



MA&CNP38 Consultation Statement

March 2025



Community Feedback Day, April 2019

Document Purpose

To indicate how various inputs from stakeholders informed the development of the Plan and how comments from the Reg 14 consultation were specifically addressed.

Qualifying body: Melbury Abbas and Cann Parish Council

In compliance with the Neighbourhood Planning (General) Regulations 2012.

This Plan has been developed with the commitment and contribution of the Melbury Abbas and Cann Neighbourhood Plan (MA&CNP38) Steering Group and the local community. With thanks to Locality and the group parish of Melbury Abbas and Cann Parish Council for their financial support.

MA&CNP38 was produced by local residents for the benefit of Melbury Abbas and Cann, now and in the future.

Chair: William Kenealey

Steering group: David Webber (PC Chair/rep), Jenny Weston (PC rep), Robert Crichton, Catherine Elliot-Hunt, Rose Hunt, Hannah Jefferson

Link Officer: Phillip Reese, Dorset Council

Technical support: AECOM

Advisory support: Development in Transition (DinT)

Financial support: Locality and Melbury Abbas and Cann Parish Council

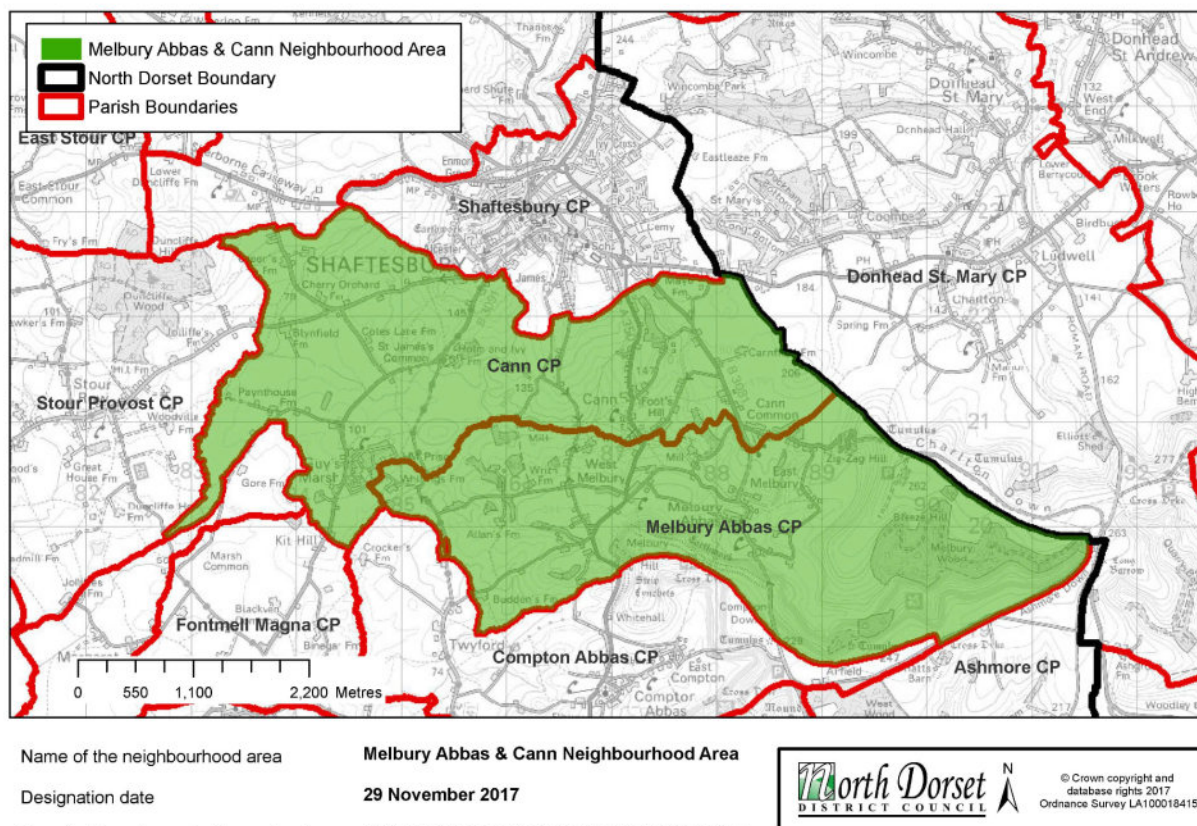
Stay up to date on the Parish website or the following MA&CNP webpage and access the Plan's evidence base from the following link:

<https://express.adobe.com/page/WF6vHSG25DoIW/>

Table of Contents

Document Purpose	1
Table of Contents	3
Formal Designation of Melbury Abbas and Cann as a Neighbourhood Area	3
Section 1. Introduction	5
Scope of the Consultation Report	5
Aims of MA&CNP38 Consultation	6
Steering Group Governance	8
How MA&CNP38 Consultation was Carried Out	10
The Community Questionnaire	11
The Community Feedback Day (April 2019)	12
2019-2020 Winter Survey	13
Crafting a collective vision for the future of Melbury Abbas and Cann	14
Stakeholder engagement	14
Engagement with landowners	15
Reg 14 Consultation - summary	19
Engaging with Hard-to-Reach Groups	20
MA&CNP Timeline and Key Consultation Events	21
MA&CNP38 Action Points	22
Section 3. Reg 14 Consultation	22
3.1. Reg 14 Summary Analysis	23
What types of comments were received?	24
Level of support	27
Examples of Positive Feedback (Reg 14)	28
Summary of Contributions Made During Reg 14 Consultation and Subsequent MA&CNP38 Amendments	29
General comments to changes made to the Reg 14 version	30
Appendices	56
Appendix A - Actions for the Parish Council	56
Appendix B - 2018 Community Questionnaire questions and influence on shaping the plan	57
Appendix C. Organisations Consulted and Responding to MA&CNP Reg 14	59
Appendix D - Reg 14 Formal Notice	61
Appendix E - Reg 14 longer spread in the Spreadeagle	62

Formal Designation of Melbury Abbas and Cann as a Neighbourhood Area



Formal designation map of the MA&C Neighbourhood Area (North Dorset Council, 2017)

As part of a move to devolve power more widely in the UK, the Localism Act (2011) invited every local community – as a defined ‘neighbourhood plan area’ - to set out its own views on local planning in a neighbourhood plan, taking into consideration the priorities of residents, local businesses and community groups on what they feel are the important issues for the future of their area. In the case of MA&CNP38, this area covers the two adjoining parishes of Melbury Abbas and Cann in the northern-east part of Dorset (formally within the North Dorset district administrative area, which is now replaced by a Unitary county-wide Dorset Council), which was designated by North Dorset Council in November 2017. Consultation on the designation was managed by NDDC to publicly advertise the proposed neighbourhood area for designation.

Section 1. Introduction

Scope of the Consultation Report

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2) of Part 5 of the Regulations states that a Consultation Statement should:

1. Contain details of the persons and bodies consulted about the proposed neighbourhood development plan;
2. Explain how they were consulted;
3. Summarise the main issues and concerns raised by consultees;
4. Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

The level of consultation is set out in detail in the accompanying evidence base that supports this Consultation Statement, which is available on the [MA&CNP38's webpage](#). It is not the intention that this Consultation Statement should replicate what is in these detailed reports. For an assessment of compliance and consideration of relevant national and local policies see the [MA&CNP38 Basic Conditions Statement](#).



Examples of MA&CNP updates in community noticeboards

Aims of MA&CNP38 Consultation

Engaging the community in all aspects of developing a neighbourhood plan is essential so that the plan truly reflects the needs and interests of the local community of local people. With any process to develop community-based plans, the range of opinions and different needs are manifold and must be recognised. Local community groups, landowners and businesses were consulted on their development preferences in the area to assist with policy development.

The Plan was compiled with a clear strategy to address or acknowledge various views and this document outlines how these have been considered in the Submission Version of the Plan.

The aims of the MA&CNP38 consultation process were to:

- Be locally-led: ‘front-loading’ consultation so that the plan was informed by the views of local people and other stakeholders from the start of the neighbourhood planning process;

- Give opportunities for steer and direction over the content of the plan: to ensure that consultation events took place at critical points in the process where decisions needed to be taken;
- Be representative: to engage with as wide a range of people as possible, using a variety of events and communication techniques; and
- Feedback: to ensure that results of the consultation were fed back to local people and available to read (both in hard copy and via the MA&CNP38 page on the parish website/MA&CNP38 webpage and the Spreadeagle local parish magazine) after the consultation events.

These principles were underscored in the Steering Group's [Community Engagement Strategy](#).



MA&CNP Community Feedback Day, April 2019

Steering Group Governance

Consultation was undertaken by the MA&CNP38 Neighbourhood Planning Steering Group on behalf of the group MA&C Parish Council, chaired throughout by William Kenealy (former Chair of the group Parish Council). An earlier steering group was established to combine the town boundaries of Shaftesbury with the rural needs of Melbury Abbas and Cann and was disbanded because it was felt the difference between the more rural needs of Melbury Abbas and Cann was not being fully addressed in a joint neighbourhood plan.

As such, a MA&CNP Steering Group was established in 2018 which comprised the group Parish Council, together with local residents to oversee evidence gathering, policy writing and community consultation. Dorset Council (as the Local Planning Authority) appointed a Link Officer (Phillip Reese), who was invited to attend meetings in the early development of the plan.

The MA&CNP38 steering group has always sought to represent the needs and priorities of the entire community in the plan area. The steering group has representation from the parish council, as well as local residents across both parishes of Melbury Abbas and Cann. The steering group often met at least monthly whilst the plan was being drafted.

The MA&CNP38 steering group also formed loose working groups, tasked with developing initial policy objectives and reviewing the evidence base for such objectives, including issues arising from consultation activities.

The work of the sub-groups was then refined into draft policies which were tested in the later stages of the consultation process. Consultation was undertaken by MA&CNP38 Neighbourhood Planning Steering Group on behalf of the Parish Council. As well as reviewing existing local planning documents, such as the North Dorset Local Plan and the emerging Dorset Local Plan and other important national, county and local documents, the steering group also commissioned specialist professional support to inform policy development from Development in Transition (DinT) and Locality's Technical Support Programme.

Work involved engaging with the community for more than four years through surveys, public meetings and events.



Steering group members assessing local maps and identifying key assets to protect and enhance based on feedback from the community questionnaire

The Steering Group gathered evidence to inform the objectives and policies in MA&CNP38, including:

- Meeting local residents at local events
- Engaging with local groups and businesses, both online and face-to-face
- Understanding local priorities through a comprehensive questionnaire
- Engaging with statutory bodies
- Reviewing relevant policy and written evidence¹

The steering group worked closely with Dorset Council. The Link Officer was consulted regularly to advise on issues as they arose and to discuss early drafts of MA&CNP38. These were later refined by additional advisory and technical support into draft policies which were tested in the later stages of the consultation process.

¹ During the preparation of the Plan, North Dorset District Council (NDDC) was disbanded in favour of a unitary council (Dorset Council) in April 2019. A local plan for Dorset is currently being developed and is due for adoption by in May 2027. A consultation on the emerging Local Plan took place between January to March 2021. The extant district councils' plans will be in place until a new plan is adopted. See: <https://www.dorsetcouncil.gov.uk/adopted-local-plans> and <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/dorset-council-local-plan/key-stages-of-the-plan>



Information presented to the community during consultation to share information and rationale for plan policies

How MA&CNP38 Consultation was Carried Out

Through our multi-method engagement strategy, it is estimated that the MA&CNP38 consultation efforts reached over 700 people directly through engagement at various events and reached every household in some form either through the community questionnaire(s) or through press releases and other information-sharing through local channels. Though direct engagement, such as responding to questionnaires, surveys, events and formal consultation was in the region of 350.

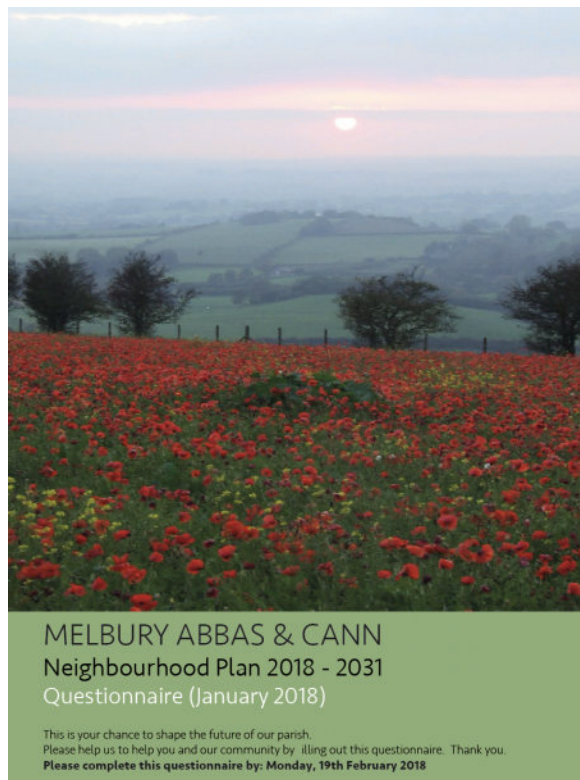
In order to attract as many local residents as possible, events were published in the following ways:

- The parish website and MA&CNP38 webpage shared information and updates on the plan's progress

- Plan updates were also shared through the local community Facebook group and the Spreadeagle magazine
- Press releases in parish magazine (Spreadeagle), and local magazines The Blackmore Vale and newspaper Your Valley News
- Flyers posted in key local venues, including the Parish Council notice boards and Melbury Motors
- Face-to-face engagement by MA&CNP38 steering group in the Village Hall
- Targeted engagement with specific groups and stakeholders
- Sharing information via the Parish Council

The Community Questionnaire

The questionnaire covered various topics like housing needs, development preferences, protection of green spaces, design of new buildings, employment, transport, and community priorities. Ultimately, the goal is to create a community-owned plan that reflects local needs and becomes part of the statutory planning framework, ensuring a sustainable and desirable environment for residents, businesses, and visitors. (See Appendix B).



The 2018 Community Questionnaire

The Community Feedback Day (April 2019)

The event saw 18 members of the community to discuss many topics that refined the plan and invited community comment.

Housing and Employment: Directing development to brownfield or infill sites, extending the settlement boundary of Cann Common, providing a mix of housing including affordable options, addressing land south of A30 and the A30/B3081 site.

Community Facilities: Options for the Village Hall, re-development of the land behind Melbury Motors, Community Infrastructure Levy (CIL) distribution.

Design and the Environment: Buffer areas, safeguarding historic and rural character, Local Green Space (LGS), protection of woodland and wildlife.

