

Marnhull Neighbourhood Plan

Responses to the Regulation 16 consultation

22 September 2025

Introduction

The Regulation 16 consultation was held between 8 August and 19 September 2025 (6 weeks). Eighty-one responses were received during this time.

If you are viewing this as a PDF, you can jump to specific representations using the bookmark tool (usually a side panel).

Comments submitted using the online consultation portal:

Rep number	Name	Organisation
1	Catherine Turner	
2	Elaine Spencer-White	
3	Richard Gow	
4	Jill Kieran	
5	Roger Halton	
6	Shirley Blackford	
7	Mark Turner	
8	Stephen Boyce	
9	Sioban Boyce	
10	Peter Wood	
11	Peter Wood	
12	Jeremy Hamer	Marnhull Tennis Club
13	Timothy Eveleigh	
14	Adrian Bailey	
15	Elaine Spencer-White	
16	Sue Bailey	
17	Paul Stockley	
18	James	
19	David Stevens	
20	Louella Hamer	
21	Debbie Trinder	
22	Heather Race	
23	Heather Race	
24	Helen Turner	
25	Denise Smedley	
26	Randall Smedley	

27	Dawn Palmer	
28	Yvonne Vintiner	
29	Ali Kington Bancroft	
30	Simon Bonnell	
31	Lesley Wilson	
32	Brian Wilson	
33	Edward Highnam	
34	Mrs Alison Highnam	
35	Wiktoryna Lovelock	
36	Pamela Pudan	
37	John Bulford	
38	John H Bulford	
39	Georgia Bulford	Warner Music
40	Rob Cullender	
41	Barbara Russell	
42	Jane Krammer	
43	Reiner Krammer	
44	Robert Hurlow	
45	Pat Buddend	
46	John Pett	
47	Elizabeth Sturges	
48	Catherine Varley	
49	Martin Ansell	
50	Terry Howells	
51	Ian Robert Kiddle	
52	John David Dennis	
53	Elizabeth Ball	N/A
54	James Varley	
55	Sophie Varley	Sonic Editions
56	James Clarke	JPL Charters Ltd
57	Helen Butler	Marnhull Tennis Club
58	Phillippa Gatehouse	CG Fry & Son
59	Neil Bundle	
60	Julie-Marie Scott Skinner	
61	Jeremy Watson	Former Parish Councillor, Former Chairman of Marnhull Messenger Mag. Presently assisting Parish Council with Traffic Calming measures.
62	Phil Calcott	Calcott Construction Ltd
63	Debbie Calcott	
64	John Dowsett	
65	Francesca Pratt	
66	Wendy Pearson	
67	Anne Dowsett	
68	Carol Traves (*)	Evans & Traves LLP
69	Rosalind Eveleigh	

70	Teresa Bundle	
71	Clare Spiller (*)	Chapman Lily Planning Ltd.
72	Christopher Stourton	
73	James Goldspink	
74	Stephen Mahony	
75	Lucinda Mahony	
76	Julie Kiddle	

(*) comments were also sent via email. Note that the Appendices accompanying representation #71 are available as a separate file/document due to their size.

Comments submitted solely by email:

Rep number	Name	Organisation
77	Gaynor Gallacher	National Highways
78	Sally Wintle	Natural England
79	David Stuart	Historic England
80	Bob Sherrard	Environment Agency

Comments submitted by post:

Rep number	Name	Organisation
81	Pamela-Jane Farquhar	

Comments submitted by Dorset Council:

Rep number	Name	Organisation
82	Philip Reese	Dorset Council

Due to its size, Dorset Council's response is available as a separate file/document.

Representation number: 1

From: Catherine Turner

Organisation:

Submitted: 10 August 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFKJ-2

Comments:-

I am writing in SUPPORT of the Marnhull Neighbourhood Plan. The document seems to have comprehensively considered, in great detail, all the aspects of future developments in Marnhull.

With the current position of 350 new homes already granted permission (130 of which are currently under construction) representing an increase in a third of the size of the village, it is reassuring to note that when consulted, Dorset Council did not consider it necessary for Marnhull to identify any additional housing need or requirement.

The Design Code document will help to ensure that new homes are in keeping with our beautiful historic village.

Representation number: 2

From: Elaine Spencer-White

Organisation:

Submitted: 12 August 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFKT-C

Comments:-

I sense that the Neighbourhood Plan for Marnhull meets basic conditions and I support it and the creation of the new Conservation areas in particular . Building/village population numbers need to be contained for future sustainability and the include save use of the village roads and 'facilities' fitting for a village - albeit a large one.

Representation number: 3

From: Richard Gow

Organisation:

Submitted: 13 August 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFKS-B

Comments:-

I support the Marnhull Neighbourhood Plan

Representation number: 4

From: Jill Kieran

Organisation:

Submitted: 16 August 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFKM-5

Comments:-

I believe the Plan meets the conditions and legal requirements necessary.

I completely support the whole document because it is profoundly comprehensive, thorough and outstanding in the evidence and accuracy of representing the information required to determine the way forward for Marnhull.

The details, objective information, history and geography of the Parish are clearly recorded providing the best context for preserving the traditional nature of Marnhull, as well as recognising future needs.

This is a remarkable achievement, which will inform the village progression accurately and support the views of the community.

Representation number: 5

From: Roger Halton

Organisation:**Submitted:** 19 August 2025**Method of submission:** Online portal**Response ID:** ANON-U1BW-HFKV-E**Comments:-**

I totally support the Plan

Has carried out in depth all that could be done and has informed and consulted the residents all along the process.

Representation number: 6

From: Shirley Blackford**Organisation:****Submitted:** 21 August 2025**Method of submission:** Online portal**Response ID:** ANON-U1BW-HFK4-C**Comments:-**

At any one time there are over 30 properties for sale in Marnhull and more building has been granted planning permission.

If we MUST have yet more housing in Marnhull , at least make it a compulsory requirement that no more red brick is allowed. Insist on the local stone, or yellow brick, or if red brick has to be used, a non-negotiable condition that it is rendered into a muted colour like that of the local stone. Look at houses in the conservation zone.

The current development in Durbeyfield Park is an eyesore more suited to a city environment than a landscape celebrated by Thomas Hardy. Whoever agreed to such a hideous development should be retrained and made to study vernacular architecture.

If future developments are allowed in the same manner, this village and others around will just end up like the suburbs of any city - totally characterless.

There is no reason to allow developers to create such visual monstrosities when a little thought can make the new developments more visually pleasant- both for locals and visitors alike.

I would also add that there seems to be little consideration given to providing housing for local people at a price they can afford - the cleaners, gardeners, home-help, nurses, taxi-drivers etc.

4 and 5-bedroom houses at more £700K+ are out of reach for any working family - see Durbeyfield Park.

Representation number: 7

From: Mark Turner

Organisation:

Submitted: 30 August 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFK8-G

Comments:-

I fully endorse and support the Marnhull Neighbourhood Development Plan.

Representation number: 8

From: Stephen Boyce

Organisation:

Submitted: 8 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFK3-B

Comments:-

I am commenting as a resident of Marnhull of over ten years standing. I was a member of the Neighbourhood Plan Steering Group from its commencement until October 2024. I believe the process adopted by Marnhull Parish Council has been thorough, diligent and fair and has benefitted from high quality professional advice and extensive consultation.

I wholeheartedly support the plan for the following reasons:

1 It is based on an accurate understanding of the village context, character and need. It puts people and community at the heart of its concerns while accommodating growth.

2 The proposals for development are measured and realistic if taken over the period of the plan. These include a generous allocation of additional housing leading to 30% growth in the number of dwellings by the end of the plan period.

3 The plan respects the heritage of the parish. It sets clear guidance on the quality of design that is appropriate to the rural and historic character of the village, underlines the importance of landscape and green space to residents and future residents.

4 The plan draws attention to areas of concern regarding village infrastructure, notably traffic and transport and suggests ways of addressing these.

Representation number: 9

From: Sioban Boyce

Organisation:

Submitted: 8 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFKZ-J

Comments:-

I fully support the Marnhull neighbourhood Development plan. It does meet the basic conditions as explained on the Government site.

It will guarantee the use of appropriate building materials and keep th integrity of Marnhull.

Representation number: 10

From: Peter Wood

Organisation:

Submitted: 8 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFK9-H

Comments:-

Yes.

Representation number: 11

From: Peter Wood

Organisation:

Submitted: 8 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFK7-F

Comments:-

I support the Plan which I believe meets the basic conditions and other legal requirements.

