

Fontmell Magna Neighbourhood Plan Review - Consultation Statement

July 2024

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This Consultation Statement summarises all the statutory and non-statutory consultation that has been undertaken with the community and other relevant statutory bodies and stakeholders in reviewing the Fontmell Magna Neighbourhood Plan. It describes how concerns have been addressed and what changes have been made to the final Plan as a result of the pre-submission consultation.

The purpose of this document is to demonstrate that the Neighbourhood Plan has been developed on the basis of wide and thorough community engagement. More specifically, the neighbourhood planning regulations require a consultation statement to be produced which—

- (a) contains details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan or Neighbourhood Development Plan as proposed to be modified;
- (b) explains how they were consulted;
- (c) summarises the main issues and concerns raised by the persons consulted; and
- (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified.

The main consultation was undertaken at Regulation 14 (pre-submission), the Neighbourhood Plan Review Steering Group having reviewed the Plan in light of recent planning decisions, changes to national planning policy and legislation (noting that the Local Plan had not changed). Prior to commencing this consultation, an SEA screening was undertaken, facilitated by Dorset Council. The views of the Environment Agency, Natural England and Historic England were sought and all concurred with the view that a full SEA is not required for the Fontmell Magna Neighbourhood Plan Review. Details on the screening are included separately as part of the submission material.

Pre-Submission (Regulation 14) Consultation

The Regulation 14 consultation period ran for just over 6 weeks from 14th February until 31st March 2024.

Documents were published on the Parish Council's website, including the revised Neighbourhood Plan, a Modifications Statement, the Housing Needs Target paper, FAQ's and a questionnaire for completion. The questionnaire could be completed and returned by post, e mail or hand delivered to collection points in the village hall, village shop and pub, The Fontmell. The questionnaire could also be completed on-line via Survey Monkey (indeed, this proved to be the most popular method for residents).

To alert residents to the consultation process, posters were displayed on verges and village notice boards, including those of the surrounding villages and hamlets. Adverts were placed in Valley Views (delivered to 5 local parishes) accompanied by the questionnaire, and also the Blackmore Vale Magazine (two consecutive weeks).

A public meeting was held at the village hall on 16th March 2024 (again publicised via posters). Display noticeboards outlined the policies, and any proposed changes and members of the Review Committee were on hand to answer residents' questions and assist with survey completion.

Exhibits evidencing the consultation process are included in the Appendix.

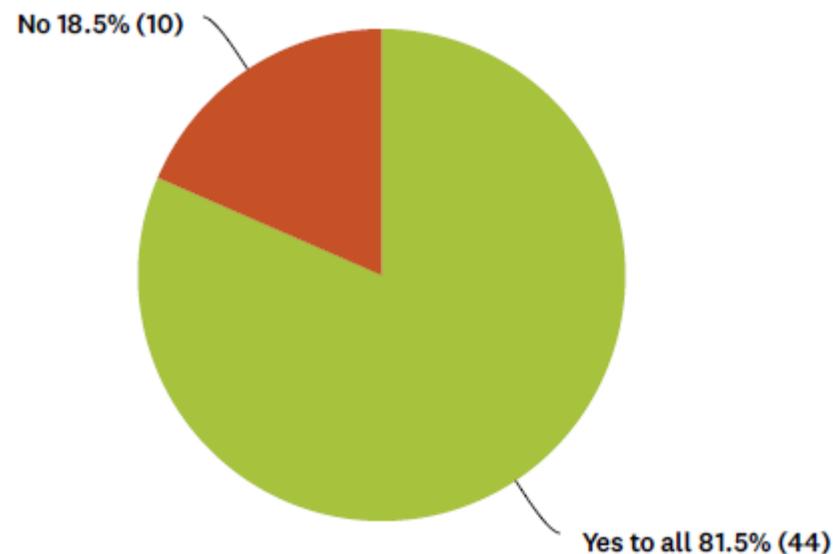
The statutory consultees were alerted to the start of the consultation by email on 14 February 2024. This included links to all the relevant documentation. The statutory consultees contacted were:

- Dorset Council
- Cranborne Chase National Landscape Partnership
- Natural England
- Environment Agency
- Historic England
- National Highways
- Adjoining Parish Councils of Ashmore, Cann, Compton Abbas, East Orchard/Margaret March, Sutton Waldron
- SSE
- Southern Gas Networks
- Mobile Operators Association
- Openreach
- Vodafone, O2, BT, Three
- Wessex Water
- Public Health Dorset
- Dorset Health Care
- Garden History Society
- English Sports Council
- National Trust
- Forestry Commission
- Magna Housing
- Stonewater Housing
- Sovereign Housing Group
- Aster Housing Association

Responses to the Consultation

We received 55 responses to the consultation via the consultation form, primarily from local residents. Feedback was also received from the following Statutory Consultees: Cranborne Chase National Landscape Partnership, Dorset Council, Historic England. The Environment Agency, Natural England, National Highways, Sports England and SGN responded but had no specific comments to make on the plan. Charleston Homes/Vernon Christopher (landowner) responded just after the closing date, and their late response has been considered.