Sustainable Transport: Expansion of footpaths, cycle ways, and road safety.

The feedback from the event contributed to the development of the MA&CNP Emerging Themes and Objectives. The community envisions enhancing the rural area through sustainable development, meeting the needs of different age groups, and protecting nature and local heritage.



Community Feedback Day, April 2019

2019-2020 Winter Survey

The survey's purpose was to build on previous community engagement to clarify outstanding policy ideas, including updating local housing need data, understanding community views on potential sites, and determining the community's desire for a more accessible village hall site and views on the Shaftesbury bypass.

The survey itself was conducted online using Google Forms and also had printed copies available. It consisted of six sections with 11 questions and had a relatively low response rate of approximately 9%. The survey results were therefore triangulated and intended to be used with other data sources for the MA&CNP evidence base.

The main findings of the December 2019 – January 2020 Community Survey are as follows:

- Housing Needs and Preferences:
 - Most respondents were not seeking new accommodation.
 - The greatest need was for 3- or 4-bedroom dwellings.
 - Most people wanted to keep the same number of bedrooms, but there was also a proportion wanting to downsize.
 - Most people preferred to stay in Melbury Abbas and Cann if they needed a change in accommodation.
- Potential Site Allocations:
 - There was overwhelming support for relocating the Village Hall to a more accessible site.
 - Southbank Farm was favored for recreational facilities and a community shop.
 - The land behind Melbury Motors was overwhelmingly supported for retention for employment purposes.
 - There was significant support for allocating 7 St Anne's Close for up to 5 dwellings. Support increased if the site was allocated for key worker housing for prison staff.
 - There was a high level of support for a proposal for four dwellings (50% affordable) at the B3081/C13 intersection.
 - Support for development at the Long Lane/A350 intersection for a farm shop and a single dwelling received a comfortable majority.
- Shaftesbury Bypass:
 - Respondents overwhelmingly agreed that a proposed bypass should only be supported if there are significant upgrades to the local road infrastructure.
- Other:
 - The survey results suggest a demand for improved turnover in the local housing stock or new development to accommodate 3-4 bed dwellings.

- Both Southbank Farm and Melbury Motors were popular sites for recreational facilities and a shop.
- The exact viability of providing community facilities is yet to be determined for Southbank Farm or the land surrounding Melbury Motors.
- Consideration should be given to the type of shop, such as an independent farm shop or a more mainstream option.

The survey also collected demographic information, with most respondents in the higher age category, despite the survey being predominantly online. The responses were relatively distributed according to the population across the parish.

Crafting a collective vision for the future of Melbury Abbas and Cann

The steering group reviewed initial evidence and evidence from the community and stakeholder consultation to create a positive and comprehensive vision for the community that reflected the key issues and opportunities for a rural parish set on the boundary of a market town and mainly within the Cranborne Chase National Landscape. The draft vision was shared at the Community Feedback Day for comment and was tested after stakeholder engagement. The vision was revised after feedback from Reg 14, including the perspectives of the National Landscape Management Group.

Stakeholder engagement

The evidence base for the plan policies is set out in the Evidence Base, listed on the [MA&CNP38 webpage](#).

A more detailed summary of community contributions made at different stages can be found in the following documents on the webpage:

- Summary of Community Survey feedback (2018)
- Summary of Consultation feedback at the Community Feedback Day (2019)
- Community Survey (2019-2020)

The plan was shaped by various consultation events and stages of evidence base review and discussions with stakeholders, as detailed below.

Stakeholder engagement with various groups led to the plan being shaped by their feedback and insights from²:

- Cranborne Chase National Landscape Management Group (formerly AONB)
- The Abbey School on the Shaftesbury/Cann border (which covers the catchment area for the parishes)
- The Village Hall Committee
- HMP Guys Marsh Prison (a significant employer in the Neighbourhood Area)
- Shaftesbury Town Council
- Shaftesbury Civic Society
- Dorset Ranger and a local walking group
- Affordable housing delivery organisation
- The Shaftesbury Neighbourhood Plan group (to address matters of shared interest)/ Shaftesbury Town Council
- Compton Abbas Airfield
- National Trust

Engagement with Dorset Ranger and local footpath group

This included discussion of safe and direct off-road walking route between Shaftesbury and Duncliffe Wood and to allow safer walking on the Hardy Way by diverting it away from Foyle Hill. The landowner at Southbank Farm also contributed to safe walking route discussions (i.e. the proposed footway).

Engagement with landowners

Many of these stakeholders were written to by the Chairman. Below, we summarise some of the key ways this consultation shaped the plan.

Engagement with Abbey School (2019)

The Steering Group requested the school's participation in shaping this plan, seeking to incorporate the school's perspectives and aspirations into the draft. The letter asks specific questions related to enrollment, growth, and facilities to inform the planning process.

- What is the current enrolment at the school?
- What proportion of your pupils come from Melbury Abbas, Cann & Guys Marsh?

² See Appendix C for organisations responding to Reg 14.

- Do you anticipate future growth or a change in your distribution of your pupils from the catchment area; e.g if a new school was built in the Shaftesbury area what do you anticipate the likely impact might be on your own enrolment rates?
- Do you have any aspirations to grow or develop the school facilities such as a car park, outdoor spaces or buildings?
- Is there anything else the Neighbourhood Plan could do to support children and young people in the parish?

This resulted in an in-person meeting with one of the steering group to discuss these questions. It was noted that the School had no plans to expand car parking due to site restrictions.

Compton Abbas Airfield (2019)

Visitor numbers (approx. 100,000 annually), employment numbers (approx. 40, including instructors, ground staff, catering staff), employees mostly live in other parishes, business related concerns, transport links to Shaftesbury/Dinah's Hollow C13 restrictions affecting local labour access and emergency access, lack of public transport along C13 and difficult taxi access, support for Shaftesbury and Melbury Abbas bypass, shortage of local accommodation for visitors restricting events, support for upmarket hotel and well-appointed village hall, poor local police force cover and slow response times, local police stations often shut at night. Traffic congestion at Melbury Abbas was also noted and welcomed a collectively agreed formula from local councils. The topics raised during the meeting are intended to influence the neighbourhood plan. For example, support for certain infrastructure improvements such as a bypass and hotel, that be incorporated into the plan.

LGS Landowner engagement (2020)

LGS landowners were written to seek their consent for LGS designation. The prison and Entrance to Cann did not support the proposed LGS designation but other landowners were very supportive of these proposals. Wessex Water's response to the proposal regarding the allocation of land within Boyne Hollow as Local Green Space expresses that they are open to considering the designation. However, they state that an assessment will be required to consider the impact of such a designation on their operational, environmental, and public liability responsibilities. They also state that they would require more time to make necessary arrangements. Wessex Water requested that a statement be included within the proposed policy text to acknowledge their landholding and advises that any measures will be subject to agreement with Wessex Water to ensure that operational, environmental, and public liability issues can be mitigated. They are open to meeting further to discuss and agree as appropriate. Additionally, Wessex Water notes that Dorset Council will need to consider the weight of the environmental concerns of encouraging the community into undisturbed habitat when

determining whether a Strategic Environmental Assessment is required for the Neighbourhood Plan.

HMP Guys Marsh (2020)

Various topics were raised and discussed by email correspondence and at an in-person meeting which included:

1. Current capacity of the prison
2. Distance travelled by staff to reach the prison
3. Measures that could support the Prison enabled through the Neighbourhood Plan, including the provision of key worker Affordable Housing
4. Land use change on the recreation field and the possibility of retaining this as a Local Green Space for community uses (and associated mitigation of potential security issues, if it was allocated)
5. Meeting the Dark Skies criteria and the provision of LED lighting
6. The potential of a community energy share raise scheme to raise funds for Solar PV
7. Speed restrictions outside the Prison and the potential to create a 40mph zone from Guys Marsh Farm to Kitt Hill

The Governor agreed in principle to key worker housing, exploring community-funded solar PV, and retaining the recreation field as a Local Green Space. The landowner of 7 St Anne's Close is willing to explore options for affordable housing for key worker staff.

Heritage Stakeholder engagement (2020-2024) and Heritage Asset owner engagement (2024)

The MA&CNP38 Steering Group has created a list of such buildings to support the protection of local heritage which was used to engage with the HER Records Officer, the Dorset Conservation Officer and landowners of proposed non-designated heritage assets. The group has also worked closely with Dorset Council and their Conservation team to ensure that potential heritage impacts are sufficiently documented as part of an historic risk assessment for potentially allocated sites. Historic England's Reg 14 response indicated that they are satisfied that this Plan addresses issues of adverse impacts relating to local heritage assets and has worked with the Conservation Officer to highlight potential historic impacts and/or mitigation in site allocation policies. The consultation events also sought to gather evidence and exploring what the plan might cover by asking what heritage features should be protected in the community survey and feedback day.

Engagement with allocated site owners (2019-2024)

Various landowners of potential site allocations have shown willingness to understand the community priorities for development and have been kept informed throughout the Neighbourhood Plan process.

Consultation with landowners between 2019-2024

Policy number/site name	Landowner / agent	Details of engagement carried out	Support for proposals
Policy 1e. Housing Allocation: 7 St Anne's Close, Guys Marsh	Landowner	Landowner put land forward during call for sites Engagement with HMP Guy's Marsh to determine need for key worker housing Liaison with landowner during plan preparation Community survey (2020) Reg 14 consultation	Continued to support plan development and land confirmed as still available for development. Liaison with the HMP Guy's Marsh prison and community survey showed support for developing the site for prison workers as key worker affordable housing.
Policy 1f. Housing Allocation: Land South of Melbury Motors, Cann Common	Land agent	Land agent put land forward during call for sites. Continued to support plan development and land confirmed as still available for development	Landowner suggests 50% affordable housing provision on a total of four dwellings, supported by the Parish Council to meet unmet need for affordable housing. Considered in close proximity to wider approach to enhance amenities and community of Cann Common
Policy 1g. Housing Allocation: Southbank Farm, Cann Common	Landowner	Landowner put land forward during call for sites Liaison with landowner during plan preparation Community survey (2020) Reg 14 consultation	Initially put forward higher level of housing (30) and a retail unit and suggested viability concerns alongside the provision of a retail unit. Since Reg 14, the landowner has agreed to a net 10 dwellings, removal of the retail unit, with recreational facilities and green community space, including land for on-site BNG. The scheme also includes a 40% affordable housing on

Policy number/site name	Landowner / agent	Details of engagement carried out	Support for proposals
			the site. The land agent carried out a consultation in the autumn 2024 on their recent proposals, which received general support in favour of those set out in the Neighbourhood Plan.
Policy 1h. Housing Allocation: The Village Hall, West Melbury	Landowner/ users	Liaison with Parish Council and Village Hall committee Reg 14 consultation Investigations to determine potential subsistence issues and mitigation	Parish Council and Village Hall Committee supportive of affordable housing (possible rental income for the parish) conditional upon the provision of new community hall facilities on an alternative accessible site (allocated as Southbank Farm in the Submission version of the Plan).

NB: engagement with the owners of Melbury Motors concluded they did not wish for their site to be considered for allocation in the plan (for retaining employment/mixed use/commuity facilities).

As part of their role working at the National Trust, the organisation was consulted on local views and vistas and gave permission for the use of maps at key vantage points (Win Green and Membury Beacon) to assess visual impacts of development.

Reg 14 Consultation - summary

The Draft Neighbourhood Plan was available for comment under a local consultation, known as 'Reg 14' between 14th March and 9th May 2022. This was a slightly longer period than the usual six weeks to allow for people to comment over the Easter holidays. Residents and statutory consultees could use an online form or printed form returned to Melbury Motors or the Jailhouse Cafe. During Reg 14, flyers were put on every notice board in the parishes and there was a colourful summary (see below) summarised the plan's vision and how to comment as well as a longer spread in the Spreadeagle (see [Appendix E - Reg 14 longer spread in the Spreadeagle](#)). The Plan's webpage highlighted the themes, objectives, policies, and supporting evidence for additional information.

Melbury Abbas and Cann Neighbourhood Development Plan MA&CNP38



Reg 14 local consultation now live

*Your opportunity to
shape the future of
our community*

Monday 14th March - Monday 9th May 2022

After some time waiting for the green light, we can thankfully proceed to our local consultation on the Draft Neighbourhood Plan.

The Draft MA&CNP38 Neighbourhood Plan has been prepared for the designated 'Neighbourhood Area' of the two parishes Melbury Abbas and Cann. The Plan sets out a local vision for sustainable development up to the period of 2038 (in line with the emerging Dorset Local Plan) based on a lengthy evidence base review and engagement with our community, together with objectives and policies to realise this.

The local consultation on the Draft Plan MA&CNP38 ('Reg 14') will run over a period of eight weeks from **Monday 14th March 2022 to 5.00 pm, Monday 9th May 2022**.

The purpose of this consultation is to seek representations from statutory and local consultees, whose interests may be affected by the draft proposals made. Comments made on the Draft Plan will be considered before it is submitted to Dorset Council for a further period of Statutory Consultation by the Local Planning Authority ('Reg 16'), an independent examination and a local referendum.

A copy of the Draft Plan can be downloaded or viewed at <http://www.melburyandcann.co.uk/council/neighbourhood-plan> together with details of the process, supporting documents (Evidence Base), and a link to the consultation feedback form. A reference copy of the Draft Plan is also available at Melbury Motors and the Jailhouse Cafe in Guys Marsh; hard copies of the consultation form will also be available from these locations until the end of the consultation period (though online feedback preferred).

It is vital that local residents and businesses engage with the Draft Plans so it reflects the needs and interests of our community. **Even if you support the Plan in full, please indicate this in the consultation form.** The Steering Group will also be holding **two online consultation events** to introduce how the Plan was created, its vision, objectives and policies, the next steps, and of course give you an opportunity to ask any questions you may have to the Steering Group. These will be held at **1 pm, Tuesday, 12th April and 7 pm, Wednesday, 4th May**. Please email maandcnp@gmail.com if you would like to attend. All feedback will be carefully considered and the Plan will be revised and then submitted to Dorset Council for formal examination later this year.

Formal notice of the Reg 14 consultation with accompanying detail on how to respond. This was included in the local parish magazine (The Spreddeagle) ahead and during the Reg 14 consultation

The Reg 14 process was conducted through an online Reg 14 feedback form and various communications were shared with the community in notice boards and regular notices in the Spreddeagle, with a copy of the Plan available at Melbury Motors and the Jailhouse Cafe. The community was encouraged to contact the steering group via the designated email address.

For Reg 16 (Submission Version) the submission of the Plan was included in the Spreddeagle and further communications will be carried out in liaison with Dorset Council, who will manage the consultation.