I feel very strongly that the considerable number of additional housing units that are being considered for Marnhull are totally inappropriate. The village does not have the infrastructure or amenities required for this additional accommodation, let alone the high selling cost expected for each unit, totally unaffordable by younger families. The roads are inadequate, and are not being maintained now. It will be far worse with a greater number of vehicles in the village.

It would be a much better idea to create a new town, like Poundbury, to achieve the higher number of housing units required, and the infrastructure can be prepared in advance, together with appropriate road networks.

Representation number: 12

From: Jeremy Hamer

Organisation: Marnhull Tennis Club (Chair)

Submitted: 9 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFK2-A

Comments:-

1. I am supporting the plan recognising that Marnhull must accept an amount of development to assist the government in its national plan
 2. However I believe that the neighbourhood plan reflects a considerable increase in local housing and that life in Marnhull will be different putting pressure on all local amenities. More would be irresponsible given the road layout and the very limited work opportunities locally.
-

Representation number: 13

From: Timothy Eveleigh

Organisation:

Submitted: 9 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFKY-H

Comments:-

MARNHULL NEIGHBOURHOOD PLAN

COMMENTS BY T H EVELEIGH

I have read through the subject document and broadly support the thrust of the points made. I commend the detailed analysis of the many aspects surrounding what direction the development of the village of Marnhull needs to take in order to protect its character and appearance. This appears to be the most important (and only) document that will exist for a number of years to help stave off the attempts by those who are only interested in turning Marnhull from an attractive rural village in Dorset to a yet another collection of modern, suburban, cul-de-sac housing estates, plonked in a rural setting, with poor, under-developed infrastructure.

A Plan is something that says what is to be done, in a certain way, at a certain time, with defined resources. It should detail what must be done, as well as give guidance as to how it is to be done. I am particularly concerned that the Plan is far too conditional and lacks clarity as to what is "essential" and what would be "nice to have". Statements such as; "Should be considered", "needs to be", "should", "would", "will", lack any commitment to actually take a course of action. The document in its current guise appears only to be guidance. I want this

Plan to be strictly adhered to, not just “considered” by those with interests in only pursuing their individual wants.

Wherever there is “should”, this must be replaced with ; “shall”, or “must”. If we feel that something is “Essential”, then the document must state that this “shall” be done, or must be done. If it is only “Desirable” then use woolly words like “should” and “would” and “will”.

PARTICULAR POINTS

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

I do not understand why population growth should increase due to more housebuilding being planned. Population growth is a factor of immigration and the natural death rate. We currently have more deaths than births and if government policy is to be believed, immigration is due to fall. This is borne out by ONS data. If local houses cannot be sold (as shown by the slowdown and delays in the building of Durteyfield) (Show home opening delayed from Spring 2025 to late 2025) I submit that population growth is based on many other more significant factors than number of houses available

3.4 In recent years Marnhull has come under increasing pressure for development mainly due to the slower than expected delivery of housing in the main towns, and increasing housing needs based on more recent national housing targets. This has led to significant development outside the settlement boundary (on greenfield sites), for which there was no plan or infrastructure delivery identified through the Local Plan. The scale of housing development is significantly above that required to meet local needs arising from within the parish. A new Local Plan is unlikely to be adopted before the end of 2027.

This statement is a shocking indictment of the failure of County planners to control development in line with extant plans. Until a new plan is developed and approved, the old one remains extant no matter how old it is. This basically says that failure by developers to get on with approved houses (2000 for Gillingham alone), has led to planners letting developers (looking for a bigger profit) building on green field sites in Marnhull. Is it that a land owner with a London barrister and team of expensive “experts” will always defeat a County Council solicitor and planning team at any enquiry chaired by an Inspector who gives greater weight to the NPPF, rather than respecting the lived experience of villagers?

5.2 We believe a thriving and sustainable village is one in which the following characteristics are likely to be found : ▪ A population mix in terms of age, ability, background and experience

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

What is missing from this list is an issue that villagers have raised time after time.

“Infrastructure that matches the number of houses, people and road user movements. The particular issue is the increase in danger to road users of increasing amounts “and size” of traffic on our rural lanes and roads. Mention is made of the destruction by heavy modern traffic of Hains Lane, since a chicken factory support facility was granted planning permission some 20 years ago. Failure by County Highways to adequately scrutinize the case led to 40 ton vehicles using a lane designed for a 3 ton horse and cart. The cost to the County in terms of road maintenance over the last 20 years must be astronomical. This must not happen again with the number of housing estates now planned for an inadequate road system.

This leads on to the use by various developers of the TRICS system to forecast proposed traffic levels of a new estate. Amazingly, their analysis always points to a reduction in traffic movements based on some sketchy data based on how many journeys on foot, over muddy footpaths, or narrow lanes with no pavements, street lighting, pushing a pram, with young children in tow. This is because TRICS has a fundamental flaw, that planners (and indeed Inspectors) ignore. TRICS has no model for “A Rural Village”. So they use the nearest and only available model, which is “Edge of Town”. This is the equivalent of using a model of Heathrow International Airport to model (and predict) the traffic of Compton Abbas Airfield. It must be written into the Neighbourhood Plan that figures obtained from running a model of TRICS on “Edge of Town” will be ignored/discounted and that developers must produce a traffic plan based on realistic analysis.

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

It is not clear here whether this refers to the cemetery of St Gregory's or the Lawn Cemetery down by the Recreation Ground, or both. We already have a major problem with the Lawn Cemetery. This and the Recreation Ground are IOWAs. When planning permission for Durbeyfield was submitted, planners were supposed to consider "IOWAs should be protected from development". This was a requirement of the N Dorset Local Plan. Sadly, this factor was obviously not considered to be of any weight and the erection of the 67 dwelling housing estate was approved, which seriously impacts on the tranquility of the adjacent Lawn Cemetery. The Lawn Cemetery and any extensions to it must be considered more appropriately than in the past by planners and developers alike.

Representation number: 14

From: Adrian Bailey

Organisation:

Submitted: 9 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFKD-V

Comments:-

I strongly support the acceptance of The Marnhull Development Plan.

It is a well prepared, thoroughly investigated and considered document which is a truly democratic reflection of the views of the village who care immensely for the future development of Marnhull. It is not a NIMBY report but a carefully considered evaluation of the needs and development of the village over the next 15 years. It is backed up with considerable detail and sound arguments arising from widespread local consultation which has created guidelines for future development. It summarises the design and style that the village has developed and wishes to preserve to enable the continuation of the historical style and manner of the present buildings and a continuation of the village's heritage whilst creating an exciting opportunities to develop the village in the same manner and quality.

The village went to great lengths to produce a Design Codes and Guidance Document report and with the help from Dorset Council, carried out a Conservation Area Appraisal to update the last designation in 1969. The Plan is a balanced view on the parish's development needs, desires and concerns. It reflects the importance of affordable housing built to last and to live in, new homes to meet the needs of local people and a desire to seek solutions to

the major concern of the increase in traffic from large housing developments that were not in keeping with the village amongst the narrow lanes and lack of pavements. Above all it was important to protect Marnhull's qualities of rural countryside, the many important views, and its historical and cultural heritage.

The Marnhull Development Plan is not an emotive reply but a well prepared, thoroughly thought through plan with balanced arguments containing all the detail necessary to ensure the village can continue to develop over the next 15 years whilst maintaining its culture and heritage.

I fully and strongly support the acceptance of this Plan.

Representation number: 15

From: Elaine Spencer-White

Organisation:

Submitted: 9 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFKK-3

Comments:-

Yes it does. It is inclusive, considerate of historical aspects of the village, progressive in permitted development and respectful of the rural environment in which Marnhull is located.

There needs to be an overarching review of the area due to changing climate and the weather conditions affecting people and property

Representation number: 16

From: Sue Bailey

Organisation:

Submitted: 9 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFKB-T

Comments:-

I support The Marnhull Development Plan. It is a well prepared and considered document which reflects what Marnhull villagers want. It highlights the way the village sees its future and stresses the importance of new and affordable housing at affordable cost, seeks solutions to the major concern of the increase in traffic from large housing developments, the importance of new buildings being in keeping with the village with its narrow lanes and lack of pavements. Above all it was important to protect Marnhull's qualities of rural countryside, the many important views, and its historical and cultural heritage.

Representation number: 17

From: Paul Stockley

Organisation:

Submitted: 9 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFKG-Y

Comments:-

I support the plan and recognise that some development in the village is inevitable and, actually, is a good thing for the sustainability of the village but development has to be balanced against the capacity of local amenities, the already quite congested road network and considered in the context of local work opportunities.