There were 54 responses to the question ‘do you agree with the changes to the village plan proposed by the Parish Council’, of which 44 (81.5%) agreed with all of the changes. 10 respondents (18.5%) disagreed with one or more of the main changes. 21 comments were made in the open-ended box at the end of the survey, and where these relate to Neighbourhood Plan policies, they have also been summarised in the table that follows. Overall, it is clear that the vast majority of those responding to the consultation were in favour of the changes proposed.



Main Issues and Concerns Raised, and how they were considered

The following table looks to summary the main issues raised, and what if any further changes should be made to the Neighbourhood Plan in response to these.

Regulation 14 Consultation Responses

Section	Respondent/s	Main Issues Raised	Suggested Response
Foreword	Local resident responses	Dick Stainer should be included in the list of people who have contributed to the Review. The Humphreys should be removed. The comma between Graham and Eames should be removed.	<i>Suggested amendments agreed</i>
1.12	Dorset Council	The third bullet point we suggest using the phrase “protected from harmful development” because not all development will be harmful, and some development may even benefit the features you wish to protect.	<i>Suggested amendment agreed</i>
Foreword	Local resident responses	Chevrons are used to distinguish bullet points whereas everywhere else dashes "-" are used.	<i>Suggested amendment agreed</i>
1.14	Dorset Council	Note that a new timetable for the production of the new Local Plan was agreed in March cabinet. The new date of adoption is May 2027.	<i>Noted - amend to “anticipated in Spring 2027”</i>
2	Local resident responses	I would like to know on what basis the decision-making on the ‘environmental’ designations was made - what evidence the Parish Council are using to make such decisions.	The decisions made are based on national and local policy and the desire of the local community, as expressed in responses to the original Neighbourhood Plan (NP), to safeguard the character of the area

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2.06 Policy FM1	Dorset Council	This policy still seems appropriate. However, please review the Local Green Space sites listed in Table 2 to ensure they are all still “of particular importance” to the local community, and their specified reason for importance is still correct.	The list of sites and reasons for designation has been reviewed and all sites are still considered to be relevant.
2.10	Dorset Council	This can be updated to report that Biodiversity Net Gain (BNG) came into effect for major development on 12 February and for small sites on 2 April 2024.	<i>Suggested amendment agreed</i>
2.12 Policy FM2	Dorset Council	Given the legal requirements for BNG, it might be more appropriate to change the end of the first paragraph line to “...where required.” The wording of the final paragraph could be improved (i.e. wildlife-friendly features would mainly be on the outside of new buildings) - could reword as “New buildings and landscaping schemes should incorporate wildlife-friendly features into their design and layout.”	<i>Suggested amendments agreed</i>
2.16	Cranborne Chase National Landscape (CCNL) Partnership	A matter you may wish to include is the revision of the s.85 duty of ‘relevant authorities’ in Countryside and Rights of Way Act 2000 by s.245 of the Levelling Up and Regeneration Act 2023 regarding decisions that may affect land in a protected landscape (National Landscapes and National Parks). Relevant authorities includes Planning Authorities and Parish Councils. The duty to ‘seek to further’ is an active duty, therefore any relevant authority must take all reasonable steps to explore how the statutory purposes of the protected landscape can be furthered. It is anticipated that the government will provide guidance on how the duty should be applied in due course.	<i>Noted - suggest insertion of additional paragraph following 2.16: “As a consequence of section 245 of the Levelling Up and Regeneration Act (LURA), 2023, relevant authorities ‘must seek to further the purposes of designation’ of protected landscapes such as the CCNL, for which the purpose of designation is to conserve and enhance its natural beauty. This aim goes beyond simply mitigating possible impacts and is likely to require authorities to explore additional measures that will help to deliver the aims and objectives of the CCNL’s management plan.”</i>
2.21 Policy FM5	Local resident responses	Could property owners be required to keep their property’s frontage that adjoins a road or lane free from litter.	This is not a planning matter that could be reasonably conditioned.
2.24	CCNL Partnership	You may wish to mention in the supporting text that the International Dark Skies Reserve status puts an obligation on the Local Planning Authority to reduce light pollution year on year and not merely minimise the increase in light pollution.	<i>Suggested amendment agreed</i>