Engaging with Hard-to-Reach Groups

Attendance at the engagement events was from a wide cross-section of the community that broadly represented the demographic mix of the two parishes. The only area that was felt to have less involvement than expected was from young people, which is unsurprising given the

parishes' relatively older demographic. A representative on the MA&CNP38 steering group was from Guys Marsh who played an active role to ensure the needs of this part of Cann parish was actively considered in the plan.

The group also was part of a [short film on affordable housing created by Locality as part of its Affordable Housing for sale grant programme](#).

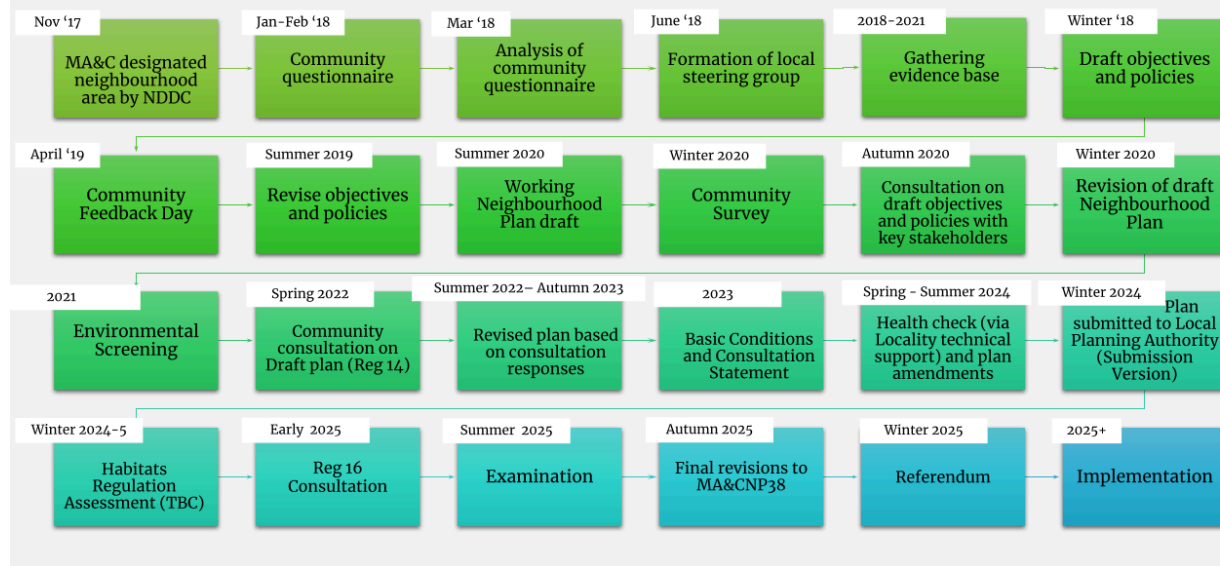


MA&CNP Community Feedback Day April 2019

MA&CNP Timeline and Key Consultation Events

The timeframe of this process following all due processes is described in the figure below:

MA&CNP38 TIMELINE (as of Jan '25)



MA&CNP38 Action Points

In order to encourage the Parish Council to continue to address the issues raised, MA&CNP38 has identified a number of short and long-term Action Points which are listed separately. These do not form part of the land-use elements of the Neighbourhood Plan (i.e. allocating or protecting specific sites and their design). The Parish Council will address and prioritise these actions over the course of the plan period (2022-2038) and work with residents, local groups and other key stakeholders³ to achieve them.

Section 3. Reg 14 Consultation

In line with the neighbourhood planning regulations, this document:

³ The list of action points is available from this link:

[MA&CNP38 Action Points Arising from the Neighbourhood Plan](#)

- (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
- (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

3.1. Reg 14 Summary Analysis

A total of 18 respondents submitted feedback, either in written form of the Reg 14 consultation weblink. Dorset Council made the most suggestions (65% of the total number of comments) though comments from land agents and some Local Authority or comments from the AONB require particular attention from the Parish Council as well as some comments from local residents.

Consultee type	number	number of unique points made	As a % of total responses
Land agent	2	18	9
Local Planning Authority/Dorset Council	6	131	65
Parish Council	1	10	5
Resident	5* ⁴	15	7
Statutory	3	27	13
Town Council	1	1	0
Grand Total	18	204	100%

A compiled set of responses from Dorset Council was sent to the Chair of the MA&CNP38 comprising of feedback from the following roles: the Link Officer Phillip Reese, the Housing Enabling Officer, Transport Planning and Policy Team and the Transport Development Liaison Manager, Senior Conservation Officer, Senior Ranger, Senior Ecologist. Other statutory

⁴ Including a joint response from a resident couple.

consultees included Highways Development Management, Historic England and the Cranborne Chase AONB Management Team.

What types of comments were received?

During the analysis of the Reg 14 responses, each response was catalogued and prioritised according to the type of comment received, the stakeholder type and the extent of their support for MA&CNP38.

Suggested changes were categorised by change type, with the following numbers of responses itemised under each category:

Change type	number	%
Action point	4	2
Factual accuracy	42	21
Follow-up with DC	2	1
Formatting	5	3
Grammatical	27	14
Implementation	1	1
N/A	12	6
Policy edit	50	25
Supporting text	52	26
Supporting text/policy text/title	1	1
Weblink	1	1
Grand Total	197	100%

Different policies and sections of the plan received more or less commentary than others. The table below lists the level of responses against these different elements of the plan. The Housing section received the most comments and the Leisure, Community and Well-being sections owing partly due to the comments received by land agents of Southbank Farm and the land at the Entrance to Cann.

Comments received by plan section and related policy	number
No comment made	1
N/A	1
General comment	12
N/A	12
3. Abbreviations Used	1
N/A	1

4. How to use MA&CNP	1
N/A	1
5. Introduction	1
N/A	1
8. Expectations for development in Melbury Abbas and Cann	1
N/A	1
10. Vision	2
N/A	2
12. Housing	92
Housing - Allocated sites	4
Housing policies and policy 1g	1
Introductory text	8
Policy 1a	8
Policy 1b	9
Policy 1c	7
Policy 1d	11
Policy 1e	2
Policy 1f	4
Policy 1g	26
Policy 1h	11
Policy 2b	1
13. Environment, Design and Heritage	31
Introductory text	5
Policy 2a	1
Policy 2b	6
Policy 2c	11
Policy 2d	8
14. Employment	16
Introductory text	1
Policy 3a	3
Policy 3b	12
15. Leisure, Community and Well-being	43
Policy 4a	10
Policy 4a	2
Policy 4a and Policy 4b	1
Policy 4b	5
Policy 4c	3
Policy 4d	10
Policy 4d	1
Policy 4e	11

Some of these responses are straightforward and merely needed to be amended as suggested by the respondent; for instance, grammatical issues or simple points to correct the factual accuracy of some statements. Others were more complex and required discussion with the Parish Council to inform revisions in the Submission version of the Plan.

Responses requiring PC discussion and approval	number	%
Maybe	9	5
N/A	12	6
No	128	65
Yes	49	25
Grand Total	200	100%

A breakdown of the number of issues requiring either the Parish Council to consider or more substantive edits required that the Parish Council should be aware of (to be made by the Consultant, some subject to the Parish Council's decision) is as follows:

Issues for PC to resolve or more substantive edit by the Consultant (DinT) - by policy	Count of Issue/policy area:
Captions	1
General comments	2
Policy 1a – Promoting brownfield sites and infill development	2
Policy 1b – Encouraging a stable population	1
Policy 1c – Promoting a broad mix of housing	1
Policy 1f - Housing Allocation: Land South of Melbury Motors, Cann Common	1
Policy 1g - Southbank Farm	23
Policy 1h - The Village Hall	4
Policy 2b - Landscape (Views and Vistas)	1
Policy 2d – Historic Assets	3
Policy 3a - Encouraging local enterprise	1
Policy 3b – Land South of A30	1
Policy 4a - Sustainable Transport	1
Policy 4b – Traffic Impacts and Road Safety	4
Policy 4c – Infrastructure and Community Facilities	2
Policy 4d – Energy and light pollution	1
Policy 4d – Energy and light pollutionA54	1
Policy 4e – LGS Entrance to Cann	6

The names of organisations responding to Reg 14 consultation are listed in the Appendix C. For data protection (GDPR) reasons the names of individual (resident) respondents are not listed. Some respondents supported MA&CNP38, either in full - with no additional comments - or pending further comments.



Reg 14 consultation information in a community notice board

Level of support

Generally, supportive comments have not been documented in Section 3.3. (Summary of Contributions Made during Reg 14) below, but some positive feedback is documented in extracts below.

Revisions to the plan based on these comments took place over the period May 2022 - April 2023. A revised draft was submitted for a Health Check as part of the support of Locality

Technical Assistance, which was conducted in the Spring 2024. The purpose of this report was to confirm whether the plan was internally consistent as well as conforming to the basic conditions. MA&CNP38 received very helpful comments regarding policy cohesiveness, typographical adjustments, clarity of maps and figures and improvements for the supporting evidence. These suggestions have been incorporated to enhance the Submission version of the Plan..

Examples of Positive Feedback (Reg 14)

“Given the positive recommendations [made by the Steering Group], we would urge the conservation officer at Dorset Council to reassure themselves that the required changes have now been made to the draft Neighbourhood Plan. Such changes should provide an evidence base and a rigorous justification to support development in each of the allocated sites. This would ensure the protection and enhancement of heritage assets in accordance with overarching national and local policy. Apart from this, we have no further comments to make at this stage.” Historic England Reg 14 response.

“Thanks again for all the work done in producing this plan”. Local Resident.

“I would like to thank you for all the thorough work done in producing the MA&CNP” Local Resident.

Summary of Contributions Made During Reg 14 Consultation and Subsequent MA&CNP38 Amendments

A number of detailed comments were received; comments have been included in the words of those who responded to the fullest possible extent but have been summarised for the sake of brevity in places. For a full list on (anonmysed) comments please see this [spreadsheet](#).

The order of the sections is structured according to the Reg 14 version of the Plan (rather than any amended structure in the Submission version). To comply with the GDPR regulations⁵, any information identifying individual persons has been removed and a stakeholder type is indicated. Comments of a similar nature have been grouped where appropriate with a clear indication of the respondent type.

⁵ See: <https://www.gov.uk/data-protection>

General comments to changes made to the Reg 14 version

The following table explains the main issues raised and how these were considered. All comments and changes made were itemised on a more detailed spreadsheet, which itemised each response by its reference to specific policies and includes minor edits such as typos which, for simplicity, is not included in this document.

Additional changes made due to policy changes since the Reg 14 consultation in the preparation of the Reg 16 (Submission version) of MA&CNP38:

General change

- Removed footnotes and changed to endnotes to ensure the layout is less cluttered.
- Removed background information on policies where this was outdated or not necessary, and where appropriate included in a relevant topic paper.
- Updated the census figures and removed outdated information in Section 7, Geography and Demographics of Melbury Abbas and Cann. Bulleted summary text for ease of reading.
- MA&CNP38 Overall Vision and Section Summaries - updated table to reflect added, separated policies and related objectives.

Amendments due to recent policy change

- Reference to Community Infrastructure Levy was changed to Infrastructure Levy following the Levelling Up and Regeneration Act 2023

Section 12 - Housing

- Simplified text and bulleted summary of character style and improved text on local planning policy.
- Updated text on national planning policy following changes to the NPPF in December 2023.
- Cut text on community consultation as this is summarised in Community Engagement for the preparation of MA&CNP38.

- Policy 1a. - added that sensitive brownfield development in the buffer zone can be permitted.⁶
- Rather than have extensive introductory text for each policy in the housing section, some of the introductory text has been consolidated as bullets from which policies 1a-c are then introduced and background text removed.
- Policy 1b. added (including considering opportunities for co-housing) to facilitate adaptable housing needs for older people.
- Policy 1d. Removed background text.

Amendments due to decision to remove cycle paths from the plan:

Vision

- Cut: and new cycle paths to travel to work locally, as are visitors to the area as not proposing cycle paths since cycle paths will not be progressed in the plan following pinch points in the B3081
- Slight tweaks on typos
- Re-ordered the sentences in the Plan
- Amendment to the objective for Policy 4a. (removal of public transport and cycle routes in the objective, though supported in principle in the policy)

Environment

- We decided not to include a specific policy on the AONB since this is already included in national policy and the AONB has various policy documents, guidance and Management Plan.
- Added to introduction on water that natural water assets also may pose opportunities for future hydro-electricity schemes.
- Added that SUDs are required through the emerging Dorset Local Plan policy ENV1.
- Rationalised the supporting text to different policies so that, like with housing, there is a more general introduction to the topic, followed by individual policies and relevant but non-plan-making related text has been added to the [MA&CNP38 Environment, Landscape Character and Vistas Topic Paper - Google Docs](#).
- Tidied the woodland and trees policies to further distinguish between landscaping (Policy 2b) and visual impacts (Policy 2c).

⁶ c/f NPPF Dec 23, para 147 which states “Strategic policy-making authorities should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary. [if released, priority is given to] previously-developed and/or is well-served by public transport.” Recognising the MA&CNP38 cannot override strategic policy, the buffer area wishes to reflect these principles for prioritising brownfield, as set out in the NPPF.

- Added the list of local heritage assets and two maps indicating them on the western and eastern side (for a detailed assessment of these in larger scale maps, see the [Heritage Topic Guide](#)).

Amendments due to progress on development on referenced sites

Employment

- Added to Figure for 3b Site boundaries Mayo Farm (purple) and Land South of A30 (blue) - NB: the land alongside the B3081/A30 has already been built out
- Updated intro text to Policy 3b. Development of Land South of A30
- Amended Policy 3b. Development of Land South of A30 to remove the B3081/A30 site as this has already been built out.
- Refined the introductory text to encourage employment expansion only if it is sensitive to the National Landscape and the rural character of the NA.
- Slightly rearranged the introductory text.
- Moved some background text on A30 sites to be next to Table 4 in the housing section.
- Moved surplus background text (on housing issues and mixed use preferences of the community).
- Moved landscape information about the two sites along A30/B3081 to the section on Protected Views and Vistas.

Section 6: Leisure, Community and Well-being

- Cut addition text about older people.
- Policy 4a. Adding the need to bring back into use historic footpaths where possible.
- Amended Policy 4i. Objective to “To protect and promote valued green infrastructure through the allocation of Local Green Spaces”
- New and separated policies 4e-h.
- Removed text about crime.
- Cut the introductory text on achieving sustainable transport from Cann Common to Shaftesbury and improving cycle and walkways around A30 site and moved to topic paper, as some of this has been superseded by the development around the A30 and the lack of community facilities provided in the B3081 / A30 intersection that can benefit Melbury Abbas and Cann and the proposed footway linked to the Southbank Farm development to improve access around Cann Common.