Representation number: 18

From: James

Organisation:

Submitted: 9 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFK5-D

Comments:-

- Marnhull has permission already for 500+ new homes
- An additional 500+ new homes would increase the village by a total of 2000+ people and total of 500-750 new vehicles

- Some new housing is required, but doubling a village size in 15 years is unsustainable
 - Marnhull has similar proposed new homes as Dorchester, Sturminster Newton, Shaftesbury and Gillingham. All rural towns with the requisite infrastructure and services.
 - The existing number of planned new homes is enough to grow the village by 50% in 15 years- a sustainable growth of 3-5% pa. If you take into account the new development then the growth is 5-10% pa.
 - This new growth (council plan), will mean schools, roads, doctors, dentists, parking, transport, amenities, public space etc etc, will be overwhelmed leading to a drop in quality of life for resident (current and future)
 - Seasonal variation to rainfall has created routine surface flooding in Moorside and Margaret Marsh, use of agricultural land for development increases rate of surface run off. With roads and properties already flooding each year this could get worse.
 - The rural nature and heritage character of this area is under threat. I want a future for Marnhull which is sustainable development aligned with the true requirements for housing, not profiteering from over development. Existing schemes have only delivered 3/4/5 bed properties all at above market prices. No affordable homes, limited shared ownership, no small starter homes (2 beds), and all targeted to downsizing retirement market (the only ones who can afford the properties). I don't want a future of suburban retirement developments around a village.
 - The natural environment, footpaths, country lanes, cycle routes, fields, streams, trees, views, shared public space, grazing fields, wildlife etc all need to be factored into quality of life for residents. Therefore it makes more sense to 'infill' space within Marnhull village- not expand into green belt and open countryside. Yes it's easier for developers but also contributes to sprawling of urban sites (light/noise/traffic etc) into open countryside.
-

Representation number: 19

From: David Stevens

Organisation:

Submitted: 9 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFK1-9

Comments:-

I entirely support the excellent proposed neighbourhood plan which is clearly a carefully considered document prepared with considerable local consultation taking into consideration the basic conditions and other legal requirements and balancing the recognised national need for more housing with the local circumstances. I also strongly support the proposed extension to the Conservation Area set out in the Conservation Area Appraisal Report passed by Dorset Council in late 2024 and, in particular, the inclusion of the historic Nash Court and its environs in north Marnhull.

Representation number: 20

From: Louella Hamer

Organisation:

Submitted: 9 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFTC-4

Comments:-

Whilst I feel the Neighbourhood Plan is acceptable I feel further large developments in Marnhull should be prevented. Marnhull is large enough and current development is already potentially increasing the population from approximately 2,000 to 3,000 people.

The roads, amenities, sewage facilities, lack of work opportunities in this rural environment cannot sustain such an increase.

Any development outside the Settlement Boundary should be resisted.

Representation number: 21

From: Debbie Trinder

Organisation:

Submitted: 10 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFTM-E

Comments:-

I support the Neighbourhood plan.

I believe that much work & consideration has been given to the views of residents, including feedback from the 2023 Parish Survey. Primarily the rural setting & character of the village was the main attraction of residents moving here, point 4 4.2 & 4 4.4 along with local facilities point 4 4.6. Having moved here in 2021 from an urban area, these are the attributes we were looking for & wish to protect, along with many others in the village having made the same journey. Therefore, any expansion of the village needs to retain these characteristics. Point 5.2 evidences the ethos of Marnhull that residents wish to retain.

I support Policy 1 , looking at the heritage & design of the village going forward. This supports the look & feel of the village ensuring any new development doesn't jar with its surroundings while also looking at environmental issues.

The dark skies policy in the village is an important factor along with the peaceful environment, covered in Policy 4.

Building of the new Tess Square will represent a significant change to the " hub" of the village & has been divisive across the population, however, the Neighbourhood Plan under policies 2 & 3 should ensure much green space & design consideration will help to alleviate some fears of this development. Consideration needs to be given to how the existing "hub" will then be utilised so that it doesn't become a disused eyesore which will jar with the village.

Whilst many of the existing residents have moved to Marnhull in more recent years the Plan has considered a wider mix of local needs, see Policy 7. Employment for additional new residents to the area remains a concern as travel to much larger areas is more likely thereby increasing traffic movement around the local roads. It also becomes more likely that these people will use shops & leisure facilities nearer to their place of work rather than local facilities which will be a negative to the village. Traffic issues on the narrow rural roads are a major consideration in any expansion of the village which already has heavy farm traffic & school buses causing congestion at peak times.

Policies 7-9 outline existing plans for development which are not without challenges & complexities, however, they do show that village is supporting additional development with as much care it can to ensure the essence of Marnhull remains. This should be enough for the foreseeable future .

To reiterate I support the plan which I believe offers the level of detail required by Dorset Council & protects the village from detrimental over development . I believe that the Basic Conditions have been met.

Representation number: 22

From: Heather Race

Organisation:

Submitted: 10 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFTR-K

Comments:-

As a new resident to Marnhull I would like to give my support to this plan. The residents of Marnhull care deeply that this valuable area is developed to the best advantage of both existing residents and future residents. It would serve no purpose to any of the people involve to have political outsiders overrule these proposals.

Representation number: 23

From: Heather Race

Organisation:

Submitted: 10 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFTE-6

Comments:-

As a new resident to Marnhull I would like to support this plan. The existing residents care deeply about the future well being of both the village and the proposed new residents. It would be foolish to overrule their opinions for political reasons.

Representation number: 24

From: Helen Turner

Organisation:

Submitted: 10 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFTN-F

Comments:-

I support the draft Neighbourhood Plan for Marnhull.

Specifically because

It cements the Settlement Boundary which reflects the character of the village which is built along two East/West roads.

I am pleased to see the proposed Conservation Area plus clear Design Guidance for new builds, to protect the character and identity of the historical heart of the village whilst ensuring the inevitable new builds have a complementary style using local materials.

Protection of green spaces, rather than rushing to fill them in with development protects the rural identity of Marnhull and its Heritage as part of Hardy country.

I would like to see an upgraded bus service BUT recognise this is out the remit of the Parish Council

I support the emerging proposal for traffic calming on the main routes through the village which is going to see a substantial increase in car traffic as the planned new development comes on stream.

Representation number: 25

From: Denise Smedley

Organisation:

Submitted: 10 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFT4-N

Comments:-

I am supporting the construction of the Marnhull Neighbourhood Plan. I believe it supports the local needs currently whilst looking to ensure considered growth without oversubscribing

the village to housing estates, which the village does not have the infrastructure to deal with. I fully support the prescribed vision of infilling areas with housing without the need to move village boundaries to build big estates. I personally moved here recently due to the fact it is a nice, quiet village and not overrun with new houses / estates, which is why a lot of people stay or move here. The transport infrastructure, or lack of, does not support big developments or influx of people and there are no jobs within the village.

I feel the Neighbourhood Plan is well constructed and sets out a clear vision / strategy for the future which I believe should be adopted.

Representation number: 26

From: Randall Smedley

Organisation:

Submitted: 10 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFTV-Q

Comments:-

Having attended a Marnhull Parish Council meeting on the topic of The Marnhull Neighbourhood Plan 2024 - 2038 and having subsequently read through the Plan, I wish to offer my support in the creation of the Marnhull Neighbourhood plan.

It is clear that a huge amount of effort has been put into the construction of the document, calling upon expert input and analysis and it also appears to me to have been well thought through with a balanced view of Marnhull's needs and requirements for the next 10-15 years.

The vision and the objectives within the plan are clearly set out, as are the evidence based policies that have been proposed.

I wholeheartedly believe that this neighbourhood plan should be adopted for the benefit of Marnhull and the residents within.

Representation number: 27

From: Dawn Palmer

Organisation:

Submitted: 10 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFT3-M

Comments:-

I am supporting the local plan.

Representation number: 28

From: Yvonne Vintiner

Organisation:

Submitted: 11 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFTJ-B

Comments:-

I wholeheartedly agree that the neighbourhood plan reflects the concerns of our village.

Marnhull's greatest strength, in my view, is its lively and inclusive community spirit.

We have had several fairly small new building developments recently (north of Kentisworth, Chestnut Close) and these new folk have been integrated into village life. Similarly one hopes the new inhabitants of Joyce's View will be welcomed. Such small increases into the population can be absorbed without unduly upsetting the social fabric, although our village hall, playing fields and tennis courts are nearly at capacity.

I greatly fear that very large developments, out of proportion to our existing population, will overwhelm the social structure and destroy the supportive community spirit of the village.

Representation number: 29

From: Ali Kington Bancroft

Organisation:

Submitted: 11 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFTZ-U

Comments:-

It is important that the settlement boundaries are kept.