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		New development should not, therefore, provide any additional light pollution.	
2.25	Dorset Council	The policy refers to Environmental Zone 1 from the Institution of Lighting Professionals (ILP). The supporting text above the policy does not mention this. It might be useful if it could be discussed, including what the implications of this requirement are likely to mean for a typical residential development, and where people can find out more information. While the supporting text provides a link to the Cranborne Chase Developer's Guide, and this guide states "the aim is to achieve the standards of environmental lighting zone E1", it is not clear whether following the Cranborne Chase guide is sufficient to fulfil this policy.	<i>Noted - suggest insertion of new paragraph following 2.24 explaining that National Landscapes are normally categorised as Environmental Lighting Zone E1 based on guidance from the Institute of Lighting Professionals (ILP). Their guidelines (ILP Guidance Notes 9/19 and 01/21) set maximum allowable amounts of different types of light pollution, and for Environmental Zone E1 there should no upward light (sky glow) at any time, and after 11pm no light either visible outside the lit area or trespassing onto buildings. Clarify reference to the CCNL guidance note.</i>
3.04 Policy FM8	Local resident responses	Our garden along with our 2 adjoining neighbours has been highlighted as 'open space' within Map 7. It is a private garden and misrepresents and inflates how much actual open space exists within our village.	The designation 'open space' carries no legal weight, has no policy associated with it and is included in the NP as an illustrative feature. All of the spaces - public and private - were considered to add to the character of the village.
3.04	Local resident responses	Paragraph 3.4 mentions the need to maintain a "chequer pattern" of open spaces - can the areas shown on this map are given additional protection in the Neighbourhood Plan, as Local Green Spaces section, to prevent development on them.	The criteria for designation as a Local Green Space (LGS) were not considered to be met by most of the open spaces shown on map 7. However many of these lie outside the settlement boundary and are therefore unlikely to be considered appropriate for development.
3.07 Policy FM8	Dorset Council	Policy includes the addition of a sentence regarding orientation of roof slopes to maximise renewable. This seems a positive addition and should hopefully still provide developers with sufficient flexibility.	Support noted.
3.13 - 3.26 Policy FM9	Local resident responses	Concerned that the sketches make for a rather prescriptive approach, whereas scope should be allowed for invention and new ideas in architectural design.	The sketches are labelled as examples, and the policy wording makes clear that examples of vernacular features 'include' (but are not exclusively) shown in the sketches. Developers are expected to have regard to this but this would not rule out new ideas and interpretations provided that such respects the local rural character of the area.

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3.21 Table 3b	CCNL Partnership	Roof lights, skylights, and lantern lights all have a considerable capacity to contribute to light pollution. The avoidance of them could, therefore, be mentioned in the section on design. In particular, it would avoid any future misunderstandings if the roof lights in the example of a good extension design on page 30 were removed.	<i>Noted - make reference to light pollution concerns through additional text following 3.17, and remove roof lights sketch on page 30.</i>
3.27 Policy FM9	Dorset Council	Consider including reference to electric vehicle charge point infrastructure (EVCPI). The NP could promote the installation of a public charge point to increase charging access for residents. Additionally, the Neighbourhood Plan could note that any charge points installed are in a suitable location which avoids obstruction for pedestrians and cyclists.	<i>Agreed - add new paragraph following 3.27: "There is increasing take up of electric vehicles. Whilst building regulations mean that all new houses should be provided with EV charging points, this may not be possible to be retrofitted within existing homes and businesses, and there is a lack of local public charging points in the local area. This could be addressed through the provision of public charging points in accessible locations such as the car parks of The Fontmell and the Village Hall." Add to FM9 "The installation of public charging points in accessible locations is encouraged, provided that these do not harm the rural and historic character of the area. Where EV charging points are installed, these should be sited so as not to cause an obstruction for other road users."</i>
3.27 Policy FM9	Dorset Council	The issue of rainwater harvesting is one of the questions we ask developers to consider in Dorset Council's Sustainability Checklist and is something that we would encourage. However, the revised NP policy makes it a requirement. Is there evidence that this will not adversely impact on the viability of new development if required rather than encouraged?	The policy uses the word 'should' which is read in the context of the 'definition of policy wording' on page x. The inclusion of such systems will reduce water bills to a minimum and avoid usage of drinking water to flush toilets and for watering gardens. A small increase in the cost of a dwelling and associated infrastructure is justifiable if the running costs are lower. <i>Include additional supporting text to explain the above points.</i>
3.27 Policy FM9	Local resident responses	Neither resident at this address would be happy to use rainwater recovery for general washing, laundry or toilet flushing. It would not be a selling point in a new-build.	The reference is intended to apply to grey water (which can be treated for use in toilets / washing machines) as well as rainwater (generally for gardening / outside taps but can similarly be treated for use in toilets / washing machines). This can be clarified. See suggested change above ref viability.