- Policy 4a: Added “ Where relevant, development gain will be sought that could support new footpath and cycle routes identified in Figure 62 and consult the Parish Council should any additional routes be identified.”
- Policy 4a: updated sustainable transport map to remove cyclepaths as these were considered not to be feasible at the current time.
- Moved text on the bypass to the Transport Topic Paper since MA&CNP38 cannot influence strategic matters in relation to the bypass.
- Included in Policy 4b viii) Seek enhancements to address any known local parking issues to support any resolution to the Abbey School’s parking issues, should opportunities arise.
- Policy 4c: Added that materials cladding infrastructure should reflect local character and cross reference Policy 2a. Design.
- Policy 4c: Removed to anticipate increasing trends in home-working and increasingly technology based lifestyles
- Policy 4d: Removed 2018 Community Questionnaire results, Question 22, CIL priorities chart as already listed in [MA&CNP38 CIL Priority Investments - Google Sheets](#)
- Policy 4d: Added “sufficiently utilised” by the community either in its present use or for potential alternative community uses;
- Policy 4d: Removed “Robust” in Proposals for community-led development of community facilities would be looked upon favourably.
- Policy 4d: Added “i. An equivalent or better replacement building is provided at another suitable location and that development will be completed or near completion prior to any closure of the existing community facility;”
- Policy 4d: Added iv) New, or any upgrades to existing, community facilities should promote natural features within the development to promote environmental gains...
- Policy 4h: Added The use of Sustainable Urban Drainage is required where feasible particularly where this enhances the biodiversity features of any development and mitigates any issues identified where a Surface Water Drainage Strategy is required in surface water risk areas (see Figure 26).
- Policy 4i. Since the site was granted permission at an appeal, LGS3 Entrance to Cann has since been removed.

Plan section	Para/Policy	Matters raised (summarised)	Respondent/s	NP Response and change made to the Plan (in bold)
General	General	There are a number of changes and adjustments that could be made. It also observes that its experience with other neighbourhood plans indicates that neighbourhood plan examiners seemed to prefer shorter policies, and if there are caveats that apply to more than one policy then they are separated out as separate policies, such as in relation to design and landscape matters. The AONB team is happy to discuss amendments to topics and wording	AONB Management Group	<ul style="list-style-type: none"> Reviewed policy length and if there is a need for a breakdown of some issues into separate policies. E.g. proposed new policies: 4c. Infrastructure Provision 4d. Community Facilities 4e. Energy 4f. Sustainable ground-mount 4g Lighting and air pollution 4h Water and water efficiency 4i. Local Green Spaces
General	General	Comments were received on the need to enhance consideration of Guys Marsh and Cherry Orchard, e.g. lack of public transport routes.	Local resident	<ul style="list-style-type: none"> The Plan has been reviewed by steering group members with local knowledge of these areas
Vision	Vision	The AONB expressed concern that the vision excluded mention of the AONB and suggested unchecked expansion of employment (may only be compatible or achievable in those parts of the Neighbourhood Plan area distant from the AONB).	AONB Management Group	<ul style="list-style-type: none"> Added protection and enhancement of the AONB in the vision. Caveat that employment provision is welcome outside of the AONB or where it is not at the detriment of it. Removed the text on the infrastructure required in the policy for brownfield or infill sites: 'Sites should be already served by public infrastructure, such as water and wastewater, and other utilities'.
Housing	Policy 1a – Promoting brownfield sites and infill development	Dorset Council's Link Officer suggested clarifying the extant provision of wastewater infrastructure in the Parish. 5th bullet <i>If a site is not already served by infrastructure, but the necessary infrastructure can be readily installed, is that sufficient reason to refuse permission? While I appreciate you are trying to limit adverse impacts on others, I feel that as worded this section of the policy comes across as unnecessarily restrictive.</i>	DC Link Officer	<ul style="list-style-type: none"> Confirmed the wastewater arrangements in the Parish (e.g. parts of Cann/MA, i.e. mainly through septic tanks).

Plan section	Para/Policy	Matters raised (summarised)	Respondent/s	NP Response and change made to the Plan (in bold)
Housing	Policy 1b – Encouraging a stable population:	Consider whether, while meeting the proposed housing target of 45 dwellings (in line with the emerging Dorset Local Plan), the housing need met by land around the A30 meets local needs, e.g. downsizers and those wishing to stay in Melbury Abbas and Cann.	Local resident	<p>Given there is a significant development on the border of Shaftesbury, most of the proposed 45 dwellings proposed in this policy (as per the emerging Dorset Local Plan) will be absorbed by this, since many of the houses are within the Cann parish boundary. However, there is still an unmet need for downsizing and those looking for more rural accommodation to have their housing need met in the parishes, as identified in our consultation. Not all of the 45 figure can be met through allocated sites and infill.</p> <p>Therefore, the policy wording was amended to make explicit that development will be met in the main through the predominantly 'Shaftesbury' development that overlaps Cann Parish (A30/B3081 developments). However it still does not negate that some housing need can be met in the more rural settlement areas through allocated sites or through sensitive infill.</p>

Plan section	Para/Policy	Matters raised (summarised)	Respondent/s	NP Response and change made to the Plan (in bold)
Housing	Policy 1c. Providing a Broad Mix of Housing	3rd paragraph - There should be some 1-bed properties included in the housing mix. From an affordable perspective there is usually the highest level of need for smaller homes. In other rural schemes, these have been popular, and can also play a part in helping to house older people which looks like a key concern in the neighbourhood plan. NB: the current North Dorset Local Plan prioritises 40% of market housing as 1 or 2-bedroom properties and 60% of affordable housing as 1-2 bedroom with the remaining 40% as 3+ bedrooms.	Dorset Council's Housing Enabling Officer	<p>The policy does not include 1-bed properties (as this wasn't a strong identified need from our consultation process). 1-bedroom properties might include bungalows as well as properties that would allow people to enter the housing market. There are several bungalows in Guys Marsh and following on from the Reg 14 consultation the steering group and parish council considered the provision of bungalows on other sites allocated in the plan. The Reg 14 policy already stated the need to cater for older people, and bungalows can be one type of support to this group. However, there is a key issue of viability and the amount of space that bungalows take up per cubic metre, compared to dwellings of one story or more.</p> <p>Also, the NDDC Local Plan policy already states preferences for housing split by bedroom on a site.</p> <p>As such, a more generic statement for catering for local housing needs has been stated rather than specifying the exact number of bedrooms.</p>

Plan section	Para/Policy	Matters raised (summarised)	Respondent/s	NP Response and change made to the Plan (in bold)
Housing	Policy 1f - Housing Allocation	The AONB previously did not support an application on this site which may not have been included in the analysis of the site assessment report carried out by AECOM. The AONB has expressed concern over the urbanisation of the locality as the creation of accesses close to a well-used road junction will inevitably require additional signing and potentially intrusive visibilities splays and has suggested the allocation is reconsidered. It may be that the site assessment report did not consider previous proposals on the site and the planning authority's report on the application. Contrary to paragraph 117 the site is on the edge of the built-up area and not within it. It is not 'relatively screened from view' and the text is, therefore, misleading. The AONB is also concerned about the urbanisation of the locality as the creation of accesses close to a well-used road junction will inevitably require additional signing and potentially intrusive visibility splays. The AONB strongly advises that the potential allocation of land south of Melbury Motors for four dwellings, policy 1f, is reconsidered.	AONB Management Group	<p>There was broad agreement but this site should remain in the plan. This policy includes two affordable houses which would have a local connection to the parish.</p> <ul style="list-style-type: none"> Added the AONB's position to this policy's supporting text (i.e. concern about the urbanisation of the locality due to the creation of accesses close to a well-used road junction (requiring additional signing and potentially intrusive visibilities splays). Amended wording in pars 117 as being on the edge of a built-up area and wording on being screened from view. Described how urbanisation impacts (adjacent to the extant settlement area and opposite Southbank Farm) will be modest and that it is desirable for Cann Common to benefit from additional facilities and cater to rural housing needs (e.g. affordable dwellings). Included wording on the effect of the creation of additional accesses close to a well-used road junction will inevitably require additional signing and potentially intrusive visibilities splays and the potential for traffic safety measures to support this. Noted that the site is clearly within the setting of the AONB and explained the guidance provided in the NPPFG and PPG on such sites.
Housing	Policy 1g - Southbank Farm	Please make clear whether all the criteria (a-j) have to be met. See previous comments about policy style.	DC's Transport Development Liaison Manager	<ul style="list-style-type: none"> It has been made clearer that all policy conditions need to be met. NB: there were two point fs in the policy, which has been corrected. Part c was recommended to be removed as it is covered in part d. Noted that the site is clearly within the setting of the AONB and explain the guidance provided in the NPPFG and PPG on such sites.

Plan section	Para/Policy	Matters raised (summarised)	Respondent/s	NP Response and change made to the Plan (in bold)
Housing	Policy 1g - Southbank Farm	Part j - This part relates specifically to the southern part of the site. It is not clear whether the southern part has to be developed alongside the northern part. Alternatively, can the southern part be developed entirely independently to the northern part?	DC's Transport Development Liaison Manager	<ul style="list-style-type: none"> • Distinguished between the balance between the northern and southern sections. • Clarified that both could sections need to be developed in tandem. • Identified these two 'sections' in the caption of the site's proposals map.
Housing	Policy 1g - Southbank Farm	The number set by the North Dorset Local Plan (i.e. 11+ net new dwellings) means the site currently does not qualify for affordable housing. The proposed number of 10 falls just below the local plan threshold for affordable housing (see Policy 8). Potentially this is a missed opportunity to achieve 40% AH. Therefore, under the current North Dorset Local Plan it's not the case that 40% of the proposed dwellings would need to be affordable, but it is the case under the emerging Hous2 Dorset Local Plan policy over five dwellings in rural areas and AONBs or equivalent contribution (with a tenure split of 30% affordable home ownership and 30% social rent and 40% affordable rent).	Dorset Council's Transport Development Liaison Manager	<ul style="list-style-type: none"> • Stated that Dorset's adopted Local Plan (Policy 8) requires 40% of all new housing to be affordable where development delivers 11+ net additional dwellings. This is strengthened in the emerging Dorset Local Plan where sites in zone 1 contribute to 40% AH on major sites (10+ dwellings). • Going beyond the 40% requirement, the landowner has also committed to the Parish Council that they will deliver 50% affordable housing to support community housing need (i.e. 5 net affordable dwellings).
Housing	Policy 1g - Southbank Farm	Part b - I'm not sure it makes sense to be overly prescriptive about self-build housing. I would have thought the whole point of self-build is that it gives people the opportunity to build homes that meets their specific needs and not someone else's. I would also question whether people in search of low-cost housing and older people are the best clients for self-build – particularly given the need to find alternative accommodation while the construction work is underway, and the difficulty in securing a mortgage/loan against an ongoing construction project. I suggest making self-build plots a separate objective. Regarding the last sentence, I'm not aware that there are any requirements for affordable housing on this site (see comment to part (a) above).		<ul style="list-style-type: none"> • Removed referenced to self-build. • Decided not to pursue a separate policy/objective for self-build due to the prioritisation of affordable dwellings in MA&CNP38.

Housing	Policy 1g - Southbank Farm	<p>On <i>viability</i>, the land agent suggested:</p> <ul style="list-style-type: none"> • The viability of the site to deliver only 10 dwellings in addition to the existing demands of the conditions imposed on the landowner in the plan's broader policy expectations. • The landowner wishes to see more economic viability analysis as per the NPPF (2021): paragraph 68 states that planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. • There needs to be more on viability to underpin the MA&CNP and the Housing Need Assessment (AECOM, March 2022 indicates, at paragraph 133F, that viability is not covered by the HNA). <p>The agent has provided the PC/SG with some of its analysis to inform decision-making over potential site allocation criteria within the viability constraints they suggested.</p> <p>I. For instance, the landowner argues that by demarcating parcels of land for community uses, this nets the developable area for residential uses to c. 0.4ha on the north edge, which would likely result in a modest 'suburban' 25dph applied to the residual housing density.</p> <p>II. A new highway footways can be provided in the space either side of the B3081 from Southbank Farm to just opposite the junction of Mill Hollow Lane where an existing path on the east side could be picked up to walk safely to and from the village centre (see drawing attached (with an estimated cost of £150-£200,000).</p> <p>III. The viability of all housing schemes will be affected by requirements in other policies including that all dwellings to M4(2) accessibility standards, 10-15% to be M4(3) wheelchair accessible and locally distinct design (use of stone in the elevations and dressings and local vernacular detailing). Specifically for this site, the scheme's delivery of meeting quality and space standards and other set up costs, play equipment installation, levelling and surfacing operations and lastly potential S106 contributions will be additional costs.</p>	Land agent	<p>The PC had thought it would be necessary to remove the Southbank Farm policy as the agreement on the number of dwellings anticipated in the Plan was far from the landowner's expectation. Since the Reg 14 consultation, this has been resolved and the landowner has agreed to follow the broad intentions of the original policy and to provide a footpath along the B3081.</p> <ul style="list-style-type: none"> • Additional analysis of viability was refined through discussion between the PC and the landowner. • The cost of the footway has been discussed with the landowner and incorporated into the sustainable transport mapping and associated figures in Policy 4a. • The issue of cost to the landowner is a moot point regarding viability following the amendments to the proposals to reduce the development of the site to 10 net dwellings. • Technical standards on M4 are subsumed within building regs and removed from the Plan policy wording.
---------	----------------------------	---	------------	---

Plan section	Para/Policy	Matters raised (summarised)	Respondent/s	NP Response and change made to the Plan (in bold)
		The land agent requested that a specific (weekend) consultation to discuss the proposals.		
Housing	Policy 1g - Southbank Farm	<p>On design, density and green space the land agent suggested:</p> <ul style="list-style-type: none"> By demarcating parcels of land for community uses, this nets the developable area for residential uses to c. 0.4ha on the north edge, which would likely result in a modest 'suburban' 25dph applied to the residual housing density. <p>The landowner had a different view on the development strategy for the site and considered it would be better to plan a layout and design approach that reinforces the rural character and vernacular rather than squeezing development onto the northern edge and dropping a suburban development typology into this village location.</p> <ul style="list-style-type: none"> As such, the landowner maintains their position of 30 dwellings overall with 20 private and 10 affordable dwellings, the figure previously been applied for and supported by the Parish Council. Expressed desire to discuss potential proposals more with the Parish Council. 	Land agent	<ul style="list-style-type: none"> Stated that it is important to retain as much green space as possible in the site but that this level of density is not too dissimilar to the housing density in the Cann Common former settlement boundary area and that this housing will be screened from the main road. NB: the landowner has agreed to the suggested net 10 dwellings figure in the draft plan since the Reg 14 consultation.
Housing	Policy 1g - Southbank Farm	On <i>parking</i> , the land agent questioned whether a permeable parking area of c.0.16ha – capable of providing parking for 50-60 cars) is required.	Land agent	Stated that since the new village hall is allocated at the site, this amount of parking is required, in addition to users of community recreational facilities.
Housing	Policy 1g - Southbank Farm	There was concern around potential surface water flooding from run off from several properties and how appropriate drainage would be considered.	[Pre-reg 14 comment from the community]	<p>AECOM's site assessment concluded that:</p> <p><i>4.53 The site is not located within identified flood risk zones for fluvial flooding; the site is located entirely within Flood Zone 1. The site has a very low risk from surface water flooding.</i></p> <p>Drainage is already stated in the policy supporting text i.e. SUDs and appropriate drainage is encouraged:</p>

Plan section	Para/Policy	Matters raised (summarised)	Respondent/s	NP Response and change made to the Plan (in bold)
				<i>i) Development must include an appropriately designed, constructed and maintained sustainable drainage system (to be determined in a detailed planning application).</i>
Housing	Policy 1g - Southbank Farm	Dorset Council's Transport Liaison Manager referenced the issue of previous outline application (2/2020/1144/OUT - Southbank Farm, Higher Blandford Road, Cann) which proposed residents could use existing rights of way to access bus stops on the A350. This relied on a walk between 200-400m without a footpath to an infrequent bus service on the A350 (without the benefit of a footway, to reach the actual stop. The available bus service is also far from frequent (at best, once every two hours) and as such the site was considered by Dorset Council's Transport Development Liaison Manager to be wholly reliant on the use of a private motor vehicle. A proposed walkway also doesn't necessarily resolve the issue of access to public transport (i.e. buses on the A350).	Dorset Council's Transport Liaison Manager	Removed footpath along the back of the Southbank Farm site and included footway proposals. Added action point to encourage more sustainable/public transport (as this is not a plan-making matter).