The Villages and Hamlets of Moorside, Todber, Stour Row and Stour Provost should not be joined to Marnhull Village.

Community Life is important.

Representation number: 30

From: Simon Bonnell

Organisation:

Submitted: 11 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFT9-T

Comments:-

Marnhull Neighbourhood Plan (MNP)

We support the MNP and Consultation statement

Pg 71 10.5 - Capacity of sewage treatment works.

Wessex Water state that Marnhull Common STW is near capacity but SHOULD have sufficient treatment capacity for the proposed scale of development now planned. While periods of very heavy rain may still overwhelm the system occasionally.

Original consultation comment has not been adequately addressed as there are already regular discharges from the Marnhull Common STW storm tank discharge

Further comment:

> Wessex Water SHALL advise what capacity is currently available. The number of new properties SHALL not exceed available capacity. If planned new development exceeds available capacity then up grades shall be contracted and implement prior or at least in parallel with the new developments.

> Marnhull Common STW storm tank discharges/year 2023 122 and 2024 134 or 2464 hrs (103 days). This is not occasional and limited to periods of heavy rain, but regular discharging

Pg 67 9.7 - Traffic management

Comment: consideration should be given to implement 20 mph speed restriction in all areas without pavements on New Street, Burton Street, Sackmore Lane and Church Hill rather than traffic management priority flows. 20 mph is commonly used in villages in other counties e.g. Oxfordshire

Representation number: 31

From: Lesley Wilson

Organisation:

Submitted: 11 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFTQ-J

Comments:-

I am supporting the plan. It gives an accurate picture of the village as it is now and addresses the expectation of future development.

Representation number: 32

From: Brian Wilson

Organisation:

Submitted: 11 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFT7-R

Comments:-

I am supporting The Neighbourhood Plan

It gives a fair and reasonable description of Marnhull Village today,

The Plan would appear to address the proposed expansion of residential housing in a reasonable manner and in line with current national needs.

Representation number: 33

From: Edward Highnam

Organisation:

Submitted: 12 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFTU-P

Comments:-

I fully support the plan and wish to thank all of it's authors for the amazing amount of work they have put into it

This plan should allow the Marnhull residents to have some degree of input on matters concerning them

Representation number: 34

From: Mrs Alison Highnam

Organisation:

Submitted: 12 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFT2-K

Comments:-

So pleased that this document has at last been completed and thanks to it's authors

I am totally in favour of it

Representation number: 35

From: Wiktoryna Lovelock

Organisation:

Submitted: 12 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFTD-5

Comments:-

I object to developing Marnhull further than the agreed plans as even with the current amount of housing the infrastructure and amenities are barely coping.

Representation number: 36

From: Pamela Pudan

Organisation:

Submitted: 13 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFTA-2

Comments:-

I'm writing to object to an aspect of the Marnhull Neighbourhood Plan, namely the seemingly arbitrary designation of the "paddock accessed from Church Hill" (p121) as an area of land on which "infill (is) not required".

I am questioning this for several reasons, not least because the area of land is small, somewhere around 1 acre as I understand it, and sits right in the middle of land already developed in the village. It is of no value to the village as a piece of land, hidden as it is from the street and entirely enclosed on four sides by housing. The sensitive development of a few houses on the field would therefore not change the character or appearance of the village. Additionally, such a development in the paddock would be an easy walk to the forthcoming amenities of nearby Tess Square, and would thus not contribute to any further traffic congestion in the village. In this sense it could provide low level housing for the more elderly.

I therefore question why such a proposal was made, and can only guess that it was to protect the vested interests of those living around the paddock, whose gardens back onto the site. I further question that the land owner, a woman in her 100th year, and now her executor, were at no point informed of the proposal which would significantly change their assets and plans. That, to me, is shocking.

I contend that the paddock in question, far from being unsuitable as a development site, is the exact opposite. At a time when the country is suffering a housing crisis, when suitable sites are being sought, this paddock offers the opportunity to provide a small, sensitive development, appropriate to the character of Marnhull, without creating extra traffic or changing the visual charm or character of the village.

Representation number: 37

From: John Bulford

Organisation:

Submitted: 13 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFTB-3

Comments:-

I wish to object to an aspect of the proposed Marnhull Village Plan - specifically the proposal to exclude from the village boundary the "paddock accessed from Church Hill" (p121) or otherwise "Paddock land east of Church Hill" with the note that "infill not required".

Location

The orchard in question had planning approval, now lapsed, and is surrounded by houses built in the 1960s and 1970s. It is not visible from anywhere with public access and only the 6 or 7 surrounding houses have any view towards the paddock so cannot be said to contribute to the general feel of the village and is not recognised as being part of any significant view that might wish to be maintained. In fact it is exactly the sort of plot that should be considered for housing as it doesn't change the look and feel of the village and provides the advantage of modest small scale housing infill.

Equity

The proposal to exclude the land from the existing village boundary seems completely arbitrary and has been put forward without any discussion or consultation with the land owner. To slip this financially very significant proposal into an online proposal without due consultation smacks of poor processes and special pleading, especially so when the owner is/was elderly and house bound.

Excluding this old orchard from the village boundary, when it could be said to be close to the geographic centre of the village, makes no sense at all at a professional level and therefore raises a question as to the rationale for this proposal. The only justification seems to be "no need for infill at this time" to which the questions are why not and who benefits?

It should NOT be struck from the village boundary and it's existing status as being within the village boundary should be maintained

Representation number: 38

From: John H Bulford

Organisation:

Submitted: 13 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFT6-Q

Comments:-

I wish to object to an aspect of the proposed Marnhull Village Plan - specifically the proposal to exclude from the village boundary the "paddock accessed from Church Hill" (p121) or otherwise "Paddock land east of Church Hill" with the note that "infill not required".

Location

The ex orchard in question had planning approval, now lapsed, and is surrounded by houses built in the 1960s and 1970s. It is not visible from anywhere with public access and only the 6 or 7 surrounding houses have any view towards the paddock so cannot be said to contribute to the general feel of the village and is not recognised as being part of any significant view that might wish to be maintained. In fact it is exactly the sort of plot that should be considered for housing as it doesn't change the look and feel of the village and provides the advantage of modest small scale housing infill.

Equity

The proposal to exclude the land from the existing village boundary seems completely arbitrary and has been put forward without any discussion or consultation with the land owner. To slip this financially very significant proposal into an online proposal without due consultation smacks of poor processes and special pleading, especially so when the owner is/was elderly and house bound.

Excluding this 'paddock' from the village boundary, when it could be said to be close to the geographic centre of the village, makes no sense at all at a professional level and therefore raises a question as to the rationale for this proposal. The only justification seems to be "no need for infill at this time" to which the questions are why not and who benefits?

Please not proceed with the illogical and inequitable exclusion of this land from the village boundary.

Representation number: 39

From: Georgia Bulford

Organisation: Warner Music (Communications Manager)

Submitted: 14 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFT5-P

Comments:-

I am writing to object to the Marnhull Neighbourhood Plan, specifically the designation on page 121 which states that the paddock accessed from Church Hill is land where "infill is not required."

This element of the plan does not meet the basic conditions required under Schedule 4B of the Town and Country Planning Act 1990. In particular:

It is inconsistent with the National Planning Policy Framework (NPPF), which requires the effective use of land within settlements (NPPF 119–122) and the delivery of sustainable development (NPPF 7–11).

The paddock is a small parcel (approx. 1 acre), entirely enclosed by existing housing and invisible from the public realm, meaning it makes no contribution to the village's character or setting. Preventing sensitive development here does not protect landscape, heritage, or amenity value.

The site is in a sustainable location, within walking distance of the new facilities at Tess Square, and could provide much-needed smaller homes for older residents without generating additional traffic pressures.

The exclusion of the site appears to protect the private interests of adjacent property owners rather than serving the wider community, and it is concerning that the landowner and

subsequently her executor were not informed of a proposal with such significant consequences for their property rights.

For these reasons, the plan fails to contribute to the achievement of sustainable development and is not in general conformity with national policy.

Proposed modification:

The plan should be amended by removing the designation of the paddock (p.121) as land where “infill is not required” and instead identifying it as a suitable site for small-scale, sustainable residential development.

Representation number: 40

From: Rob Cullender

Organisation:

Submitted: 14 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFKQ-9

Comments:-

I support this Neighbourhood Plan. It adequately addresses all aspects that are required of it. Particular relevance for myself is that it demonstrates and represents the views of the majority of residents’ concerns in relation to the survey carried out as part of the creation process.

The review of conservation areas and the design code show due regard for residents’ desires. Designation of an area for commercial/industrial use shows a commitment to sustainability.

