

## **MARNHULL NEIGHBOURHOOD DEVELOPMENT PLAN 2024-2038**

Dorset Council is satisfied that the Marnhull Neighbourhood Plan 2024-2038, as modified, meets the basic conditions, is compatible with the Convention rights and complies with the definition of a neighbourhood development plan. A referendum will therefore be held.

### **Background**

The Marnhull Neighbourhood Area was designated by North Dorset District Council on 17 January 2020 in accordance with Part 2 of the Neighbourhood Planning (General) Regulations 2012 (the 'Regulations'). The relevant body is confirmed as Marnhull Parish Council and the designated neighbourhood area covers the civil parish of Marnhull.

In July 2025, Marnhull Parish Council submitted its draft neighbourhood plan and supporting material to Dorset Council. Dorset Council was satisfied that the documents submitted met the requirements of Regulation 15 of the 'Regulations'. The Parish Council was notified of Dorset Council's conclusion and informed that the plan could proceed to examination.

The submitted documents were made available for consultation from 8 August 2025 until 19 September 2025 and an independent examiner, Andrew Mead BSc (Hons) MRTPI MIQ, was appointed to examine the Plan. The examiner's report was received on 6 January 2026.

In summary, the examiner's report concluded that the Marnhull Neighbourhood Development Plan 2024-2038 would meet the basic conditions and other legal requirements, subject to his recommended modifications as set out in Appendix A of this decision statement.

Dorset Council has considered each of the recommendations and modifications contained in the examiner's report. In considering the conclusions of the independent examiner, Dorset Council agrees that the legal requirements and basic conditions have been met. The referendum version of the neighbourhood plan agreed by Dorset Council includes the examiner's recommended modifications as set out in Appendix A of this document.

Dorset Council is therefore satisfied that the plan as amended...

- i. meets the basic conditions (as set out in Schedule 4B to the Town & Country planning Act 1990); and
- ii. is compatible with the Convention rights (within the meaning of the Human Rights Act 1998); and

- iii. complies with the provision concerning Neighbourhood Development Plans made by or under Sections 38A and 38B of the Planning and Compulsory Purchase Act 2004, and

...can now proceed to a referendum.

## The area covered by the Marnhull Neighbourhood Plan 2024-2038

The neighbourhood plan area covers the civil parish of Marnhull.

### Details of the Neighbourhood Plan Referendum

The independent examiner considered that it was appropriate for the referendum to be held over the neighbourhood area. The referendum will therefore be held over the neighbourhood area, being the same area as the civil parish of Marnhull.

Information about the referendum will be published on the Council's website and made available for inspection no fewer than 28 working days before the referendum.

### Where to find more information...

Copies of this decision statement, the examiner's report and the neighbourhood plan can be viewed online at: [www.dorsetcouncil.gov.uk/marnhull-neighbourhood-plan](http://www.dorsetcouncil.gov.uk/marnhull-neighbourhood-plan)

## Appendix A: Modifications from Examiner’s Report

Proposed modification no. (PM)	Page no./ other reference	Modification
PM1	Policy 1 Appendix 6: Map on page 95	Delete “New Conservation Areas under appraisal” from the key and the Map.
PM2	Policy 3	<p>Delete the first sentence of Clause a).</p> <p>Delete the first and fourth bullet points from Clause a).</p> <p>Delete the Green Gaps (broad location) from Map 1 leaving the Green Gaps to be represented by the centreline.</p> <p>Delete the Green Gaps from the land covered by the eastwards and southwards expansions as indicated on Map 3, and from the land covered by the Tess Square scheme (as recommended to be included on Map 3), but with a southwards shift of the relevant centreline to maintain the gap between the extended Marnhull settlement and Walton Elm.</p> <p>Delete Local Green Spaces LGS05, LGS07 and LGS08 from Map 1 and Appendix 8.</p>
PM3	Policy 5	In Clause b) substitute: “... <b>should respect</b> ...” for “... should preserve ...”.
PM4	Policy 7	<p>Amend Clause a) to “<b>The revised settlement boundary is shown on Map 3</b>”.</p> <p>Map 3 should show the settlement boundary as defined by the Map at Appendix 13 without the deletions, other than the recreation ground, but with the four additions where new housing has been, or is nearing completion, and with the land covered by the allowed appeal APP/D1265/W/24/3353912 for Tess Square marked as an allocation site for businesses/community facilities and public open space.</p> <p>Appendix 13 and Map 6 should also be amended as a consequence of the modifications to Map 3.</p>
PM5	Policy 8	<p>Amend Clause b) to: “<b>The development should ensure the following:</b>” and substitute:</p> <p><b>“b) Map 4 shows an indicative Plan for the eastward expansion of Marnhull and illustrates one way in which the site might be developed taking into</b></p>

	Policy 9	<p><b>account the various constraints and opportunities identified in paragraphs 8.12 and 8.13 and as far as possible and practicable ensure the following ....”.</b></p> <p>Amend Clause b) to: <b>“Map 5 shows an indicative Plan for the southward expansion of Marnhull and illustrates one way in which the site might be developed taking into account the various constraints and opportunities identified in paragraph 8.17 and as far as possible and practicable to ensure the following ....”.</b></p>
PM6	Policy 10	<p>Add a fifth bullet point to Clause a):</p> <p><b>“within land at Tess Square (as shown on Map 3).”</b></p>
PM7	Policy 11	<p>Amend the references to “Map 4” to <b>“Map 6”</b>.</p> <p>Add and label the locations of all the facilities listed in Policy 11 to Map 6.</p>
PM8	Policy 13	Delete Clauses a) and b).