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			<i>Amend policy wording to refer to water recovery systems, and explain both rainwater and grey water systems in the supporting text.</i>
3.27 Policy FM8 and FM9	Local resident responses	Concerned that developments will not meet the standards sought by FM8 and FM9 because the Local Authority Planning either do not have the design expertise or prioritise other matters (response goes on to describe elements of successful design). 'Architects' need sufficient freedom to be able to orientate buildings so that the 'village scene' is not compromised. So there should be no stipulation that a dwelling has a roof that faces south, recommend only.	Noted. The Plan has sought to be as thorough as possible without being too prescriptive. This applies to the wording of FM8 - which uses the word 'should' rather than must, and variation in the exact orientation is possible (as the policy references within 30 degrees of south and does not prescribe that this is the main roof).
4.01	Local resident responses	Speed limits and traffic calming measures are urgently needed throughout the village and in particular along the racetrack that the road between the village and Sutton Waldron has become.	The A350 is managed by Dorset Council Highways and leaves the parish just after Spring Meadows - so much of the section between the village and Sutton Waldron is not in the Neighbourhood Plan area.
4.03, 4.12	Local resident responses	We disagree with paragraph 4.3 and are concerned that the proposed link road (referenced in 4.12) will not be delivered - the increase in traffic is not acceptable. In a recent survey of the track leading to Fontmell Under Fives Nursery, more than 100 trips were logged between 7:30 and 16:00 on one day. These cars drive closely between the properties, passing a pinch point - a real hazard - no increase in traffic along this track could safely be considered.	In general the plan supports local business except where it would have a detrimental effect on the community, and the Under Fives Nursery is in existence and as such the NP has no power to alter this. Access to the Blandford's Farm barn has been considered with regard to further development, with the existing access track from West Street considered impractical, which is why Policy FM20 seeks to secure a link via Site 20.
4.04	Local resident responses	Not enough included relating to provision of a safe crossing point of the A350. Fontmell has significant numbers living on either side of the road.	A crossing point on the A350 is the first point in Project P1
4.10 Map 8	Local resident responses	Given the ongoing drainage and road deterioration issues from the Village Hall heading west out to Bedchester crossroads and on the road past Springhead should the maps be extended to cover these areas and highlight the current drainage and road surface issues and the many pinch points on these routes?	The condition of the roads is the responsibility of the Highways Authority (Dorset Council) and not something that the NP can directly influence. The map focuses on the main areas where there is pedestrian traffic, which is in and immediately around the village.
4.11	Dorset Council	Secure cycle parking should be considered in site allocations to help encourage cycling trips, given that the national cycle	This could be noted in the supporting text in relation car parking (as Policy 23 of the Local Plan required the provision of

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		network route (NCN253) passes along West Street / Mill Street and connects Fontmell Magna to the nearby towns of Shaftesbury, Blandford Forum, and Gillingham by largely quiet lanes.	cycle parking in accordance with the Council's parking standards, unless a different level of provision can be justified by local or site-specific circumstances). <i>Add to end of 4.11 "as well as cycle storage. Guidance on the latter is set out in the Local Plan and its Appendix 3, and whilst flexible generally encourages storage for at least 2 cycles per dwelling."</i>
4.13 Policy FM10	Dorset Council	It might be worth making it clearer that the Rural Roads Protocol is specific to Dorset and that the Highways Authority is Dorset Council. The protocol encourages fewer road signs and markings where this can be achieved without impacting on road use safety. Is this something that would be welcomed? NB the paragraph reference in the policy should presumably reference 4.13 (not 4.14).	Noted - this is accepted, and can be reflected more clearly in the supporting text. <i>Amend first sentence of 4.13 to "...as adopted by Dorset Council as the Highway Authority,..." and add to fifth bullet to read "...where this can be achieved without unduly compromising road safety".</i> <i>Amend final sentence of FM10 to cross reference to the appropriate paragraph</i>
4.13 Policy FM10	Local resident responses	Suggest the wording in the penultimate paragraph becomes more enabling by changing to "Development will not be permitted where an existing narrow access is not suitable for increased use unless it becomes possible to widen that access."	Agreed that the possibility of mitigation should be acknowledged. <i>Add to end of sentence: "unless this issue would be addressed and mitigated as part of the proposals."</i>
4.13 Policy FM10 Project P1	Local resident responses	Would the provision of a pedestrian crossing on the A350 near to the bus stop at The Fontmell be against other policies e.g. Dark Skies or aesthetics?	The proposal for a crossing is contained as a project, and requires further investigation into its feasibility, but as per FM10 the expectation is that the preferred approach to its design would be consistent with the Rural Roads Protocol.
4.13 Project P1	Dorset Council	Final bullet - Fontmell Magna Parish Council made an application for a 20mph speed limit in November 2022 and was declined for several reasons. One reason was that an informal consultation with Dorset Police showed that they would not support an application if it included the A350. Therefore, we would recommend that the wording of this statement is reconsidered.	The Community Speed Watch leader has advised that after the refusal of the last submission they have talked to the Police and Crime Commissioner who has expressed his support for a new application for a 20mph speed limit on village streets and the A350. <i>Amend sentence to read: "...(an initial application rejected in June 2023 but is to be reviewed and re-submitted following support from the Dorset Police and Crime Commissioner)."</i>
4.13	Dorset Council	Several of the public footpaths shown on Map 8 differ to the legal definitive lines - these can be viewed on Dorset Explorer .	Noted - the routes shown are the actual lines taken by walkers, which may deviate from the definitive paths.