The revised settlement boundary is appropriate and crucial for maintaining the character of the village, retaining, as far as is possible, elements of its dispersed historical nature.

This plan is the correct one for the village.

Representation number: 41

From: Barbara Russell

Organisation:

Submitted: 14 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFT1-J

Comments:-

Page 67 9.7

Traffic management

Comment There should be a 30mile limit within the Parish boundary anda20 mile limit on roads with no pavement or limited pavements ie New Street, Sackmore Lane, Burton Street.

Representation number: 42

From: Jane Krammer

Organisation:

Submitted: 14 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFXC-8

Comments:-

The Marnhull Neighbourhood Development Plan, 2024 – 2038 Submission (Regulation 16) draft, Marnhull Parish Council, June 2025 is a very thorough and well prepared document and it clearly meets the 7 basic conditions that are required for it to proceed to referendum..

Although I have concerns about the large number of extra houses being built or proposed in view of the narrow roads, limited infrastructure and flooding issues that we have in and around Marnhull, I recognise that we all have a responsibility to support the national need for housing. The Marnhull Neighbourhood Development Plan 2024-2038 includes detailed consideration of all the issues and seeks to meet the requirements in a sensitive way that has regard to the heritage, environment and dark skies of Marnhull. I therefore support the Marnhull Neighbourhood Development Plan 2024-2038.

Representation number: 43

From: Reiner Krammer

Organisation:**Submitted:** 14 September 2025**Method of submission:** Online portal**Response ID:** ANON-U1BW-HFXR-Q**Comments:-**

I support the Marnhull Neighbourhood Development Plan. It is a thorough document that has taken two years to prepare and has involved extensive consultation - it meets the basic conditions and other legal requirements that are required for it to proceed to referendum. I support the plan because although it seems unhelpful to want build so many new houses in an area with limited employment prospects, there is a national need for housing. The Marnhull Neighbourhood Development Plan addresses how this need can be met in a thorough and considered way.

Representation number: 44

From: Robert Hurlow**Organisation:****Submitted:** 14 September 2025**Method of submission:** Online portal**Response ID:** ANON-U1BW-HFXJ-F**Comments:-**

I support the Marnhull Neighbourhood plan

Representation number: 45

From: Pat Buddend**Organisation:****Submitted:** 14 September 2025**Method of submission:** Online portal**Response ID:** ANON-U1BW-HFXT-S**Comments:-**

I believe in some growth in housing which is reflected in the village plan. However additional development I believe would not be sustainable given the the capacity of the village to provide more social amenities for such a large growth in population. We are already stretched to capacity both from the point of view of numbers and car parking at the village hall. Marnhull is very community minded so being able to offer events of all sorts for everyone is very important. To provide extra amenities would mean building over more green spaces within the village. I feel that this is justification for no more development.

Policy 12. Highways

The provision of extra footpaths on the B3092 is welcome if this can be made viable. Crossing the road from church cottages who have only one access point is already very dangerous, making the speed limit along here 20mph would help a bit if it were enforced.

Representation number: 46

From: John Pett

Organisation:

Submitted: 15 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFXS-R

Comments:-

The neighbourhood plan meets the basic conditions and other legal rights and I fully support it.

I feel it is important that Marnhull should keep its settlement boundaries.

Representation number: 47

From: Elizabeth Sturges

Organisation:

Submitted: 15 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFT8-S

Comments:-

Having read through the completed Neighbourhood plan and the relevant attachments. I appreciate the work that has gone into producing this document. I fully support the plan and I am grateful it covers my major concerns, particularly in respect of numerous extremely narrow roads in Marnhull.

Thank You.

Representation number: 48

From: Catherine Varley

Organisation:

Submitted: 15 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFXE-A

Comments:-

I support the Neighbourhood plan. Marnhull is a village of historical importance and I believe it is imperative that some of our rural villages are protected from mass expansion and loss of their quintessential country village character. I cannot think of a more deserving area within North Dorset.

Marnhull is within a completely rural environment where the main employment is farming and associated business. There is not the opportunity within this rural area for significant increases in employment, neither is the road structure, which is largely single track, amenable to enlargement for the increased vehicles such expansion would bring. Marnhull is currently both completing and commencing two housing projects that will significantly increase the amount of housing in this area and I believe this should be considered sufficient expansion to preserve the character and uniqueness of this special Blackmore Vale area.

Representation number: 49

From: Martin Ansell

Organisation:

Submitted: 15 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFTG-8

Comments:-

I agree with most of the findings and recommendations in the Village Traffic Management Survey. However, in relation to section 4.7 of the survey, there is a cheaper alternative to all four roads having traffic lights to improve the safety of the junction. This option is to install one set of warning lights on Schoolhouse Lane on the approach from Sturminster Newton. These lights would flash Amber to show vehicles approaching the junction from Sturminster Newton that ahead there is a vehicle waiting to turn right into New Street.

Representation number: 50

From: Terry Howells

Organisation:

Submitted: 15 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFXV-U

Comments:-

My wife [REDACTED] and I moved to this lovely part of Dorset some three years ago to retire from our busy professional working life, we moved from the very lovely village called [REDACTED] in Buckinghamshire. We chose Dorset and in particular Marnhull for its idyllic location and for the genuine village life along with its rich history.

Coming from a village, ([REDACTED]) which has all but been swallowed up by the local town, Aylesbury I am truly aware of the potential problems that can be caused if basic considerations are not discussed or recognised. We all appreciate that future development up and down the country needs so be carried but only under careful consideration to the impact to the area under consideration.

One of my concerns is infrastructure and when I look around our village that's surrounded by agricultural land which is farmed all year round it's difficult to see how our tiny single track lanes will cope with any increase in developments if careful consideration is not given to future planning.

Environmental issues are very important too and cannot be ignored, we have an abundance of wildlife in and around the village which has to be protected at all times, we must not see these being sidelined in future development of the village.

I wish to express my strong support for the proposed Marnhull Neighbourhood Plan. It provides a well-considered and balanced framework that will help guide future development while protecting and enhancing the unique character of the parish.

In particular, I support the following elements:

- Heritage Protection (Policy 1): The emphasis on respecting the Conservation Area, safeguarding listed and non-designated heritage assets, and celebrating links with Thomas Hardy and Nash Court will ensure that the village retains its historic distinctiveness.
- Design Standards (Policy 2): The detailed guidance on building materials, boundary treatments, roof forms, and overall character is an excellent way to ensure that new development is in keeping with the traditional vernacular, while also encouraging energy efficiency and sustainable measures.
- Green Gaps and Settlement Pattern (Policy 3): The protection of the linear settlement form and prevention of coalescence is vital to maintaining Marnhull's rural character and sense of place. The plan's approach to green spaces and countryside links is also highly commendable.
- Tranquillity, Dark Skies and Views (Policies 4 & 5): The commitment to preserving dark skies, tranquillity, and key landscape views reflects community priorities and will safeguard the natural beauty of the area.
- Housing Needs (Policy 7): The focus on meeting local housing needs, with a balance of house types and tenures, including affordable and age-friendly homes, ensures that development is inclusive and supports the local community.
- Balanced Growth (Policies 8 & 9): The allocations for eastward and southward expansion are carefully justified, with clear design, landscaping, and infrastructure requirements. This ensures that growth happens in a way that benefits the community, without undermining the parish's identity.
- Community and Infrastructure (Policies 10–13): The plan rightly prioritises local employment opportunities, protection and enhancement of community facilities, safe and sustainable transport, and strong flood mitigation measures. These will help create a resilient and thriving parish for the future.

Overall, the Neighbourhood Plan successfully balances the need for new housing and facilities with the importance of protecting heritage, landscape, and community identity. It provides a strong vision that I fully support.

Representation number: 51

From: Ian Robert Kiddle

Organisation:

Submitted: 16 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFX4-S

Comments:-

All comments relate to the document

Marnhull Neighbourhood Development Plan, 2024 – 2038

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

Comment 1

Paragraph 9 - Highway safety

The document covers much of the concerns regarding safety of all road users in Marnhull and I feel this should carry much weight in future planning application submissions as more houses = more cars = more danger for road users particularly pedestrians which the lack of footpaths in many locations

Comment 2

Policy 3 Page 30 = Green Gaps and Local Spaces

Some key points in this area are

1. As village expands the need to utilise green spaces and land within the village boundary to facilitate further activities for the benefit of residents is key, therefore using this land for housing is counter productive to growing the community
2. The focus on using farmland for house building completely contradicts the aim of the UK becoming self sufficient in the world so the focus should be on utilising brown field sites and infilling of houses where old building have been abandoned as depicted on page 53.

