

## **MELBURY ABBAS AND CANN NEIGHBOURHOOD PLAN 2022-2038**

Dorset Council is satisfied that the Melbury Abbas and Cann Neighbourhood Plan 2022-2038, 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 on **Thursday 4 December 2025**.

### **Background**

The Melbury Abbas and Cann Neighbourhood Area was designated by North Dorset District Council on 29 November 2017 in accordance with Part 2 of the Neighbourhood Planning (General) Regulations 2012 (the 'Regulations'). The relevant body is confirmed as Melbury Abbas and Cann Parish Council and the designated neighbourhood area covers the civil parishes of Melbury Abbas and Cann.

In March 2025, Melbury Abbas and Cann 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 11 April 2025 until 30 May 2025 and an independent examiner, Andrew Mead BSc (Hons) MRTPI MIQ, was appointed to examine the Plan. The examiner's report was received on 3 September 2025.

In summary, the examiner's report concluded that the Melbury Abbas and Cann Neighbourhood Plan 2022-2038 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 Melbury Abbas and Cann Neighbourhood Plan 2022-2038

The neighbourhood plan area covers the civil parishes of Melbury Abbas and Cann.

### 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 parishes of Melbury Abbas and Cann.

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/melbury-abbas-and-cann-neighbourhood-plan](http://www.dorsetcouncil.gov.uk/melbury-abbas-and-cann-neighbourhood-plan)

## Appendix A: Modifications from Examiner’s Report

Proposed modification no. (PM)	Page no./ other reference	Modification
PM1	Policy 1a.	Delete condition ii. Amend condition v. to: <b>“Development of the site does not lead to the destruction of existing trees and hedges; and...”</b> .
PM2	Policy 1c.	Amend the first sentence to: <b>“All proposals for significant new housing development ...”</b> .
PM3	Policy 1d.	Amend the second sentence of the second paragraph to: <b>“First Homes and other affordable homes delivered through a Section 106 Agreement should be first offered to...”</b> . Amend the third paragraph to: <b>“Affordable housing is also supported within the Cranborne Chase National Landscape, subject to there being no significantly adverse impact on the landscape.”</b> Amend the first sentence of the fourth paragraph to: <b>“Applications for community-led developments ...”</b> .
PM4	Policy 1e.	Add a sentence to the first paragraph: <b>“A small number of market homes may be allowed at the local planning authority’s discretion if this is required to make the site viable.”</b> Amend the second paragraph to: <b>“The affordable housing at the site should be prioritised for key workers and their families at Guys Marsh Prison.”</b>
PM5	Policy 1f.	Amend requirement i) to: <b>“The proposal should seek to mitigate any significant harm which might be caused to the landscape by the development.”</b> Amend requirement viii) to: <b>“The development should seek to retain all trees worthy of retention. Any trees that need to be</b>

		<p><b>removed should be replaced with suitably located replacements.”</b></p> <p>Amend requirement ix) to:</p> <p><b>“The site should be subject to an appropriate archaeological assessment prior to the determination of the application.”</b></p>
PM6	Policy 1g.	<p>Amend criterion iii) by the deletion of the first “to”.</p> <p>Delete criterion viii).</p>
PM7	Policy 1h.	<p>Delete the policy and insert:</p> <p><b>“Development of the site within that depicted in Figure 21 is allocated for the provision for up to three dwellings, all of which would be for affordable rented housing.</b></p> <p style="padding-left: 40px;">i) <b>Development should not take place until a robust assessment to investigate, etc, ...</b></p> <p style="padding-left: 40px;">ii) <b>Any development should be informed by an assessment of significance of the designated heritage assets, etc ...”.</b></p>
PM8	Policy 2a.	<p>Delete the final sentence of criterion iii).</p> <p>Delete criterion viii).</p>
PM9	Policy 2b.	<p>Delete “generous” from criterion i).</p> <p>Delete criterion ii).</p> <p>Delete final sentence of criterion iii).</p>
PM10	Policy 2c.	<p>Delete criterion iii) and substitute:</p> <p><b>“Development should preserve and where possible enhance the views across the Plan area from public vantage points, especially from Melbury Beacon. All development with a visual impact on the Cranborne Chase National Landscape should show the scale of those impacts and how they have been mitigated in a Landscape and Visual Impact Assessment (LVIA)”.</b></p> <p>Delete the viewpoints which are located outside the Plan area together with the accompanying details.</p>
PM11	Policy 2d.	<p>Amend criterion iv) to:</p> <p><b>“Development must not result in any temporary or permanent significantly adverse effect on the biodiversity or ecosystems of watercourses;”.</b></p>

PM12	Policy 2e.	<p>Delete the first sentence of criterion i) and substitute:  <b>“The potential features that should be preserved or enhanced are either described or linked in the MA&amp;CNP38 Heritage Topic Paper (February 2025).”</b></p> <p>Rephrase criterion iii) to:  <b>“Proposals to bring redundant and/or vacant historic buildings into re-use will be supported, etc...”</b>.</p>
PM13	Table 1; (page 10 and page 59)  Policy 3b.	<p>Delete the objective as drafted and substitute:  <b>“To ensure that development south of the A30 is satisfactorily mitigated.”</b></p>
PM14	Policy 4a.	<p>Delete Figure 61 in criterion vi) and substitute:  <b>“Figure 62”</b>.</p>
PM15	Policy 4c.	<p>Amend the first phrase of criterion ii) to:  <b>“Provision is made for high-speed communications, etc ...”</b>.</p> <p>Delete criterion iii).</p>
PM16	Policy 4d.	<p>At the end of criterion i. add <b>“or”</b>.</p> <p>Delete the roman numerals iii. and iv., retaining the text as separate paragraphs.</p>
PM17	Policy 4e.	<p>Delete “and nature related impacts,” from the first paragraph.</p> <p>Delete “should” from the third paragraph and substitute <b>“...are encouraged to ...”</b>.</p> <p>Delete the final sentence from the fourth paragraph.</p>