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Map 8		The routes shown in the NP may align with the routes taken on the ground, but to avoid any confusion, we suggest that this difference is explained, and recommend that the following disclaimer is added “This map is not definitive and has no legal status.”	<i>Agree addition of a disclaimer as follows: “The footpaths shown on this map are widely used but may not fully follow the exact routes shown on the definitive rights of way map held by Dorset Council.”</i>
5.07 Policy FM11	Dorset Council	Additions to Policy FM11 noted regarding operation of Sustainable Drainage Systems (SUDS), which reflects the National Planning Policy Framework (NPPF) para 175 which states that SUDS should have minimum operational standards and have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development.	Support noted.
5.07 Policy FM11	Local resident responses	Infiltration measures such as attenuation basins must (a) be located where there is no risk that they would overflow...(b) be sympathetic to the vernacular and (c) have appropriate safety fencing.	Based on recent experience at Spring Meadows, it is accepted that further guidance on their design would be beneficial to ensure that these are sensitively designed. <i>Add further sentence to end of FM11: “Any engineered elements, including safety fencing and visible elements of any overflow pipes, should be designed to be unobtrusive and using materials in keeping with the vernacular.”</i>
5.10	Local resident responses	Could this be essential before planning submission made.	Conditions can only be imposed on the granting of a planning application is made, and validation requirements (setting out the information required prior to an application being accepted) are set by Dorset Council and not through the NP.
5.10 Policy FM12	Dorset Council	Amendments to the text regarding capacity of the Wastewater Recycling Centre (WRC) noted. Has Wessex Water been contacted to see if they can provide an update regarding the capacity of the WRC and their plans for upgrading it?	Wessex Water has been contacted - their response confirmed that current approved development within the catchment has taken the WRC close to treatment capacity. Should further sites be permitted, the permit details and performance of the WRC are reviewed, and if necessary Wessex Water will plan, design and construct a scheme of capital works to meet the catchment growth, given that developers have a right to connect to the sewer network at the appropriate “point of connection”. Wessex Water will seek to liaise with both the applicant and the Local Planning Authority to reach agreement on the timetable for the scheme of works if required.

Section	Respondent/s	Main Issues Raised	Suggested Response
			<i>Review text and update as necessary to better reflect the above points.</i>
6.07 Project P2	Dorset Council	Suggest clarify that the “suitable location” that you are looking to identify is for a mobile phone mast (the sentence begins by talking about both broadband and mobile technology).	<i>Noted and agreed - insert “for a mobile phone mast” within P2</i>
6.08	Local resident responses	Has any thought has been given to the use of the sluice from the ponds in Mill Street to a community hydro electric project?	Para 6.8 touches on power generation schemes but such projects are dependent on considerable organisational and financial input and are beyond the scope of this NP.
6.11	Local resident responses	The footpath is now complete but solution is dubious and would appear short lived.	Whilst we cannot comment on the quality of the work, its completion can be noted. <i>Amend 6.11 to reference the completion of the footpath to South Street from West Street.</i>
6.11 Policy FM14	Local resident responses	A completely new play area has been created from S106 money and so the upgrade has been completed, or is this referring to something else?	Noted. <i>Omit final bullet and reference upgrade as complete in the supporting text.</i>
6.11 Policy FM14	Dorset Council	It would be helpful to clarify if the “Footpaths for All” project is a Dorset Council or parish council project and provide a bit more explanation.	<i>Amend text to refer to the Parish Council’s ‘Footpaths for All’ project.</i>
8.13 Policy FM16	Dorset Council	Allowing for increased flexibility based on evidence, particularly on house sizes based on the figures in the latest housing register, is welcomed.	Support noted.
9.07 Policy FM17	Dorset Council	While it is true that the plan allocates two sites for a maximum of 40 homes, it also confirms the settlement boundary (Policy FM18), which has the aim of supporting suitable infill development. Therefore, it might be more accurate to amend Policy FM17 to say: “This Plan allocates sites for around 40 new homes to 2031...” The second sentence would be better expressed as a preference given that the settlement boundary includes land to the east of the A350, suggesting that it is suitable for infill development.”	A housing target of up to 40, and supply of 45 - 55 dwellings, has been justified and the basis for this could be included in the policy and as an Appendix. <i>Amend first sentence of FM17 to read: “The proposed site allocations, together with completions and potential infill within the settlement boundary, will exceed the housing target of 40 new homes to 2031, providing what is considered a sustainable level of growth.” and include the housing target paper (February 2023) as an appendix, referenced from 8.3 and through the additional of a further wording within 9.4.</i>