3. The document highlights on Page 2 the possibility of the village becoming a dormitory village for commuters. With the lack of local employment it will be necessary for newcomers to the village to commute to work using cars which adds to the traffic issues highlighted above. This is compounded by the lack of public transport in the area. This future direction would also impact the fabric of the village community which is so cherished by current village residents.

After highlighting the above I fully endorse the plan document in regards to its aims for Marnhull

Representation number: 52

From: John David Dennis

Organisation:

Submitted: 16 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFXN-K

Comments:-

I strongly support the Marnhull Neighbourhood Plan and urge Dorset Council formally to adopt it. The Plan is the outcome of intensive deliberation and local consultation, and proposes a comprehensive and effective balance between local and the wider strategic needs- such as the need for adequate affordable housing, including for younger people- which are set out in the Local Plan now in force (2016). It rightly embraces rather than turns against change, but seeks to do so in a sustainable way.

While accommodating the 30% increase in population that will flow from the several significant housing planning applications already approved for Marnhull, the Plan sets out thought-through and integrated ways of ensuring appropriate development in a large village context. Key among these is maintaining clear, though rational, settlement boundaries. I believe this will be crucial to securing a sustainable future for Marnhull as a thriving community.

Representation number: 53

From: Elizabeth Ball

Organisation: N/A

Submitted: 16 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFXW-V

Comments:-

I fully endorse the Marnhull neighbourhood plan. Overall it takes into account and respects the integrity of the village whilst recognising the need to plan for the future. The setting of key conservation areas will protect the heritage of Marnhull.

Representation number: 54

From: James Varley

Organisation:

Submitted: 17 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFXX-W

Comments:-

I'm writing as a Marnhull resident to support the Submission Draft Marnhull Neighbourhood Development Plan and to ask you to give it full weight at examination and thereafter.

1) Scale and pace of growth are already more than met.

Parish evidence shows over 330 dwellings are already permitted/allocated (including Tess Square), taking Marnhull's growth well beyond 30% versus the plan baseline. There is no need to allocate more large housing sites here.

2) The Plan's settlement strategy protects what makes Marnhull, Marnhull.

Policy 3 keeps our historic linear village form, limits cul-de-sac depth (generally $\leq 100\text{m}$), aims for ~ 20 dph at most, and maintains green gaps so countryside still threads into the village. It also designates 13 Local Green Spaces with evidence in Appendix 8, including the important central field. This is the right tool to avoid suburban sprawl and coalescence.

3) Landscape and views are properly evidenced and should be respected.

Policy 5 protects key views to St Gregory's tower, the Stour valley, and distant hills like Hambledon Hill and Melbury Down and flags the upper Stour slopes as very sensitive. Big, elevated massing here would be visually harmful.

4) Highways: rural lanes, real impacts.

Policy 12 requires cumulative assessment on the actual rural lane network (B3092 and common cut-throughs), shows how safety impacts are mitigated, supports delivering the Village Traffic Survey 2024/25 improvements, and expects bus contributions where reasonable. This is proportionate and evidence-led.

5) Flood risk and drainage constraints are real and mapped.

The Plan records recurrent flooding at specific locations (e.g., Church Hill/Pilwell, Sodom Lane, Mill Lane, Old Mill Lane, B3092 bend at Chippel Lane), and requires site-specific FRAs and robust SuDS, with a presumption against sites with significant prevailing risk, all tied to EA mapping and the Dorset SFRA.

Wessex Water also makes clear: no surface water to the foul sewer, and wastewater upgrades must be agreed and in place before occupation to avoid pollution risk. This is the prudent baseline for any scheme here.

6) Tranquillity and dark skies are part of the rural character.

Policy 4 (supported by CPRE light-pollution evidence) asks for lighting only where necessary and designed to avoid sky-glow. Please apply this when considering highway/footway lighting proposals.

7) The community has been listened to.

The Parish Survey drew 503 responses (≈950 households). People value the countryside setting and green spaces, worry that the scale of building is already high, and did not ask for a new out-of-scale "centre" (noting Tess Square was allowed on appeal).

8) Policy fit is already tested.

The Basic Conditions Statement shows the NDP aligns with the NPPF (e.g., 111 transport; 181–182 flood risk) and North Dorset Local Plan policies on the natural environment and infrastructure. I'd ask that you give that analysis significant weight.

In short: Marnhull has already taken a very large share of growth. The NDP gives Dorset Council a strong, locally-evidenced framework to manage the cumulative impacts we're now seeing on rural lanes, flood risk, landscape, and village identity—without shutting the door on

the right homes in the right places. Please support the Plan as submitted and resist any further large, speculative housing allocations around Marnhull that would undermine the approach of Policy 3, Policy 4, Policy 5, Policy 12 and Policy 13.

Representation number: 55

From: Sophie Varley

Organisation: Sonic Editions (Brand manager)

Submitted: 17 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFX3-R

Comments:-

I am writing to add my full support to the Marnhull Neighbourhood Development Plan. I believe it is a fair, balanced and well-researched plan that reflects what local people actually want for our village.

Protecting our countryside and views

The plan recognises that Marnhull's countryside setting is what makes the village special. The evidence behind the plan highlights the importance of views to St Gregory's Church, Hambledon Hill, Melbury Down and across the Stour valley. These are not just pretty scenes; they are part of our community's identity and deserve to be safeguarded from large, intrusive developments. [OBJ]

Managing the scale of growth

The village has already seen permission for more than 330 new homes in recent years, a rise of over 30% compared with 2011. That is a huge amount of change for a rural community. The neighbourhood plan shows clearly that local needs can be met without more large housing estates that would overwhelm our services, increase traffic and erode village character. [OBJ]

Safer roads and transport pressures

The Village Traffic Survey makes clear that our lanes and the B3092 are narrow, winding and already under strain. Adding hundreds more cars would make conditions worse and less safe for pedestrians, cyclists and horse riders. The plan's transport policies sensibly focus

on small-scale improvements such as better walking connections and careful traffic management, rather than encouraging more sprawling growth. [OBJ]

Flood risk and drainage

As residents we see the reality of local flooding, whether at Church Hill, Pilwell, Sodom Lane or Old Mill Lane. The plan rightly insists that new schemes must deal properly with drainage and avoid making problems worse. Wessex Water's evidence about the limits of the sewage network is particularly important, and it is right that developers should be required to provide upgrades before houses are occupied.

Community priorities

The household survey (over 500 responses) showed that people want modest, well-designed homes for younger families and older residents downsizing, not vast estates or supermarket-style centres. The neighbourhood plan reflects those views and provides policies to keep Marnhull's settlement pattern intact and designate 13 Local Green Spaces that people genuinely value.

Why it matters

If the Neighbourhood Plan is not made, Marnhull could be left wide open to speculative applications for developments on the scale of 600 houses. That would permanently damage the countryside, destroy valued views and put unbearable pressure on our narrow roads and already stretched services.

The Plan offers a practical alternative: steady, locally-supported growth that meets genuine need while protecting what makes Marnhull such a special place to live.

Conclusion

I strongly urge Dorset Council and the Examiner to support the Neighbourhood Plan as submitted, so that local voices are respected and future growth is managed in a sustainable and proportionate way.

Representation number: 56

From: James Clarke

Organisation: JPL Charters Ltd

Submitted: 17 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFX7-V

Comments:-

Myself and my wife () approve the Marnhull Neighbourhood plan which we understand will be submitted to the Parish council on the 19th September.

Representation number: 57

From: Helen Butler

Organisation: Marnhull Tennis Club (Deputy Chairperson)

Submitted: 17 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFXP-N

Comments:-

I am very impressed with the detail and scope of the neighbourhood plan and congratulate all those involved and offer my support of their aims, but....

In section 8.36 it states that the cricket club would like space for a second pitch. The tennis club is also mentioned in this section and we too would like another court, with extra surrounding space to accommodate wheel chair tennis, 2 pickle ball courts and provide more space for junior tennis. The membership has doubled post Covid and even though we installed flood lights, members sometimes struggle to find court time. We have developed a very active and enthusiastic junior membership who also would like more time on the court.

In section 8.36 the plan mentions provision of a MUGA and states this would provide another tennis court. This is not the case. It could be used for pickle ball if there was storage for the equipment and whoever was responsible for running it took responsibility for this equipment.

If the area was used for tennis then when other sports were being played, the nets and supporting structures would have to be removed and stored. This is strenuous work and the equipment is likely to get damaged. Where would the equipment be stored? The many lines on the surface would be make it a very challenging and less enjoyable experience.

