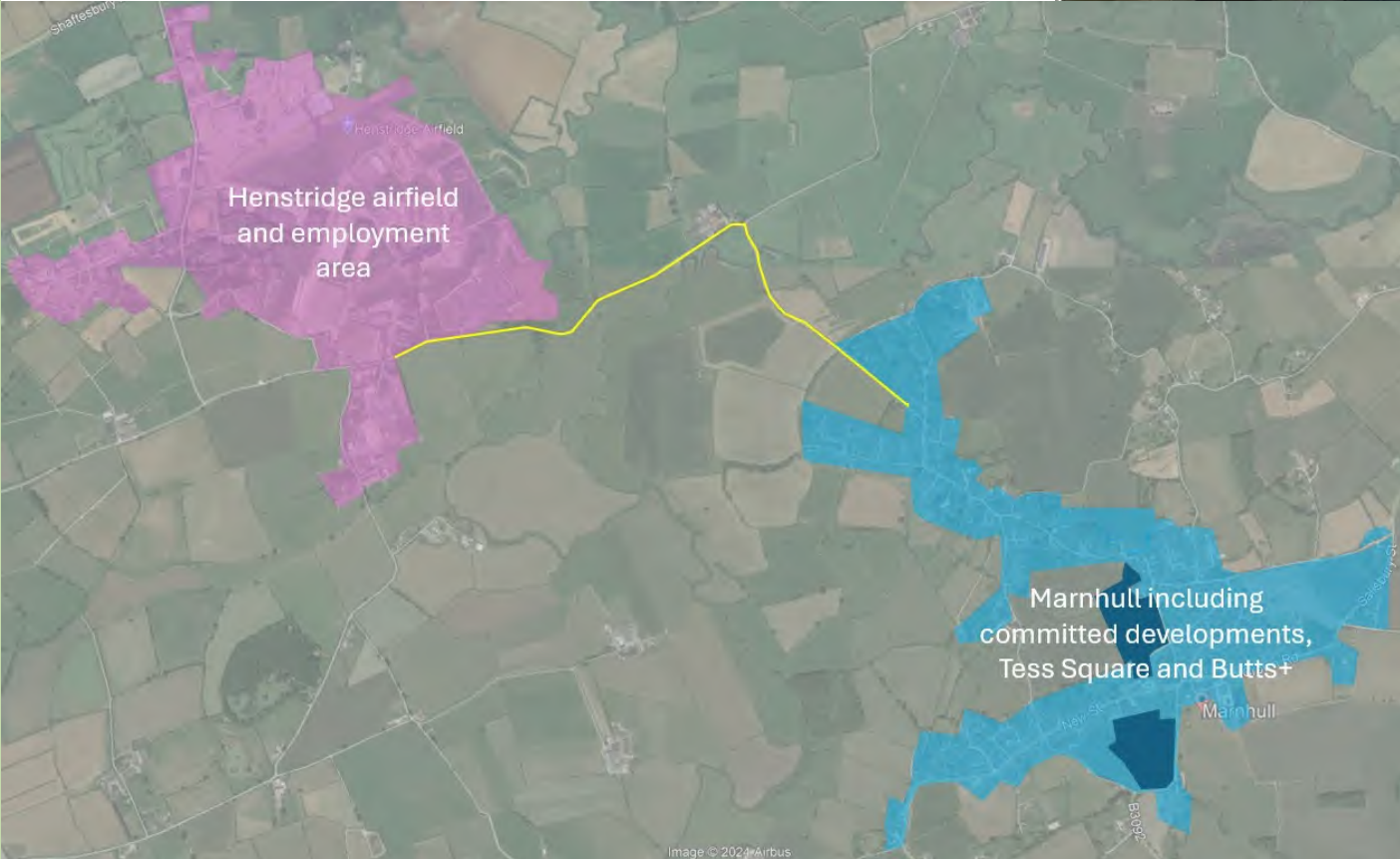
With an aging population, care and / or retirement living accommodation would allow residents to remain in the village and maintain family networks. An opportunity has been identified within MB Crockers landholdings next to the proposals for Tess Square —see plan on central pages.

MARNHULLS FUTURE

The existing population of Marnhull is c.2,036 across 950 households (2021 census data). The demographic is heavily skewed towards older persons.

Marnhull is fortunate to have retained a good range of facilities including a first school, post office, shops, village hall, sports facilities, pubs, churches, doctors surgery & pharmacy; although a number of these owe their existence & / or survival to the intervention of MB Crocker.

Marnhull is located c.2km from Henstridge Airfield, an established employment area that has seen significant investment & rapid growth over the past decade.



Committed developments, that is those in build or benefitting from planning permission, equate to c.260 homes. The housing trajectory suggests that these homes will be built-out & occupied over the next 8-years, allowing residents to integrate into village life & add to its vitality .



MB Crocker entered into an innovative partnership agreement with CG Fry, selecting a Dorset based partner with an enviable track record of delivering high-quality, attractive homes. This is something that they are looking to replicate.