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		<p>With regard to the final paragraph, it would be appropriate to recognise the ‘exceptions’ for when isolated homes in the countryside might be permitted by referring to local as well as national policies in Policy FM17 (it is noted that para 9.7 now includes reference to local plan as well as national policies).</p>	<p>It is accepted that the settlement boundary could allow some infill to take place east of the A350, however the main intent of the policy was to shape the location of sites should a need arise for additional land outside of the boundary (such as through a rural exception site).</p> <p><i>Amend second sentence of FM17 to read “Other than infill development within the settlement boundary, and the re-use of existing building, additional dwellings must be focused... “</i></p> <p>Amend final paragraph as follows:</p> <p><i>“Unless a countryside location is essential, is either an enabling development to secure the future of heritage assets or the design is of exceptional quality (based on the criteria established through national planning policy), new open-market development...” and “...in line with national and local plan policy where...”</i></p>
9.09 Policy FM18	Dorset Council	<p>The added reference to the local plan countryside policies is welcomed as it improves clarity. The North Dorset Local Plan lists policies that permit development in the countryside, and includes reference to permitting development if “it can be demonstrated that there is an ‘overriding need’ for it to be located in the countryside.”</p>	<p><i>Noted - amend supporting text to reference the relevant policies and include a brief explanation of what is meant by an ‘overriding need’.</i></p>
9.09 Map 12	Local resident responses	<p>Changes to 2018 in map 11 good but are changes to date to incorporate map 12 included.</p>	<p>The settlement boundary is not shown on Map 12. Site 1 and Site 24 are not allocated and as such are not included inside the Settlement Boundary.</p>
9.14 Policy FM19	Dorset Council	<p>We note that the site is nearing completion but that you intend to retain this policy until it is fully completed (para 9.16).</p>	<p>The site is now complete, and therefore the policy no longer appears to serve any meaningful purpose. As such the site’s planning history and completion can be clarified in the text, but the text and policy whose main purpose was to guide planning decisions on this site can be removed.</p>
9.14 Policy FM19	Local resident responses	<p>The supporting text around Policy FM19 should be brought up to date to reflect the fact that Site 20 has been built out to create Spring Meadows.</p>	<p><i>Update final sentence of 9.17 and 9.22, and remove paragraphs 9.18 to 9.21 and table 4. Consider either removing or replacing photo 9 with a current photo of the site as developed. Delete Policy FM19. Check further renumbering as may be required.</i></p>

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9.16	CCNL Partnership	Typo in para 9.16, I think 'granted' is what is intended.	<i>Noted - amend to 'granted'.</i>
9.23 Policy FM20	Historic England	An outline planning application submitted in 2023 against policy FM20 has identified issues associated with access which has led to some modifications to the policy wording. We are happy to leave any consideration of possible implications for the historic environment in the form of potential impacts on relevant heritage assets to the discretion of Dorset Council's conservation officer and archaeologist team.	Noted.
9.25 Policy FM20	Local resident responses	Policy FM20 should go ahead due to a desperate housing need in this village, and the fact that it will have a very minimal impact on others.	Support noted.
9.28	Dorset Council	In addition to vehicular traffic, the Transport Assessment should also consider the impacts of Non-Motorised Users (NMUs) along West Street and their access to and from the site.	Noted and agreed. <i>Amend reference to transport statement to state that the impacts of Non-Motorised Users (NMUs) along West Street and their access to and from the site should also be considered.</i>
9.28	Dorset Council	Consider the use of gender-neutral language as the paragraph currently refers to the developer in terms of "his efforts". This may be understandable if you already know the developer, but the developer may change.	<i>Noted - amend to 'their'.</i>
9.28 Policy FM20	Dorset Council	We note the amendments that try to strengthen the community's position that they would prefer the vehicular link to be from Site 20 (Spring Meadows), but this may result in the owner of the land that links Sites 20 and 22 seeking to extract the highest price for their land and impacting on the viability of such a link being deliverable. The policy also requires Site 22 to provide a pedestrian route to the village hall / play area, which presumably would need to be an all-weather path (in line with Policy FM14). The developer is therefore set to incur a proportion of the cost of building a link to West Street anyway. While we appreciate that the community have concerns over the traffic impact on West Street, realistically the traffic impact of 10 dwellings is likely to be negligible.	The issues of viability and ransom strips are well understood, but by highlighting these early in the process it is hoped that these issues can be resolved. When the plan was first in preparation (2017/18), Pennyfarthing (as the prospective developer of site 20) indicated that they were willing to provide a layout to enable such access within their site, and the owners of Site 22 also expressed a willingness to develop their site for the benefit of those living in the community. Charleston Bespoke Homes has submitted an outline application P/OUT/2023/06625 to build on the intervening land - and has submitted an indicative layout showing a potential link between both sites - but without reaching an agreement with Pennyfarthing Homes who retains ownership of the access road.