In conclusion a separate tennis court is the only way to provide more access for the growing and very active tennis club in Marnhull and open it to wheelchair users.

Representation number: 58

From: Phillippa Gatehouse

Organisation: CG Fry & Son (Planning Manager)

Submitted: 18 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFXU-T

Comments:-

CG Fry & Son applaud the dMNP for its aspiration to ensure high quality design within the village. CG Fry & Son consider that the Neighbourhood Plan largely meets the Basic Conditions but, in our opinion, it requires amendments to better support a sustainable future for Marnhull. CG Fry & Son provide recommendations for modification to overcome concerns, which are set out in the attached response to the draft Marnhull Neighbourhood Plan.

THE ATTACHED RESPONSE FOLLOWS OVER THE NEXT 13 PAGES

Community Planning Team
Dorset Council
Via email only

CG Fry & Son Ltd
Litton Cheney
Dorchester
Dorset
DT2 9AS

Date: 4th September 2025

Dear Sir / Madam,

RE: Marnhull Neighbourhood Plan Regulation 16 Consultation

CG Fry & Son welcome the opportunity to provide comments on the Regulation 16 consultation for the draft Marnhull Neighbourhood Plan [dMNP]. CG Fry & Son applaud the dMNP for its aspiration to ensure high quality design within the village. CG Fry & Son consider that the Neighbourhood Plan largely meets the Basic Conditions but, in our opinion, it requires amendments to better support a sustainable future for Marnhull. CG Fry & Son provide recommendations for modification to overcome concerns, which are set out in the following pages.

About C G Fry & Son

Founded over 80 years ago, CG Fry & Son is a family-owned award-winning regional housebuilder based locally in West Dorset, operating across the southwest.

CG Fry & Son seek to deliver outstanding homes in developments that will leave a legacy for future generations to enjoy. Craftmanship and quality have always been the hallmarks of our work, earning the company an enviable reputation. The emphasis is on high quality design and materials, with a finish that can only be achieved by craftsmen working in the traditional way, with the sort of attention to detail which sets our work apart.

CG Fry & Son are well versed on the character of Marnhull, with an existing presence at Burton Street, (Durbeyfield Park) which is currently being built out. The Parsh Council comments on our planning application for Burton Street noted that *“the layout of the development and its mix of housing type and appearance is a welcome break from uniform ‘new estate’ builds and we appreciate the effort the applicant has put into this element of the application”*. We are pleased that our approach to high quality design was recognised in this manner.

Further to the above, CG Fry & Son are looking to expand our activity in the village. We are actively involved in bringing forward a reserved matters planning application at Land at Salisbury Street, which has an Outline Planning Permission. As such CG Fry & Son have an active interest in the contents of the Neighbourhood Plan.

Planning Policy, Guidance and the Basic Conditions

In preparing this response, CG Fry & Son have had regard to the National Planning Policy Framework [“NPPF”] and the Planning Practice Guidance [“PPG”]. As the Regulation 15 submission of the dMNP occurred after the 12th March, policies in the December 2024 Framework apply.

CG Fry & Son are mindful of NPPG guidance which states that *'plans should be planned positively but in a way that is aspirational but deliverable'*. CG Fry & Son are keenly aware of the need to balance an aspirational Neighbourhood Plan that promotes the delivery of beautiful homes and infrastructure that meet the needs of present and future generations, against the need to ensure that housing delivery remains viable.

Paragraph 29 of the NPPF considers Neighbourhood Planning to be a tool that *'gives communities the power to develop a shared vision for their area'*, shaping, directing and helping to deliver sustainable development. The NPPG substantiates this, explaining that *'Neighbourhood Planning provides the opportunity for communities to set out a positive vision for how they want their community to develop over the next 10,15, and 20 years in ways that meets identified local need and make sense for local people'*.

Paragraph 29 makes clear that Neighbourhood Plans should neither promote less development than set out in the Strategic Policies for the area or undermine those strategic policies. Footnote 17 clarifies that *'Neighbourhood Plans must be in general conformity with the strategic policies contained in any development plan that covers their area'*.

Should the Marnhull Neighbourhood Plan be brought into force, the policies that it contains will have precedence over existing non-strategic policies in the North Dorset Local Plan, where they are in conflict, as set out in Paragraph 31 of the NPPF.

Paragraph 38 makes clear that Neighbourhood Plans must meet certain 'basic conditions' and other legal requirements before they can come into force. This includes (as set out in Paragraph 8 of schedule 4b of the Town and Country Planning Act (as amended));

- a) *having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,*
- b) *having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,*
- c) *having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,*
- d) *the making of the order contributes to the achievement of sustainable development,*
- e) *the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),*
- f) *the making of the order does not breach, and is otherwise compatible with, EU obligations, and*
- g) *prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.*

The NPPG (Reference ID: 41-041-20140306) makes it clear that *'a policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning application. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared'*.

Regulation 16 Submission Draft: Marnhull Neighbourhood Development Plan, 2024 – 2038

Summary

The status of this document

CG Fry & Son suggest that paragraph 2 should be amended to state '*This Plan looks ahead to 2038. ~~B~~ but we will need to consider reviewing this Plan before...*' correcting a grammatical error.

What you told us

CG Fry & Son suggest that the wording is tightened within the 'what you told us' sub chapter, ensuring that sweeping statements are avoided or supported by appropriate evidence. '*Many of us feel*', '*there was no real appetite*', '*this is not something that people want to lose*' is vague language and potentially does not accurately reflect the results of the Parish Survey. This is especially key given that only 500 responses were received against a village population of 2,000.

As the responses do not necessarily reflect the 'majority' CG Fry & Son recommend that proceeding paragraphs are caveated with '*the response to the surveys show that*'... The Neighbourhood Plan has adopted this approach in proceeding paragraphs¹.

So, what is planned?

With regards to housing, CG Fry & Son welcomes the allocation of land off Salisbury Street in the Neighbourhood Plan, however considers that it would be prudent for the Parish to consider including additional housing allocations such as those set out in the accompanying SEA in addition to those that already have planning permission (option 1) to ensure that the future of Marnhull is 'genuinely planned'. This is explored further below.

Introduction

Paragraph 1.3 appears to focus negatively on the new housing proposed within the village. CG Fry & Son consider that an appreciation of the national housing crisis and the local need for housing is required here for context. The paragraph includes no reference to the opportunities that good quality development can have to support the sustainability of the community and the enhancement of local infrastructure in the village. To that end, Paragraph 1.3 has not been prepared positively nor in an aspirational manner.

The Government has made clear that it wants to significantly increase housing delivery to help tackle the housing crisis. This includes increasing housing delivery rates nationally to 300,000 homes a year. There is an acute need for new housing both nationally and locally in part as a result of lack of supply over the past 50 years. Across the UK, the average age of a first-time buyer is now 33 (in 2007 it was 27) and 18% of 25-34 year olds are living with their parents.

Based on figures published by Government through its National Planning Policy Framework the housing need in Dorset equates to a requirement for 3,219 new homes to be built every year, with a current 5 year land supply shortfall of almost 8,000 homes. There have been significant shortfalls in delivery of affordable housing in recent years, with Dorset Council currently only able to deliver a supply of 434 net affordable homes per year when there is a need for 1,717 net affordable homes per

¹ Please see example in paragraph 8.20 of the dMNP.

annum. As set out on Dorset Council's website, there are currently 6,000 people on the housing register, waiting for housing.

CG Fry is committed to playing its part in addressing the growing national housing shortage by delivering new high-quality homes in sustainable locations. Our contention is that housing should not be seen instinctively as negative, but potentially as a positive that can have wider benefits. By way of an example, a copy of the HBF Housing Calculator is set out below showing estimates of the economic and social benefits of house building if additional dwellings are provided in Dorset. The below figures are based on an additional 50 houses.

2022-23* Starts	0	50
Total Jobs	0	173
Affordable housing value (homes+£)	£0	£2,250,000
Apprentices, graduates, trainees	0	2
Education (£)	£0	£141,011
Open space, community sport, leisure (£)	£0	£45,000
Spending in local shops (£)	£0	£1,416,666
Direct Employment	0	56
Indirect	0	30
Induced	0	40
Tax	£0	£1,333,333
Council Tax	£0	£100,625
If house building increased in the area		50

Figure 1: Extract of the HBF Housing Calculator

Overall CG Fry would recommend that the tone of the introduction section could be more positive and acknowledge both the housing need in the County and the potential benefits housing and development can bring to the village.

Planning Policy Context

Paragraph 3.2 should be reworded to state '18 larger villages' to ensure conformity with the North Dorset Local Plan. Wording '*of those villages and surrounding rural areas*' should be removed for the same reason.