Plan section	Para/Policy	Matters raised (summarised)	Respondent/s	NP Response and change made to the Plan (in bold)
Housing	Policy 1g - Southbank Farm	<p>On <i>landscape impacts</i> the AONB Management Group highlighted:</p> <ul style="list-style-type: none"> • The AONB Management Group utilised the services of a consultant to review the proposals put forward by the landowner in an outline application and it was found that the scale and extent of the development would be “significantly intrusive” in views from key viewpoints within the AONB. • Concerns that development along the roadside of the B3081 not only extends the developed area of Cann Common significantly in a north westerly direction but also erodes the gap between Cann Common and Shaftesbury. • There was concern that Southbank Farm would create a mini housing estate which could be inappropriate for a rural area on the edge of an AONB without adequate connections to footpaths on a busy road. • The site is clearly within the setting of the AONB and the text should explain the guidance provided in the NPPFG and PPG on such sites. • The AONB is also very concerned that the wording of policy 1g refers to ‘mixed development’ and that the proposed retail use was a significant element of the refused planning application. It seems remarkably unlikely that the relatively small numbers of dwellings proposed would make a retail outlet more viable and the concerns about attempts to gain passing trade could impact adversely on the neighbourhood. 	AONB Management Group	<ul style="list-style-type: none"> • The retail unit has been removed (and mention of mixed development) from the policy due to the conclusion it would likely not generate sufficient footfall and therefore may not add to community benefit. • The developer has since put forward proposals for a footway alongside the B3081. • The Plan does reference guidance provided in the NPPF and PPG related to sites that are within the setting of an AONB.

Plan section	Para/Policy	Matters raised (summarised)	Respondent/s	NP Response and change made to the Plan (in bold)
Housing	Policy 1g - Southbank Farm	<p>Policy 1g I do not think that Southbank Farm should be an allocated site in the plan unless there is a clear community benefit such as affordable housing.</p> <p>We do not need a mini housing estate in an isolated location with no pedestrian or cycle access to any amenities. There is already a large housing estate within 1500 m of this site on the outskirts of Shaftesbury with another 30 or so homes currently under construction.</p> <p>The Southbank Farm site was judged as unsuitable by the Council Planning Officer on the grounds of its isolated location. I think it is also contrary to the North Dorset Local Plan [Policy 20].</p> <p>The Winter 19-20 survey quoted in the draft Plan [para 133/134] had a very low response [9%] and the views expressed should be weighed accordingly.</p>	Local resident	<p>The policy was originally designed to encourage more recreational facilities for the community and generate unmet housing needs (inc. affordable housing) in a central area of the parish, rather on the outskirts of Shaftesbury (recognising that not all residents wish to move to newer properties on the very edge of a town). There is also the potential for this site to relocate the village hall (which has a clear community benefit).</p> <ul style="list-style-type: none"> • Clarified what community benefit is for the site and what the site is delivering. • Stated that there is a balance between affordable housing provision, not creating a mini housing estate and enhancing amenities of the site. • The landowner has committed to five affordable houses - well beyond the expectation in current planning policy. • The Plan already mentions the low response rate of the survey, but that nonetheless it was an indicative survey and the support for these policies has been weighed up at Reg 14 stage and will be tested at Reg 16 stage. • NB: reference the allocated footway, pending agreement with Highways. • Given these benefits to the community, it is felt these mitigate concerns around development in an isolated area since these components aim to strengthen the facilities available to the immediate and wider community.

Plan section	Para/Policy	Matters raised (summarised)	Respondent/s	NP Response and change made to the Plan (in bold)
Housing	Policy 1g - Southbank Farm	Concerns that any community/village hall within the Southbank Farm site would only service Shaftesbury residents and add to new traffic on the already overused C13 (through residential, retail or community hall uses).	Local resident	<ul style="list-style-type: none"> Stated that a modernised village hall would be tied to having a community benefit for local residents and that the amount of additional traffic would be, relatively, minimal. Additional facilities are being provided in Shaftesbury through new development, but these do not necessarily serve the rural community of Melbury Abbas and Cann.
Housing	Policy 1g - Southbank Farm	Part c - “with appropriate design measures for family” – apart from the grammar mistake, I’m not sure what is meant by this. My guess is that it is repeating part (d) in which case delete. If not, then please provide details in the supporting text.	DC’s Transport Development Liaison Manager	<ul style="list-style-type: none"> Removed part c from the policy criteria.
Housing	Policy 1g - Southbank Farm	Part e - It’s not clear what a decision maker is meant to do with this part of the policy. It could be interpreted that a “clear community benefit” is to provide self-build, affordable houses as per parts (a) to (d) of the policy. Part f (first f) It is not clear what is meant by “Additional recreational facilities and/or shop” – is this in addition to those provided under part (e)?	DC’s Transport Development Liaison Manager	<ul style="list-style-type: none"> Clarified more explicitly what the community benefit is for the site and what the site is delivering (c/f local resident comment above). The retail unit has been removed from the policy.
Housing	Policy 1h - The Village Hall	There were some concerns raised that there is no need to move the hall from its current location, as well as ensuring that the policy is strengthened to ensure that development mustn’t take place unless a new hall is actually built. Issues around viability of affordable housing and potential subsidence issues were raised which may make development unviable. There is also a need to clarify ownership and intentions of the landowner for the site need to be made more explicit.	Dorset Council’s Senior Conservation Officer	<ul style="list-style-type: none"> The Plan recognises concern of the AONB on the loss of a village asset. Acknowledges the consideration of the needs of those living in the eastern side of the parish in having to travel to access the village hall. Upon further discussion the PC (as the landowner of the site) have agreed to earmark the site for development of affordable dwellings where possible and only if a suitable alternative can be built on the Southbank Farm site (before any dwellings on the hall site are undertaken). It has been made explicit that the PC is the landowner and therefore it has the ability to influence the conditions for the site in this policy.

Plan section	Para/Policy	Matters raised (summarised)	Respondent/s	NP Response and change made to the Plan (in bold)
Housing	Policy 1h - The Village Hall	The village hall has recently been modernised and works very well as it is. It is as central as it can be for such a very spread out village and the local residents do not find the narrow lanes a problem as they live among them. The last time it was suggested that the village hall should be moved the meeting soundly rejected the idea. The site is within 160m from Melbury Abbas Mill (grade 2 listed) and clearly visible from the Mill and any development would be to the detriment of this asset.	Resident	<ul style="list-style-type: none"> Further reiterated the rationale for why the village hall should be moved (when some feel that it is already in a good location for a spread out community and previous discussions rejected moving it). Referred to corresponding impacts on a Grade 2 listed Melbury Abbas Mill if development were to take place on the site.
Housing	Policy 1h - The Village Hall	2nd para, 3rd sentence – [Regarding development gain] Why? We can only justifiably ask for highway improvements to mitigate the development if we couldn't accept it and would recommend refusal without them being provided. In this instance and for the level of development proposed, this would not be the case.	Dorset Council's Transport Development Liaison Manager	<ul style="list-style-type: none"> Clarify that 'development gain' would be in the form of planning gain, i.e. Section 106 in point ii) to avoid confusion that it refers to highways infrastructure as set out in the policy as it is unlikely to be refused subject to highways improvements.
Housing	Policy 1h - The Village Hall	Para 141 - The phrase "suitable alternative community asset" is a little bit cryptic. Do you mean replacement village hall?	DC's Senior Conservation Officer	<ul style="list-style-type: none"> Clarified the terminology as a replacement village hall rather than a community asset. Reviewed policy wording with PC.
Housing	Policy 1h - The Village Hall	5th para - Regarding the affordable housing aspiration - I think you also need to consider the viability of the site. A development of 3 dwellings is not going to produce a large profit, particularly if there are costly subsidence issues that need addressing, and potentially if this site is expected to cross-subsidise a replacement village hall. Given that AH is an option not a requirement here, the requirement for a "local connection in perpetuity" is not actually enforceable and is essentially another aspiration. I would strongly advise speaking to the current landowners to understand what their aspirations are for the site.	Dorset Council's Senior Conservation Officer	<ul style="list-style-type: none"> Potential subsidence issues have been investigated by the PC (as the landowner) PC has expressed the desire to still retain the site to redevelop for Affordable Housing, if viable. The policy is written on the basis of the intention of the PC to deliver local affordable homes in perpetuity.

Plan section	Para/Policy	Matters raised (summarised)	Respondent/s	NP Response and change made to the Plan (in bold)
	Policy 1h - The Village Hall	While the AONB is not against this policy in principle, it suggests that the policy text to ensure that the site is not released for development until an alternative has been provided. The AONB is concerned that the allocation of the Village Hall site for housing could lead to the loss of a village hall facility. The AONB Partnership is very concerned that villages within the AONB are losing their facilities and could not support a policy that did not have robust safeguards. The AONB does, therefore, strongly advise that the policy 1h is reworded to ensure that the village hall site is not released for development until an alternative village hall has been provided.	AONB Management Group	<ul style="list-style-type: none"> Stated the concern of AONB on the loss of village hall facilities and the need for robust safeguards to protect local assets in the supporting text. <p>NB: Policy 20 in the North Dorset Local Plan (Countryside) may permit new or relocated community facilities on the edge of the built-up area of a settlement in the countryside to support a rural community if it can be demonstrated that there is an overriding need for it to be located in the countryside.</p>
Environment, Design and Heritage	Introductory text	Agricultural Land Classification provides information about the quality of the soil for growing crops. It therefore does not confer any information about biodiversity quality, which is a separate issue.	DC's Senior Conservation Officer	<ul style="list-style-type: none"> Added that biodiversity will need to be clarified through a detailed ecological assessment on given sites.
Environment, Design and Heritage	Policy 2b - Landscape (Views and Vistas)	Whilst the AONB welcomes policy 2b on Landscape Views and Vistas it is concerned that page 41, without any explanation, may be confusing. In addition, the experience that the AONB has had with other neighbourhood plans is that it is clearer and of more value when considering future development proposals, to concentrate on the identified views, vistas, and their character. The supplementary paragraphs relating to development proposals seem to mix up design and scale issues in relation to landscape character assessments, screening and mitigation with the simple identification of views and vistas that warrant protection. It seems that the other matters are sufficiently important to be a separate policy. I would also advise that some brief commentary on each of the views in figures 41 to 50 would be helpful and probably avoid a lot of subjective and diverse discussion when the Neighbourhood Plan comes to be examined. The AONB suggests Figure 40 needs more explanation or arrows of views into and out of the identified vista areas.	AONB Management Group	<ul style="list-style-type: none"> Made clearer that there is a separate document that assesses the local vistas. The Plan now includes a summary of the vistas and additional mapping to make it more explicit what is special and important to protect in each of them. Screened the text for any design and scale issues and separated out accordingly into different policies.

Plan section	Para/Policy	Matters raised (summarised)	Respondent/s	NP Response and change made to the Plan (in bold)
Environment, Design and Heritage	Policy 2c	While SACs are based on the EU Habitats Directive, they are protected in England and Wales by UK law, specifically the Conservation of Habitats and Species Regulations 2017 (as amended).	Dorset Council's Senior Ecologist	<ul style="list-style-type: none"> Add that SACs are also protected by UK law in England and Wales by UK law, specifically the Conservation of Habitats and Species Regulations 2017 (as amended).
Environment, Design and Heritage	Policy 2d – Historic Assets	Dorset Council's Senior Conservation Officer suggests there are gaps in the information on locally listed heritage assets: more text on locally-identified historic assets required. Given that you wish to give the locally listed heritage assets protection through Policy 2d, I recommend that a table listing them and a map showing their locations is provided in the main part of the plan (similar to the way Local Green Space sites are presented). Ideally I would expect to see more information on each of these sites to demonstrate that they have been assessed and the justification for including them on the local list. However, I appreciate you may not have the time or resources to do that at this stage. This is however something to bear in mind in case one or more of the selected sites is challenged in the future.	Dorset Council's Senior Conservation Officer	<ul style="list-style-type: none"> Added a separate topic paper which tabulates and map the locations of proposed heritage assets. Liaised with DC's Historic Environment Records officer to determine what is in HER and what local historic assets could be included. Added a table and mapped the locations of the heritage assets.
Employment	Policy 3a	The AONB expressed concern that the vision suggested unchecked expansion of employment in the AONB in the vision statement.	AONB Management Group	<ul style="list-style-type: none"> The wording in the vision has been reviewed and corrected to ensure that it doesn't encourage "unchecked" expansion of employment/ development in the AONB.