Committed Residential Development

A number of permissions for single dwellings have been approved in the village [Source: Dorset Council APS 2024]. Two small housing developments have recently been completed at the end of Kentisworth Road at the south-western end of the village & six net additional homes are at an advanced stage of construction adjacent to Joyces, New Street pursuant to Reserved Matters ref: P/RP/RES/2021/05447.

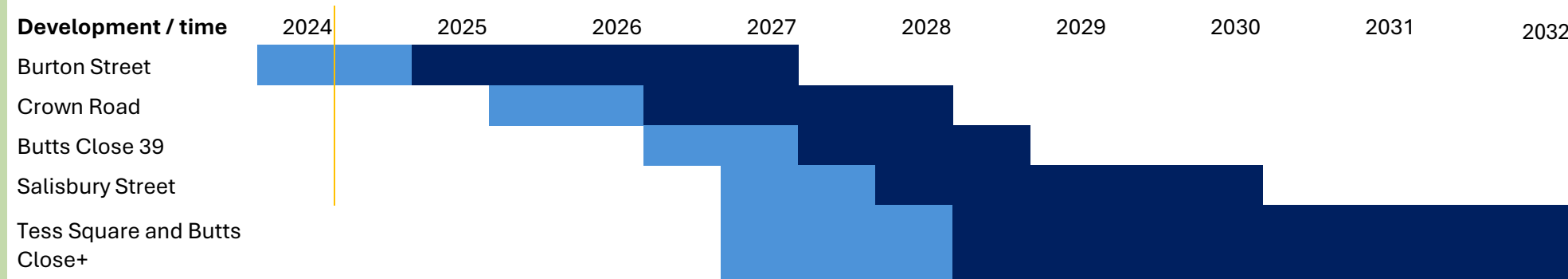
Renowned local housebuilder CG Fry are currently building-out 61 homes at Burton Street pursuant to Reserved Matters ref: P/RES/2022/05524. MB Crocker (in its capacity as landowner) has a partnership agreement with CG Fry, whereby it receives a share of receipts from house sales. This is very different from the traditional model of selling the land for maximum profit & helps to derisk the build. This aids both delivery & ensures the focus is on quality. The consented scheme includes a blend of 2, 3 & 4 bed homes, with one 5 bed home. A policy compliant level of affordable homes is proposed. The first residents are expected to move in later this year, with the development due for completion by April 2027 [Source: Dorset Council APS 2024 supported by correspondence from CG Fry].

Outline consent for 72 homes & new community facilities north of Crown Road was granted on appeal (ref: APP/D1265/W/21/3289314) on 1st July 2022 subject to conditions & a legal agreement. Following a non-material amendment to change the description to ‘... up to 72 dwellings ...’, Hampshire Homes submitted a reserved matters application ref: P/RES/2024/03588 to erect 69 homes & associated infrastructure. At the time of writing this is still pending determination, but it is evident that the proposal is biased towards family housing. It is understood that Aster Group are likely to manage the site on completion, with a blend on affordable rented & shared ownership accommodation. Subject to a timely approval of Reserved Matters, & allowing for building regulation & other approvals, it is feasible that construction will commence in mid-late 2025. Given the secure tenure, we would anticipate homes being occupied from late 2026 & completion sometime in mid-late 2028.

Outline consent for 39 homes at Butts Close was granted (ref: P/OUT/2021/03030) on 2nd March 2023. MB Crocker are the landowner & are currently in discussions with prospective development partners. It is anticipated that Reserved Matters will be submitted in 2024. Subject to a timely approval of Reserved Matters, & allowing for building regulation & other approvals, it is feasible that construction will commence in 2026. We would anticipate a 1.5-year build programme, with homes being first occupied in late 2028 & final completion in late 2030.

Outline consent for 69 homes at Salisbury Street on Crown Road was granted on appeal (ref: APP/D1265/W/23/3323727) on 2nd July 2024 subject to conditions & a legal agreement. MB Crocker are the landowner & are currently in discussions with prospective development partners. It is anticipated that Reserved Matters will be submitted in 2025. Subject to a timely approval of Reserved Matters, & allowing for building regulation & other approvals, it is feasible that construction will commence in 2027. We would anticipate the homes being first occupied in late 2028 & completion sometime in late 2030.

It is worth highlighting that the aforementioned schemes will contribute over £3million towards new offsite infrastructure, including additional education capacity, open space & play equipment, sports facilities, transport improvements. Such financial contributions are secured by means of legally binding agreements.



Some 214 consultation responses were received from local residents in relation to the above committed developments at outline stage. Many, some 23% objected on the basis of a lack of shops & services; 10% on additional traffic generation & 34% on the basis of lack of employment opportunities. MB Crocker concur that growth should be matched by new & bolstered infrastructure. Whilst the financial contributions secured by means of legal agreement will help to fund some forms of infrastructure, it will not provide for shops & services.