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9.28 Policy FM20	Local resident responses	The desire to minimise the impact of traffic on West Street (as per Objective 1c, and also mentioned in other sections e.g. 4.1, 4.5) conflicts with the proposed development of Site 22 (Blandford Farm Barn). In particular: 9.25 states that the pre-school could be further enhanced and commercial units developed. Yet the pre-school already contributes a significant amount of traffic to traffic on West Street, and additional development would add further to the impact on West Street. If the alternative access via Site 22 is not achieved, then any development of this site will be contrary to all the elements of the NP that aim to reduce or minimise traffic along West Street.	The Parish Council would hope that all of the landowners can work together to come to a sensible agreement to deliver the aspirations of the community, respecting the fact that further housing on the intervening land is not needed at this time. The revised wording seeks to try to achieve this end, but recognises that this cannot ultimately be forced. Should West Street become a 20mph speed limit zone with signage etc to indicate the shared nature of the carriageway, the need for an off-road path would reduce. <i>Update supporting text to better reflect the above situation.</i>
9.28 Policy FM20	Local resident responses	Access to site 22 should only be permitted via site 20. Allowing a developer to access site 22 via West Street based on the developers 'best endeavour' provides a loophole by which a developer may not only access site 22 but also open up potential development of the land to the north and north west.	
9.28 Policy FM20	Local resident responses	Concerned that a connection from Old Crown Road (Site 20) through Site 22 to West Street would almost certainly become a 'rat run'.	The link through Site 20 was designed to encourage low speeds. The NP is not advocating a link road through to West Street (see Map 12 which only shows a possible footpath link). If site 22 is accessed from West Street there is no requirement for the developer to link this to Spring Meadows.
9.28 Policy FM20	Local resident responses	No need for any new footpaths to the Village Hall. The idea is a red herring!	The provision of an off-road footpath would be beneficial in creating a more attractive off-road route to the western end of the village for those living in the south of the village. The footpath has been re-routed in the review so that it does not run to the rear of existing properties. Until West Street feels safe for pedestrians this path would encourage more residents to access other parts of the village on foot.
9.28 Policy FM20	Local resident responses	Disagree with the footpath, marked in yellow, linking to the rear of the village hall as it will reduce our privacy and security. There is no need for a footpath as a very well made up path now exists from Site 20 to West Street past the school.	
9.30 Policy FM20	Local resident responses	The description of 'possible small businesses' on Map 12 (Page 61) is too vague. Commercial use development that is not in keeping with the natural state of the village (i.e. farming) right next to housing, is not appropriate, and raise concerns of noise	The map is intended to refer to the re-use / redevelopment of the existing barns in the SE corner of the site (see line) which is some distance from existing dwellings, and the policy refers specifically to the barn for employment / community facilities - although this could be made more clear. Traffic / access is