Plan section	Para/Policy	Matters raised (summarised)	Respondent/s	NP Response and change made to the Plan (in bold)
Employment	Policy 3b	The determination of development gain is set in national policy (i.e. determining the split of S106 monies to Cann or Shaftesbury in development S. A30). Policy 3a seeks to reiterate this and ensure its fair distribution to Cann. It could be useful to show the parish boundary on the map of the A30 development sites.	Dorset Council's Senior Conservation Officer	<ul style="list-style-type: none"> Added parish boundary in map. Stated that the allocation of development gain is set out in national legislation. <p>However, it is imperative that any benefits should be accrued to Cann fairly - the SG group asked Dorset Council / Link Officer how to ensure this to which they replied "As far as the distribution of funds is concerned, this will be in accordance with the s106s and managed by Dorset Council. Where there is flexibility to allocate the contributions – for example the PoS and LAP on the Persimmons site can be managed by a Management Company, STC or MA&CPC – there is a process to go through at the appropriate time".</p> <ul style="list-style-type: none"> Added an action point to monitor this.
Leisure, Community and Well-being	Policy 4a - Sustainable Transport	Policy 4a - Sustainable Transport – Dorset Council's Senior Ranger suggested an additional footpath to link with a bridleway around Zig Zag Hill that currently stops halfway down (number N68/16), which is very seldom used because of this abrupt halt. The proposals for footpaths need to be reviewed with this suggestion, as well as how any proposed walkway from a potential Southbank Farm development may support footpath expansion.	Dorset Council's Senior Ranger	<p>Currently, the bridlepath that the Ranger has suggested cannot be used due to road safety issues, as it would enter directly onto the traffic using the road. Historically the path used to reach down to the base of Zig Zag Hill. However, 50 years or so ago it seems that this particular link within the footpath was cut off and fell off the rights of way map.</p> <ul style="list-style-type: none"> This suggestion has not been added to the proposed sustainable transport map (and the map has been revised based on the suggested footway proposed by the landowner of Southbank Farm).

Plan section	Para/Policy	Matters raised (summarised)	Respondent/s	NP Response and change made to the Plan (in bold)
Leisure, Community and Well-being	Policy 4a - Sustainable Transport	<p>As there is a very light touch mention of electric vehicle charge points, there may be some merit in referencing the new laws coming into force in England in 2022, as part of an overhaul of the country's Building Regulations which states:</p> <ul style="list-style-type: none"> o Every new home, including those created from a change of use, with associated parking must have an EV chargepoint. o Residential buildings undergoing a major renovation which will have more than 10 parking spaces must have at least one EV chargepoint per dwelling with associated parking, along with cable routes in all spaces without chargepoints. o All new non-residential buildings with more than 10 parking spaces must have a minimum of one chargepoint and cable routes for one in five (20%) of the total number of spaces. o All non-residential buildings undergoing a major renovation that will have more than 10 parking spaces must have a minimum of one chargepoint, along with cable routes for one in five spaces. 	DC's Transport Planning and Policy Team	<ul style="list-style-type: none"> • Added reference to the new policies that overhaul the existing Building Regulations which covers EV charge points at a more strategic level.
Leisure, Community and Well-being	Policy 4b – Traffic Impacts and Road Safety	Need to justify claims that there is a severe shortage of employment for residents moving to the area (e.g. occupants in new estates in Gillingham and Shaftesbury).	Dorset Council's Transport Planning and Policy Team	<ul style="list-style-type: none"> • This wording has been removed.

Plan section	Para/Policy	Matters raised (summarised)	Respondent/s	NP Response and change made to the Plan (in bold)
Leisure, Community and Well-being	Policy 4b – Traffic Impacts and Road Safety	<p>Dorset Council’s Transport Planning and Policy Team suggests that some statements about the C13 being at capacity need to be more fully justified, e.g.: “I was unaware that the routes through the neighbourhood plan area are “already at or close to capacity”..... This is a matter of perception rather than fact, in my opinion.” They also suggest there is no need for the: ‘Provision of appropriate traffic calming measures, including a roundabout or traffic calming measures at Cann Common intersection (which should also be sensitive to HGV requirements)’ (3rd policy bullet) as it is not an accident blackspot and wouldn’t be suitable for HGVs (e.g. insufficient land available to build a suitably sized roundabout at this location) that would provide the necessary deflection and be suitable for use by HGVs</p> <p>I think it is reasonable to argue that the bypass corridor is a strategic aspiration (because it seeks to improve the transport network over a wide, sub-national area). Also, Policy 18 of the NDLP confirms that the route will continue to be protected.</p> <p>The Team state that there are no funded schemes to support the Shaftesbury eastern bypass.</p> <p>Also that NDPs cannot override strategic policies (such as the designation of the bypass in the Local Plan). Final para - Without any further supporting evidence, at the very least I would advise either deleting this section of the policy, or moving it into the supporting text and making it clear that it is the parish council that does not support the bypass.</p> <p>Final para - The majority of the land proposed for the bypass corridor falls outside of the MA&C NP area. Policies in a NP cannot control development outside of the NP area.</p>	Dorset Council’s Transport Planning and Policy Team	<ul style="list-style-type: none"> • Included in the supporting text that there are no funded schemes to deliver a Shaftesbury Eastern bypass. • Removed mention of not supporting the Shaftesbury Eastern bypass since it runs counter to the strategic policies of the North Dorset Local Plan. • Removed mention of the bypass in the policy and added to supporting text. • Evidence has been collected by the steering group which demonstrates that the C13 is reaching capacity, based on projections set out in a 2010 Dorset Council-commissioned report where the C13 capacity would be reached before 2026 (which was written before the council promoted HGV use on the C13), compared to 20% on the adjacent A350. See the Transport topic paper which summarises the evidence collated.

Plan section	Para/Policy	Matters raised (summarised)	Respondent/s	NP Response and change made to the Plan (in bold)
Leisure, Community and Well-being	Policy 4c – Infrastructure and Community Facilities	Para 231 - While it is correct that parishes with a made NP receive 25% of CIL money directly, you should also be aware that affordable housing gets CIL relief – and so pays nothing. Given that other policies in your plan either require or provide strong support for AH, this is a point to bear in mind, particularly if you have plans for spending CIL money.		<p>While the Persimmon land will generate additional recreational facilities through a section 106 agreement, the Tizzard land will not. this is because of a decision taken at appeal, which runs counter to most other Section 106 agreements. The result is that potential benefits will not accrue from this development to either Shaftesbury or Melbury Abbas and Cann.</p> <ul style="list-style-type: none"> • Caveated that Affordable Housing gets CIL relief and doesn't pay towards CIL and so allocating Affordable Housing will not contribute to CIL (if in place).
Leisure, Community and Well-being	Policy 4c – Infrastructure and Community Facilities	North Dorset does not currently have CIL. However, Dorset Council is working on producing a single CIL charging schedule for Dorset.	DC's Transport Development Liaison Manager	<ul style="list-style-type: none"> • Caveated this where CIL mentioned (here and elsewhere in the Plan). • Also made explicit to the Parish Council that the designation of affordable housing doesn't bring any CIL monies to the parish as it is exempt.
Leisure, Community and Well-being	Policy 4d – Energy and light pollution	Clarify whether whether solar hot water is also a renewable solution that can be just as valuable in terms of reducing carbon emissions.	DC Link Officer	<ul style="list-style-type: none"> • Added where there are no Conservation Area or listed building issues, additional technologies for the capture and utilisation of renewable energy are incorporated in all new build projects and extensions for heating and energy generation and storage.
Leisure, Community and Well-being	Policy 4d – Energy and light pollution	Some statements about gas grid connection need to be reviewed, e.g. there is limited mains gas supply in the Guys Marsh area.		<p>The only points of main gas within the parishes in two properties in Guys Marsh and the prison, which were connected in 1989. It is believed that these then go to a small gas substation and then a pipeline to Shaftesbury and beyond.</p> <ul style="list-style-type: none"> • Reviewed gas connection map and added there's about 95% off grid in some areas.

Plan section	Para/Policy	Matters raised (summarised)	Respondent/s	NP Response and change made to the Plan (in bold)
Leisure, Community and Well-being	Policy 4d – Energy and light pollution	The AONB suggest that this policy needs to be more positive and include a clearer expectation that all new build projects will include technologies for the capture and utilisation of renewable energy, in accordance with emerging guidance being drafted by the AONB. The AONB Partnership is keen to see that any domestic external lighting is provided within new build projects in compliance with its guidance, and that all fittings, such as front door and back door welcome lights, are provided rather than being left to householders to retrofit.		<ul style="list-style-type: none"> Stated that all new build projects will include technologies for the capture and utilisation of renewable energy. Re: lighting stated that any domestic external lighting within new build projects is compliant with current (and revisions therefore) of the CC AONB's guidance; all fittings, such as front door and back door welcome lights, are to be to this specification, rather than being left to householders to retrofit.
Leisure, Community and Well-being	Policy 4e – (LGS Entrance to Cann, Land at Lower Blandford Road, Shaftesbury Dorset)	Note that an outline planning app for 13 dwellings was submitted for this field in Jan 2022(P/OUT/2022/00536).	Dorset Council's Senior Ecologist	<ul style="list-style-type: none"> Amended as suggested and since removed from the plan as it was granted planning permission at appeal (outline application for 7 dwellings allowed on appeal in February 2024. The planning application ref is P/OUT/2022/00536 and the appeal decision can be found here: Reference: APP/D1265/W/23/3324438)

Plan section	Para/Policy	Matters raised (summarised)	Respondent/s	NP Response and change made to the Plan (in bold)
Leisure, Community and Well-being	Policy 4e – (LGS Entrance to Cann, Land at Lower Blandford Road, Shaftesbury Dorset)	<p>Regarding <i>general conformity to existing policy</i> the land agent argued:</p> <ul style="list-style-type: none"> • Dorset Council's SHLAA (2021) identified the site as suitable for 12 dwellings provided the trees and route of the footpath are preserved. • The case of Lochailort Investments Ltd, R (On the Application Of) v Mendip District Council [2020] EWCA Civ 1259 means that LGS designation requires the provision of development in exceptional cases; failure to specify this is unlawful and does not comply with the NPPF, whereby "Proposals for development in a Local Green Space will only be supported in exceptional circumstances." [text cited from the made Neighbourhood Plan in Blandford (2021)]. 	Land agent	<ul style="list-style-type: none"> • Stated that Dorset Council's SHLAA (2021) identified the site as suitable for 12 dwellings provided the trees and route of the footpath are preserved. • Stated that the landowner argues that because the land is in private ownership and has a short section of footpath this does not justify its designation as an LGS. • Amended policy to reflect cited text from the Blandford Neighbourhood Plan and updates to changes the NPPF: "This policy designates a series of Local Green Spaces in accordance with paragraphs 105 - 107 of the NPPF (December 2023) and with NDDC Local Plan (Policy 15) and the emerging Dorset Local Plan (ENV1) on Green Infrastructure. A designation has the policy effect of the equivalence of the Green Belt when determining planning applications located within a designated Local Green Space. Hence, the policy resists all development proposals that will undermine the essential character of designated areas, unless there are very special circumstances as set out in NPPF paragraph 105, to justify why consent should be granted.

Plan section	Para/Policy	Matters raised (summarised)	Respondent/s	NP Response and change made to the Plan (in bold)
Leisure, Community and Well-being	Policy 4e – (LGS Entrance to Cann, Land at Lower Blandford Road, Shaftesbury Dorset)	<p>Regarding the <i>visual impacts and extension into a rural area</i> the land agent argued:</p> <ul style="list-style-type: none"> • The character of the site is not linked to the rural character of Cann, rather the urban fabric of Shaftesbury and it is not visible from the AONB due to existing housing on the Higher Blandford Road and the treescape of Boyne Hollow and is 'barely visible' from Melbury Hill. • "Development would not appear isolated or piecemeal, rather it would form a logical extension of the existing built form of the town". 	Land agent	<ul style="list-style-type: none"> • Stated that the Landscape Officer does not concur therefore with the Draft Plan wording that it has an important role in protecting viewpoints. Some of the challenges raised by the land agent were questioned by the group, particularly that it is not necessarily visible from Melbury Beacon because it's at a higher point. Development, while adjacent to existing houses would effectively be ribbon development along the A350 south of Shaftesbury, which is to be avoided (as per the the buffer zone set out in the MA&CNP38 Policy 1a. Promoting brownfield sites and infill development). This LGS has seen been removed (see above).

Plan section	Para/Policy	Matters raised (summarised)	Respondent/s	NP Response and change made to the Plan (in bold)
Leisure, Community and Well-being	Policy 4e – (LGS Entrance to Cann, Land at Lower Blandford Road, Shaftesbury Dorset)	<p>Regarding <i>ecological impacts</i> the land agent of the site argued:</p> <ul style="list-style-type: none"> The ecology survey for the application on the site for 13 dwellings (P/OUT/2022/00536 - Abbas Ecology November 2021) found that the land does not have a "richness of wildlife" and "LGS3 is neither demonstrably special, nor does it hold a particular local significance." Suggests that "trees and woodland on its boundaries and the potential impact of the proposed development on these trees needs to be submitted". This supporting ecology report also found: <ul style="list-style-type: none"> - A low population of slow worm were recorded at the site - No dormice were found - The field is in use by foraging and commuting badgers, though they were only recorded on the northern half not the field, not the part subject of the proposed LGS designation. - 2021 monthly bat activity transects and static detector deployment found that the site had low bat use, with mostly common species. The NP rationale given in Table 17 says that the Steering Group have not had sight of the Ecology Survey for the site undertaken during 2019-2020. 	Land agent	<ul style="list-style-type: none"> The Ecology Survey for the outline application P/OUT/2022/00536 (Abbas Ecology November 2021) demonstrates the land does not have a "richness of wildlife" and did not accord that the site is demonstrably special, nor does it hold a particular local significance. However, it is also noted that this report conflicts with a second Ecology report commissioned by Shaftesbury Town Council. This found there were more ecology issues that needed to be considered than were accounted for in the land agent's commissioned one (see 24/06/2022 - Ecology Survey commissioned by Shaftesbury Town Council under the Documents section of the application). NB: the applicant submitted a revised application for 7 dwellings (previously this had been 13 and 9). A decision to support the application was overturned at a Dorset Council committee meeting in May 2023 due to objections from Melbury Abbas and Cann Neighbourhood Plan and Shaftesbury Town Council, in part due to infringement on green space and associated biodiversity impacts (see here). This decision was successfully appealed.
Action points	Action points	Some additional action points can be added to the existing set of action points that accompanies the Plan. The Parish Council should read through and confirm they are happy with these.	See below	See below

Appendices

Appendix A - Actions for the Parish Council

Several action points were suggested or can be implied from various feedback in Reg 14. These are set out in the table below.⁷

Plan section/Policy	Issue	Suggested Action Point
Policy 2a - Design	Concern around low design standards generally.	An action point has been added to consider establishing design sub-group in the PC with local residents to appraise applications and scrutinise them for the quality of sensitive and appropriate design in the MA&C area.
Policy 2c – Biodiversity, trees and ecosystems	Support for more rewilding and green infrastructure.	An action point has been added to encourage rewilding projects. (A mention of rewilding to support natural indigenous trees and native tree planting has been included in Policy 2c).
Policy 3b – Land South of the A30	Shaftesbury Town Council expressed a desire to collaborate with M&A Parish Council on relevant any decisions impacting on Shaftesbury.	Included an action point that states any decisions impacting on Shaftesbury including the opportunity of working in consultation with Shaftesbury Town Council. (This is restated in the supporting text).
Policy 3b – Land South of the A30	Dorset Council suggested that the split of planning gain is set out in national policy and Policy 3b doesn't need to try and influence the split between Shaftesbury and Cann.	Added an action point to monitor the fair allocation of planning gain.
Policy 4a – Sustainable Transport	Desire for an additional bus stop at Mill Lane in Cann to be used in either direction.	The Parish Council will work with local transport groups to advocate for an additional bus stop at Mill Lane in Cann to be used in either direction.
Policy 4d – Energy and light pollution	The AONB is drafting guidance which will state that all fittings, such as front door and back door welcome lights, are provided rather than being left to householders to retrofit.	The Parish Council will actively engage with the AONB on this issue.

⁷ NB: existing proposed Action Points that accompanied the Reg 14 version of the Plan can be accessed here: https://docs.google.com/spreadsheets/d/1hwRsKNiHxL_zYvL6c1IzA8UFEpMrUgySURxTjO7cM/edit?usp=sharing

Appendix B - 2018 Community Questionnaire questions and influence on shaping the plan

- Section 1: About You
 - Asks about the number of people in the household per age group and length of residency in the Neighbourhood Area.
 - Asks about the reasons for living in the area.
 - Rationale: To understand the demographic makeup of the community and the reasons people choose to live there.
 - Influence: Helps tailor the plan to the needs of different age groups and understand what aspects of the area are most valued by residents.
- Section 2: Your Future Needs
 - Asks about the likelihood of needing different types of accommodation.
 - Rationale: To assess future housing needs within the community.
 - Influence: Informs decisions about the type and amount of housing development that may be required.
- Section 3: Future Development of Melbury Abbas and Cann
 - Asks about agreement with statements for development preferences in the area.
 - Asks about suitable types of sites for development.
 - Asks to identify specific sites in Melbury Abbas and Cann that are suitable for development.
 - Rationale: To gauge community sentiment towards new housing and other development and identify potential development sites.
 - Influence: Guides decisions on the location and type of development that will be supported by the community.
- Section 4: Protection of Green Spaces in the Neighbourhood Area
 - Asks about the importance of protecting identified locations from development.
 - Asks to identify particular green spaces to be protected or enhanced and why.
 - Rationale: To identify and protect important environmental assets and green spaces.
 - Influence: Helps define Local Green Spaces to be protected from development.
- Section 5: Design of New Buildings and Extensions
 - Asks about important features for new buildings.
 - Rationale: To ensure new buildings are in keeping with the character of the area and incorporate sustainable design features.
 - Influence: Informs design guidelines for new development.
- Section 6: Employment
 - Asks about the occupations of employed household members.

- Asks about businesses in Melbury Abbas and Cann, business accommodation, and future business needs.
- Asks about experiences looking for premises and where new business premises might be located.
- Asks about helpful facilities or services for establishing or expanding a business in the area.
- Asks about relevant possibilities for new jobs in the neighbourhood area.
- Rationale: To understand the local economy and identify opportunities to support existing businesses and create new jobs.
- Influence: Informs strategies for economic development and employment.
- Section 7: Transport
 - Asks about distance traveled to work and modes of transport.
 - Asks what would persuade residents to use alternative forms of transport.
 - Rationale: To understand transportation patterns and identify ways to reduce car use.
 - Influence: Informs transportation policies and initiatives.
- Section 8: Community Priorities
 - Asks how to use funds from developer payments for the benefit of the community.
 - Asks about improving the situation in Dinah's Hollow and Melbury Abbas.
 - Asks about the importance of consulting the Parish Councils before plans are submitted to the Local Planning Authority.
 - Rationale: To prioritise community projects and address local issues.
 - Influence: Determines how developer contributions will be spent and ensures the community has a voice in planning decisions.
- Section 9: Contact
 - Asks for postcode and contact information (if wish to be contacted/involved in the future).
 - Asks about involvement in the creation of the Melbury Abbas and Cann Neighbourhood Plan.
 - Rationale: To gather demographic data and recruit volunteers for the plan.
 - Influence: Helps ensure the plan reflects the needs of different areas within Melbury Abbas and Cann and provides opportunities for community involvement.

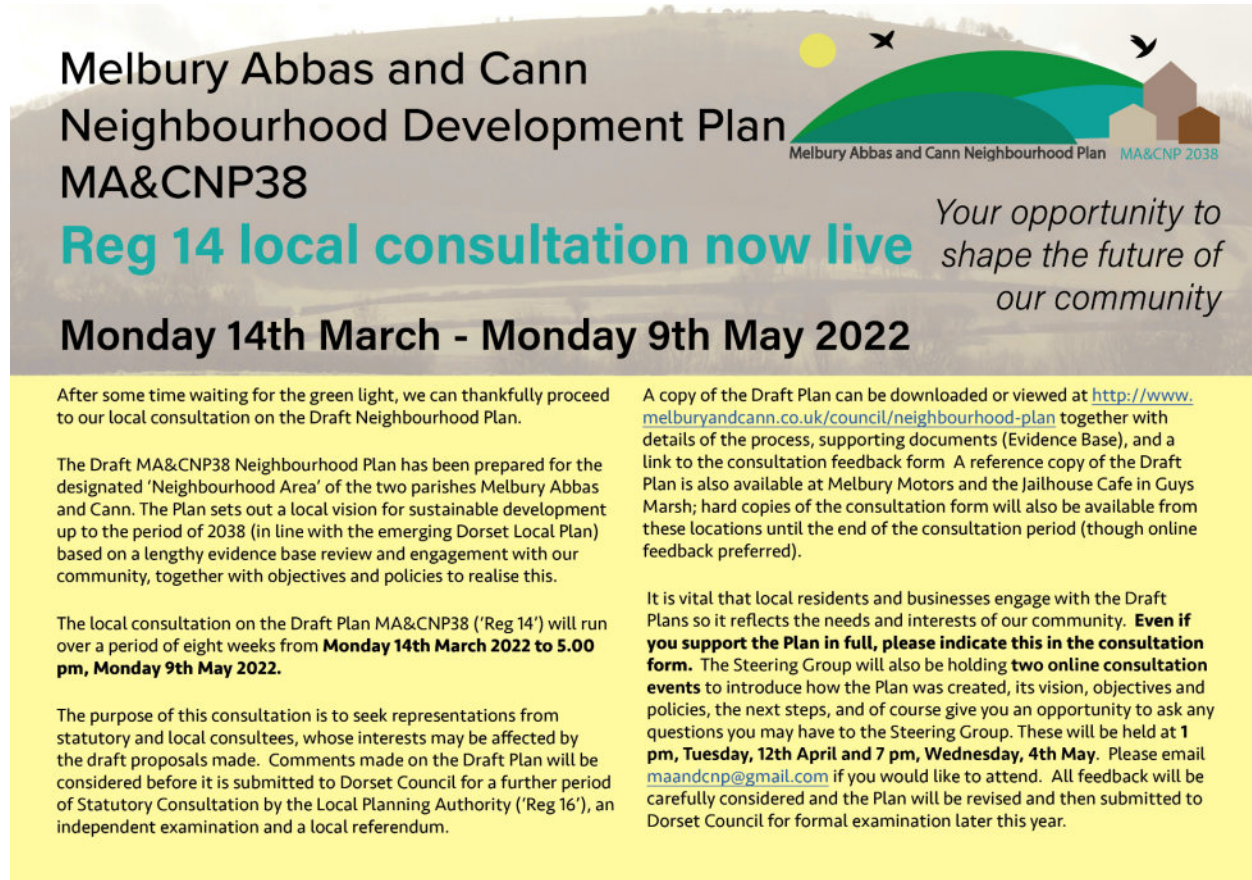
Appendix C. Organisations Consulted and Responding to MA&CNP Reg 14

In addition to local residents, the following organisations responded to the formal 6-week Reg 14 consultation. For a list of organisations that were consulted throughout the Plan process please refer to [How MA&CNP38 Consultation was Carried Out](#); a full list of anonymised responses is listed [here](#). The organisations consulted throughout the process is detailed below:

Organisation	Consulted during Plan development	Given formal notice of Reg 14	Responded to Reg 14
Ashmore Parish Council	Yes	No	No
BT (inc EE), Vodafone, Three and O2	No	Yes	No
Compton Abbas Airfield	Yes	No	No
Compton Abbas Parish Council	Yes	No	No
Cranborne Chase National Landscape Management Group (formerly AONB)	Yes	Yes	Yes
DC's Housing Enabling Officer	No	Yes	Yes
DC's Senior Conservation Officer	No	Yes	Yes
DC's Transport Development Liaison Manager/team	No	Yes	Yes
Donhead St Mary Parish Council	Yes	No	No
Dorset Council - general/Link Officer	Yes	Yes	Yes
Dorset Council's Senior Conservation Officer	Yes	Yes	Yes
Dorset Council's Senior Ecologist	Yes	Yes	Yes
Dorset Council's Senior Ranger	Yes	Yes	Yes
Environment Agency	No	Yes	Yes
Fontmell Magna	Yes	No	No
Highways England	No	Yes	No
Historic England	No	Yes	Yes
HMP Guys Marsh Prison (a significant employer in the Neighbourhood Area)	Yes	No	No
Housing associations and CLTs	Yes	No	No
Land Agent for Entrance to Cann (proposed LGS at the time)	Yes	Yes	Yes

Organisation	Consulted during Plan development	Given formal notice of Reg 14	Responded to Reg 14
Land Agent for the Land South Melbury Motors	Yes	Yes	Yes
Land Agent/landowner for Southbank Farm	Yes	Yes	Yes
Local walking group	Yes	No	No
Mobile Operators Association	No	Yes	No
Motcombe Parish Council	Yes	No	No
Natural England	No	Yes	Yes
NHS Dorset CCG	No	Yes	No
Openreach	No	Yes	No
Public Health Programme Advisor	No	Yes	No
Scottish and Southern Energy	No	Yes	No
Shaftesbury Civic Society	Yes	No	No
Shaftesbury Town Council	Yes	No	No
Southern Gas Network	No	Yes	No
The Abbey School on the Shaftesbury/Cann border (which covers the catchment area for the parishes)	Yes	No	No
The Orchards and Margaret Marsh Parish Council	Yes	No	No
The Stours Parish Council	Yes	No	No
The Village Hall Committee	Yes	No	No
Wessex Water	Yes	No	No
Wiltshire Council	No	Yes	Yes

Appendix D - Reg 14 Formal Notice



The poster features a background image of a landscape with rolling hills, a sun, and birds. On the right side, there is a stylized graphic of a green hill with a blue path leading up to a small house. Below this graphic, the text 'Melbury Abbas and Cann Neighbourhood Plan MA&CNP 2038' is written.

Melbury Abbas and Cann Neighbourhood Development Plan MA&CNP38

Reg 14 local consultation now live

*Your opportunity to
shape the future of
our community*

Monday 14th March - Monday 9th May 2022

After some time waiting for the green light, we can thankfully proceed to our local consultation on the Draft Neighbourhood Plan.

The Draft MA&CNP38 Neighbourhood Plan has been prepared for the designated 'Neighbourhood Area' of the two parishes Melbury Abbas and Cann. The Plan sets out a local vision for sustainable development up to the period of 2038 (in line with the emerging Dorset Local Plan) based on a lengthy evidence base review and engagement with our community, together with objectives and policies to realise this.

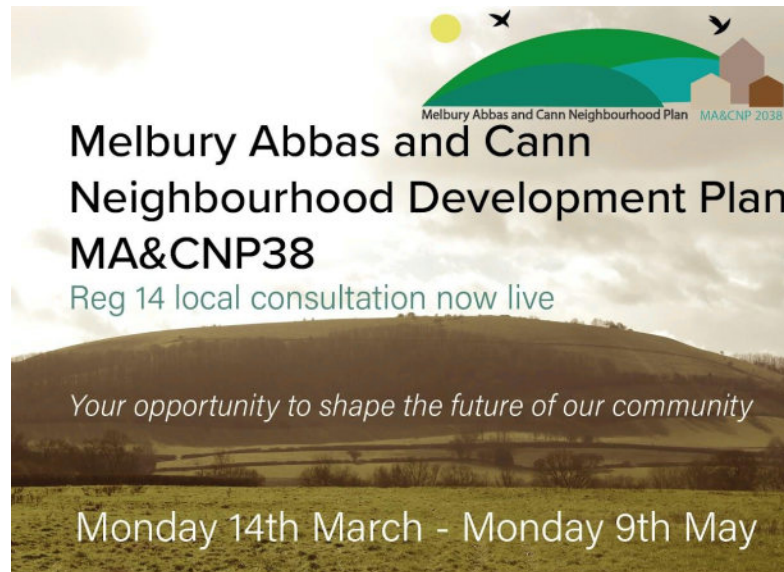
The local consultation on the Draft Plan MA&CNP38 ('Reg 14') will run over a period of eight weeks from **Monday 14th March 2022 to 5.00 pm, Monday 9th May 2022.**

The purpose of this consultation is to seek representations from statutory and local consultees, whose interests may be affected by the draft proposals made. Comments made on the Draft Plan will be considered before it is submitted to Dorset Council for a further period of Statutory Consultation by the Local Planning Authority ('Reg 16'), an independent examination and a local referendum.

A copy of the Draft Plan can be downloaded or viewed at <http://www.melburyandcann.co.uk/council/neighbourhood-plan> together with details of the process, supporting documents (Evidence Base), and a link to the consultation feedback form. A reference copy of the Draft Plan is also available at Melbury Motors and the Jailhouse Cafe in Guys Marsh; hard copies of the consultation form will also be available from these locations until the end of the consultation period (though online feedback preferred).