Section	Respondent/s	Main Issues Raised	Suggested Response
		and light pollution as well as exacerbating safety concerns through additional traffic on West Street.	dealt with under the final paragraph of policy FM20, and policy FM6 on dark skies would apply. <i>Amend first sentence of FM20 to read: "The barn in the SE corner of the Site 22, as shown on Map 12, known as Blandfords Farm Barn, is allocated for employment / community facilities, and the surrounding land, within the area shown for Site 22, is allocated for housing..."</i> <i>Add further sentence: "The employment / community use of the barn should be compatible with the rural nature of the village and nearby residential uses."</i>
9.30 Policy FM20	Local resident responses	The barns have been used for the winter housing of beef cattle, and given their general condition, it would seem unlikely that they would be viable for conversion.	The text references 'or a replacement building/s'.
9.31 - 9.34	Historic England	We suggest consideration should be given to the removal of the text associated with the Potential Rural Affordable Housing Exception Sites - while not a policy the wording of the associated text may be used to justify a scheme which has not been tested through examination as a policy.	<i>Noted and agreed. Delete section 9.31 - 9.34 and Table 6</i>
Appendix 2	Local resident responses	Appendix 2 - Site 22 does not appear to follow PC objections.	Appendix 2 is simply a record of the site analysis undertaken in late 2018 to support the preparation of the original NP - it is not binding on the Parish Council and did not benefit from the more extensive evidence that support a planning application.
Other	Local resident responses	The list of Maps on page 80 lists map 8 as being on page 32, this should be page 39.	<i>Noted, check all maps are correctly indexed.</i>
Other	Charleston Homes and land owner Vernon Christopher	The Parish Council should consider allocating all or part of the site west of Spring Meadows (as per the pending application P/OUT/2023/06625) to assist with the housing needs identified by the most recent housing needs assessment.	The Housing Review Paper does not identify the need for further housing within the current plan period - there remains a healthy land supply to meet local needs, taking into account an appropriate uplift to boost housing supply and the spatial strategy for the area. This will be revisited when the NP is next reviewed and the plan period rolled forward - at which time the Dorset Council Local Plan should also have been adopted.

Section	Respondent/s	Main Issues Raised	Suggested Response
Other	Local resident responses	Whilst acknowledging the desire to link Blandfords Farm development access through Site 20 (Spring Meadows site) this should not be achieved at the cost of giving further planning permission to land south of Spring Meadow. Access to the land at Blandfords Farm Barn Site 22 from Site 20 should be restricted to Site 22 only and not allow access to any further development next to the Spring Meadows development Site 20.	The NP is not proposing the development of any additional sites at this time.
Other	Local resident responses	We have hit the quota for building in Fontmell Magna - there is no need / desire for more new build homes, even the “affordable” homes built by Pennyfarthing Homes remain unsold.	
Other	Local resident responses	We very much appreciate the time and committed you have allocated to devise our Fontmell Village Neighbourhood Plan. A really excellent and thorough document. Well constructed - a credit to all involved. Thanks to the team for an excellent update to the plan.	Support noted.
Other	Local resident responses	It would be fantastic to have the litter picking more often, perhaps 2 or 3 times a year including some Sundays.	This is outside the scope of the NP, but the Parish Council would welcome community support in organising this.

Appendix

Exhibit 1. Parish Council website pages

Fontmell Magna Parish Council

Home News Councillors Council Information Community Information Useful Links Contact Us

Overview

The Fontmell Magna Neighbourhood Plan that was approved in 2018. According to Gov.uk, *"Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided"*.

In order to remain valid and carry weight in future planning decisions, it must be updated periodically to ensure its accuracy and relevance. The Parish Council has reviewed the existing plan and concluded that no fundamental changes are required. Minor changes have been made to reflect factual updates such as the closure of the Fontmell Surgery, and to add further clarity to the existing policies where considered necessary, particularly with regard to building design and road access.

This website provides all the relevant documentation for the consultation period which will run from 12th February to 31st March 2024.

Complete the survey
Click the button here to complete the survey online

Complete Survey Online

Download Survey 
Complete the survey offline

PLEASE – Read the documentation – Consider your opinions – Complete the survey by 31st March 2024 – THANK YOU

Core Documents:

[1. Updated Neighbourhood Plan Draft 2024](#)

[3. Housing Needs Assessment](#)

[2. Modifications Statement](#)

Additional Documents:

[I. Neighbourhood Plan Completed in 2018](#)

[III. FAQs and Answers](#)

[II. Strategic Environmental Assessment](#)

Timetable

Consultation	12th February – 31st March 2024
Updates Following consultation	April/May 2024
Parish Council Approval	June 2024
Examiner assess plan	July – Sept 2024
Post examination updates	December 2024
Revised Neighbourhood Plan made	January 2025



Exhibit 2. Posters displayed on public noticeboards around village and neighbouring parishes



Exhibit 3. Advert in Valley Views (March 2024)

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o@btinternet.com



Fontmell Magna Neighbourhood Plan Consultation

Fontmell Magna's Neighbourhood Plan Review is now open for consultation. Feedback on the reviewed plan is welcome from 12th February to 31st March 2024.

For details of how to submit feedback online please go to the Fontmell Magna Parish Council website: www.fontmellmagnapc.co.uk.

For details of how to inspect paper copies of the plan and obtain paper feedback forms please contact the Clerk via np@fontmellmagnapc.co.uk or phone 07702 667083.

Exhibit 4. Public meeting on 16th March 2024