It is vital that local residents and businesses engage with the Draft Plans so it reflects the needs and interests of our community. **Even if you support the Plan in full, please indicate this in the consultation form.** The Steering Group will also be holding **two online consultation events** to introduce how the Plan was created, its vision, objectives and policies, the next steps, and of course give you an opportunity to ask any questions you may have to the Steering Group. These will be held at **1 pm, Tuesday, 12th April and 7 pm, Wednesday, 4th May.** Please email maandcnp@gmail.com if you would like to attend. All feedback will be carefully considered and the Plan will be revised and then submitted to Dorset Council for formal examination later this year.

Appendix E - Reg 14 longer spread in the Spreadeagle

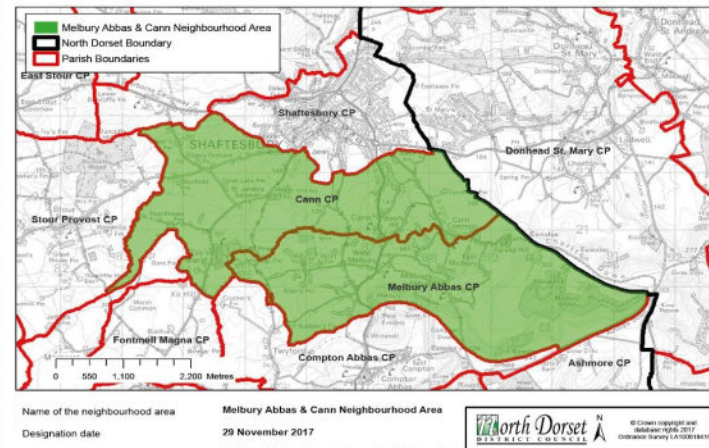


1. SUMMARY OF NEIGHBOURHOOD PLAN PURPOSE AND CONSULTATION

Under the Localism Act 2011, parish and town councils can develop a Neighbourhood Plan to complement their local authorities' Local Plans and other national policies with community priorities.

Neighbourhood Plans can help foster a shared vision for a local area, identify where new development and facilities should take place, which green spaces should be protected, and influence the design of new buildings whilst conserving heritage and environmental assets.

After some time waiting for the green light, we can thankfully proceed to our local consultation on the Draft Neighbourhood Plan now that



Map of the MA&CNP38 Neighbourhood Area of the parishes of Melbury Abbas and Cann, designated in November 2017 (North Dorset Council, 2017)

the Dorset, Bournemouth and Christchurch Local Housing Needs Assessment has been published and our own Melbury Abbas and Cann Housing Needs Assessment has been updated in light of this and other recent policy changes.

The Draft MA&CNP38 Neighbourhood Plan has been prepared for the designated 'Neighbourhood Area' of the two parishes Melbury Abbas and Cann, which also encompasses the areas of Cann Common and Guys Marsh. The Plan sets out a local vision for sustainable development up to the period of 2038 (in line with the emerging Dorset Local Plan) based on a lengthy evidence base review and engagement with our community, together with objectives and policies to realise this.

The local consultation on the Draft Plan MA&CNP38 ('Reg 14') will run over a period of eight weeks from **Monday 14th March 2022 to 5.00 pm, Monday 9th May 2022.**

The purpose of this consultation is to seek representations from statutory and local consultees, whose interests may be affected by the draft proposals made. Comments made on the Draft Plan will be considered before it is submitted to Dorset Council for a further period of Statutory Consultation by the Local Planning Authority ('Reg 16') and an independent examination.

If the Independent Examiner finds that the Plan is sound it will be put forward to a Referendum, which may be subject to further amendments depending on the Examiner's report. Once these further changes have been made, the community will be able to decide whether the Plan should be adopted as part of Dorset Council's statutory planning framework. A majority of more than 50% of those who vote in the referendum are required to mandate that the Plan should be adopted.

If adopted, the Plan will create local planning guidelines that focus on economic, social and environmental aspects that underpin a viable and sustainable community.¹ This Plan will last to the end of March 2038, in line with the plan period of the emerging Dorset Local Plan. If necessary, the Parish Council can review and update the Plan earlier following a similar process of consultation, examination and referendum (depending on the extent of these changes²).

We are widely publicising the consultation and writing to potentially interested groups and organisations as well as contacting individual residents in Melbury Abbas and Cann. You can find out more about the Neighbourhood Plan process and access the evidence base that supports it on the parish website.

2. ABOUT MA&CNP38

Based on a theme of sustainable development, our overall approach is to create a vision for the parishes where people want to live, work, invest and visit whilst celebrating and protecting the most important aspects of our landscape and heritage.

MA&CNP38 belongs to the community that lives and works in Melbury Abbas and Cann and their input is crucial to the Plan's validity and longevity. The Draft Plan has been developed to be relevant, forward-thinking and effective and is based on the needs identified through consultation with our community and other stakeholders.³

The Steering Group has extensively researched development priorities in the Neighbourhood Area to provide a robust evidence base, as well as considering the evidence already gathered for the previous joint Shaftesbury, Melbury Abbas and Cann Neighbourhood Plan.

Each section of the Draft Plan gives a broad overview of the key issues that affect the communities of Melbury Abbas and Cann. These issues have corresponding objectives (in bold) and policies (in blue) that support the overall vision of the Plan (right) to deliver a positive and proactive response, contributing to the overall sustainability of the area.

¹ See: Section "11. Achieving Sustainable Development" on page 10 of the Draft Plan for how we achieve this, as well as our Basic Conditions Statement, which will become available after Reg 14.

² See: <https://www.gov.uk/guidance/neighbourhood-planning--2#updating-neighbourhood-plan>

³ The forthcoming Consultation Statement will set out the consultation we have carried out to support this Plan in more detail, following comments from the Reg 14 process.

2.1. MA&CNP38 Vision

By 2038, the Melbury Abbas and Cann Neighbourhood Plan 2022-2038 (MACNP38) has enhanced our rural community and landscapes through sustainable development, where the needs of different age groups have been met whilst nature and local heritage is protected.

More young families will have moved to the area, attracted by the increase in local employment, affordable and low-cost dwellings, providing a stable younger population, served by The Abbey School. The needs of older people have been provided for through accommodation appropriate to their needs.

More people are using improved footpaths and new cycle paths to travel to work locally, as are visitors to the area, who experience positive well-being benefits from greater recreational use from accessible rights of way in the countryside and the AONB (Area of Outstanding Natural Beauty).

The local community has become stronger by directing development towards existing settlement areas and brownfield sites and all development follows design guidelines appropriate to our community. There is an increased provision of community amenities and facilities, including children's play facilities, and a modern Community Centre that has a reputation as a high-quality venue in an attractive and accessible location. The expansion of employment opportunities has led to a more vibrant community with a positive and resilient approach to the future. Financial and infrastructure benefits from development within our parishes is fairly distributed to the Parish Council and supports our flourishing community.

Dinah's Hollow, Melbury Beacon and other important historic and iconic vistas are protected through the sensitive siting of development that respects the area's rural and historic character.

MA&CNP38 is divided into sections that reflect how this vision will be achieved.

Housing
Environment, design and heritage
Employment
Leisure, Community and Well-being

The documentation that supports MA&CNP38's policies is listed in the Plan's Evidence Base as well as in various footnotes in the Plan itself.⁴ The Draft Plan aims to be in 'general conformity' with the 2016 North Dorset District Council and the emerging Dorset Council Local Plan since these constitute Dorset Council's Development Plan, which applies to Melbury Abbas and Cann.

In order to encourage the Parish Council to continue to address the issues raised, MA&CNP38 has identified a number of short and long-term Action Points which are listed separately.⁵ These do not form part of the land-use elements of the Neighbourhood Plan (i.e. allocating or protecting specific sites and their design). The Parish Council will address and prioritise these actions. If you have any comments on these and want to add anything, then please use the Reg 14 feedback form to do so.

⁴ Supporting documents are available to download at http://www.melburyandcann.co.uk/neighbourhoodplan_docs.php

⁵ Available from: https://docs.google.com/spreadsheets/d/1hwRsKNIHxL_zYvL6c1lzA8UFEpMrUgySURxXTijO7cM/edit?usp=sharing

Theme and objective	Policy Number	Objective
Housing - To ensure the housing needs of the local population are met	1a.	To allow for limited development on brownfield or infill sites within existing settlement areas to encourage the future viability of Melbury Abbas and Cann
	1b.	To promote a sustainable local population through modest development
	1c.	To ensure a mix of housing stock that meets the needs of different ages of the population
	1d.	To support the development of Affordable Housing, giving priority to those with a local connection to encourage younger families remain in Melbury Abbas and Cann
	1e-h	To support residential development on allocated sites Policy 1e Policy St Anne's Close, Guys Marsh Policy 1f. Land South of Melbury Motors Policy 1g. Housing Allocation: Southbank Farm, Cann Common Policy 1h. The Village Hall
Environment, design and heritage - To enhance and conserve the environment and local heritage for future generations	2a.	To ensure development complies with a local Design Guide and new development is sensitive to local character and vernacular
	2b.	To ensure development does not adversely impact on local landscape (views and vistas)
	2c.	To ensure development enhances local biodiversity, trees and ecosystems
	2d.	To ensure development protects and enhances local heritage assets
Employment - To support the development of local employment opportunities	3a.	To encourage local enterprise in the Neighbourhood Area
	3b.	To ensure that development gain arising from development along the A30 accrues to the Parish Council where relevant and promotes employment and community facilities
Leisure, Community and Well-being - To maintain and improve the quality of life of parishioners	4a.	To encourage sustainable transport links through public transport, safe cycle and footpaths in the Neighbourhood Area
	4b.	To resolve problems caused by heavy through traffic and associated safety issues
	4c.	To improve community facilities, recreational and amenity areas in the Neighbourhood Area
	4d.	To encourage measures to reduce light, noise and emissions pollution and promote a low-carbon future
	4e.	To protect and promote public recreational areas through the allocation of Local Green Spaces

Table 1 Summary of thematic and policy objectives

3. HOW DO I ACCESS AND COMMENT ON THE DRAFT PLAN?

A copy of the Draft Plan can be downloaded or viewed at <http://www.melburyandcann.co.uk/council/neighbourhood-plan> together with details of the process, supporting documents (Evidence Base), and a link to the consultation feedback form.⁶ A reference copy of the Draft Plan is also available at Melbury Motors and the Jailhouse Cafe in Guys Marsh; hard copies of the consultation form will also be available from these locations until the end of the consultation period (though online feedback preferred).

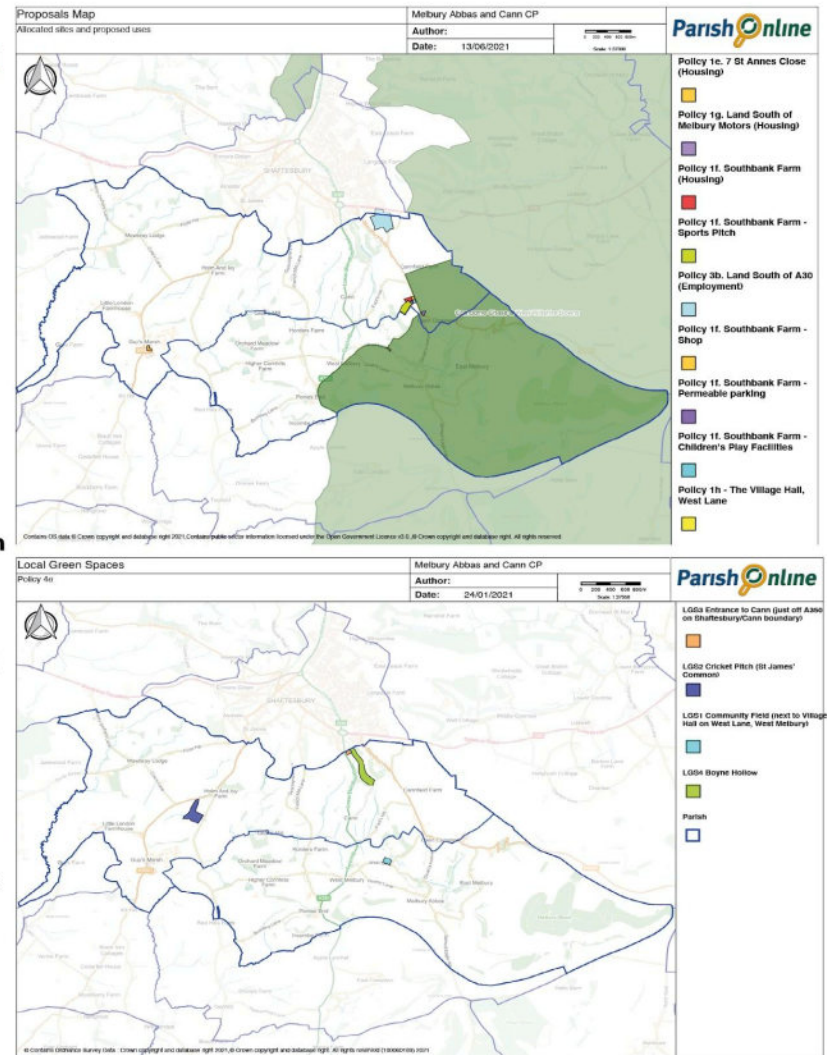
It is vital that local residents and businesses engage with the Draft Plans so it reflects the needs and interests of our community. **Even if you support the Plan in full, please indicate this in the consultation form.**

The Steering Group will also be holding **two online consultation events** to introduce how the Plan was created, its vision, objectives and policies, the next steps, and of course give you an opportunity to ask any questions you may have to the Steering Group. These will be held at **1 pm, Tuesday, 12th April and 7 pm, Wednesday, 4th May**. Please email maandcnp@gmail.com if you would like to attend.

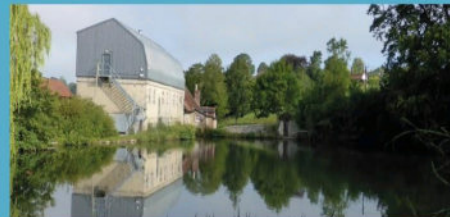
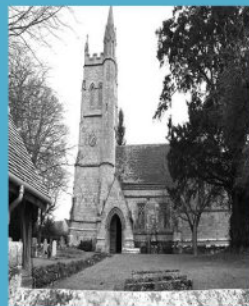
All feedback will be carefully considered and the Plan will be revised and then submitted to Dorset Council for formal examination later this year.

We hope the Plan responds to our community's development priorities for the future of our area. If you have any questions relating to MA&CNP38 process, please email maandcnp@gmail.com.

⁶ Available from: <https://forms.gle/UbZVLkz8oNckzNgE7>



Top - proposed sites for development and community uses. Bottom - proposed Local Green Spaces



Enhancing our rural community and landscapes through sustainable development



<http://www.melburyandcann.co.uk/council/neighbourhood-plan>

maandcnp@gmail.com