Vision

CG Fry & Son applaud the MPNP for their 'objectives' which encourages new development to be respectful of the historic built and natural environment; to incorporate renewable technologies, energy efficient design and efficient use of water resources, tree planting and measures to prevent overheating. These are shared values that CG Fry & Son seek to achieve on all development sites.

Policy 1. Heritage

CG Fry & Son support the need for development to be respectful and sensitive to the historic environment, reflecting and re-creating typical heritage features throughout the parish.

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

CG Fry and Son applaud the Neighbourhood Plan for their desire to promote good design in Marnhull. CG Fry & Son share this aspiration, seeking to deliver outstanding homes in developments that will leave a legacy for future generations to enjoy. CG Fry & Son provide the following comments on the design guidance, which is also applicable to the Marnhull Design Guidance and Codes;

- CG Fry & Son support the aspiration that development should provide varying set backs within building lines at Salisbury Street.
- CG Fry & Son avoid the use of close boarded fence within the street scene, seeking to provide high quality boundary treatments reflective of the locality. CG Fry & Son suggest that reference to 1m height cap should be removed, as this can provide privacy for new and existing residents. CG Fry & Son agree that landscaping schemes can provide real benefit to the street scene.
- CG Fry & Son agree that renewable energy should be incorporated into the scheme, however suggest that a 30' due south elevation is not always achievable given the need to have a range of dwelling orientations. This should be removed and instead replaced by wording that encourages the use of solar panels, setting out that 30' is the optimal orientation for solar gain.
- CG Fry & Son agree that tree planting should be optimised where possible and when appropriate. CG Fry & Son recognise that there is often conflict in the provision of drainage, services and with highway adoption standards which can limit locations for street tree planting.
- CG Fry & Son concur that parking spaces should be set behind the building line and that turning areas should not dominate the street frontage. The use of well-designed courtyard parking should also be encouraged as a suitable means of parking.
- Part g) sets out that developments should ensure that there is diversity and variety in scale informed by architectural style. CG Fry & Son considers that this variety can also be informed by ridge and eave heights, roof pitch, topography and overall bulk of the building.
- CG Fry & Son actively promote energy efficiency in new dwellings, with consideration of ground / air source heat pumps carried out at an early stage and as such support this provision.

Policy 3. Green Gaps, Local Green Spaces and Settlement Patterns

CG Fry & Son do not support the inclusion of development being of a limited depth. This should be removed as we believe this does not reflect good design practice, nor does it promote making '*efficient use of land*'. While CG Fry & Son appreciate that the Marnhull Neighbourhood Plan Steering Group ["MNPSG"] seek to retain reference to linear features in the historic core of the village, this is not a feature that has been adopted in recently approved developments at Burton Road, and North of Crown Road. These developments are being built out, and their character and layout demand recognition, demonstrating the evolving nature of the village. The development between Crown Road and Sodom Lane is not linear, with development along Phillips Road, and Ashley Road fronting onto internal roads. Given that footnote 12 suggests that the figure of 100m should not be applied rigidly, CG Fry & Son suggest that this reference is removed.

As suggested by Dorset Council within their response to the Design Codes and Guidance consultation, there would be merit in dividing Marnhull into character areas, better appreciating the contrasts between different parts of the village. This would allow better characterisation of where linear development would be appropriate.

CG Fry & Son suggest that *'should not exceed 20dph'* is removed. Density per ha is a crude way of measuring density, it does not reflect the quality of homes or take account of land take or the types of homes being proposed. Each proposal should instead be reviewed on its own merit, accounting for its immediate context and surroundings. Planning policies should support development that makes efficient use of land, while considering the desirability of maintaining an area's prevailing character and setting. Lower density housing is likely to result in greater land uptake in order to meet strategic housing requirements.

CG Fry & Son suggest that further consultation is required with the MNPSG to better reflect the likely location of green space to be provided within the Salisbury Street development, which needs to account for the on-site constraints. This is addressed further in response to Policy 8.

Policy 4. Tranquillity and Dark Skies

CG Fry & Son support Policy 4 which seeks to enhance the intrinsic quality of dark night skies. CG Fry & Son agree with supporting text paragraph 7.10, that dark sites provide benefits to nocturnal wildlife, including light sensitive bats. CG Fry & Son employ lighting specialists to design lighting schemes that are compatible with dark skies and light sensitive species.

Policy 5. Important Views

CG Fry & Son suggest that it would be beneficial to amend the word 'preserve' (point b of policy 5) with 'respect' appreciating that some key views will be altered as a result of development proposals. This does not necessarily result in harm, with development designed to respect key views.

Policy 7. Meeting Local Housing Needs

Policy 7 is made up of four parts, a, b, c and d.

Part a) has regard to the identified housing target of at least 238 homes in the plan period 2024-2038. Whilst CG Fry & Son recognise that the sufficient land has been allocated (that has already been subject to extant planning consents), CG Fry & Son consider that it may be prudent for the Neighbourhood Plan group to allocate further housing sites given the dire need for housing in Dorset, the national housing crisis and the substantial social and economic benefits that can be realised through the delivery of new homes.

Part b) has reference to the overall mix of a development. CG Fry & Son consider that reference to *'no more than 40% of the overall mix comprising detached dwellings'* should be removed. Instead, the policy should retain focus on the need to ensure a mix of house types that reflect good design principles.

Part c) seeks to prioritise the delivery of 2- and 3-bedroom market dwellings in broadly equal proportions, each accounting for at least 34% of the housing provided, with a small proportion of 1- and 4-bedroom homes. National Policy states that *'the overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local authority'*.

CG Fry & Son suggest that this needs to be balanced via viability and should be caveated with *'these proportions will be the starting point for negotiations on the mix of house sizes, a different mix may be permitted if it can be justified by site specific circumstances or viability considerations'*. This follows similar wording to that in the North Dorset Local Plan.



The Neighbourhood Plan seeks a third of housing on well located sites to be age friendly, which is defined as having ‘a practical layout suited for people with limited mobility’. This should be similarly caveated with the above.


Policy 8. The Eastward Expansion of Marnhull





The dMNP combines land north of Crown Road and Salisbury Street to be shown as ‘the eastward extension’. Combined, these show development of up to 139 dwellings, public open space and a new community building. The Neighbourhood Plan also suggests that a small proportion of commercial workspace should be included fronting Salisbury Street. Commercial development was never proposed as part of the approved outline permission ref. APP/D1265/W/23/3323727 and as such should be removed.



It is also important to note that the Western part of this site now has detailed planning consent, so its layout and design is essentially fixed through that process.




The below table sets out the draft Policy 8 part B requirements, set against CG Fry & Son commentary. It considers whether with appropriate modification the policy contributes to the long term sustainability of Marnhull as required within the Basic Conditions;

Requirement in the draft Neighbourhood Plan	Our commentary	Suggested change to policy wording	Contributes to a sustainable Marnhull? (following proposed modification)
<i>“The primary highway access points are provided from the B3092, taking care to ensure the design does not unduly compromise the historic and rural character of Tanzey Lane. Tanzey Lane should function as an attractive route for walkers, horse-riders and cyclists, with measures secured to ensure that it is not used as a rat-run for vehicles”.</i>	The primary highway access to Salisbury Street will be from the B3092 as approved under Outline permission ref. P/OUT/2023/00627. This avoids unduly compromising the historic and rural character of Tanzey Lane. CG Fry & Son are actively working with Dorset Council to explore ways to ensure that Tanzey Lane can be safely crossed by pedestrians as part of the reserved matters planning application.	N/A	
<i>“an internal all-weather footway link (suitable for buggies and wheelchair users) is provided from east to west within the development, linking from the corner of the allotments on Sodom Lane, include a</i>	CG Fry & Son are actively working to bring forward a pedestrian path through their development site. This will not include works on third party land, however CG Fry & Son welcome further discussions with the Parish Council to	n/a	

<p><i>safe crossing of Tanzey Lane, and connecting through to Ashley Road (via footpath N47/34), to provide a safe and attractive off-road walking route into the village, as well as connecting north onto Sodom Lane (to provide access to the Royal British Legion Club), and to the end of the existing pavement adjoining the junction with Ashley Road (to provide access to the bus stop). The provision of a footpath / pavement heading westward along the B3092 to connect to the existing pavement is also encouraged to further promote walking"</i></p>	<p>consider linking the site to the existing allotments. CG Fry & Son are actively working with Dorset Council to include a safe crossing of Tanzey Lane. An existing pavement extends along Salisbury Road along the site frontage, promoting pedestrian permeability.</p>		
<p><i>The existing footpath N47/35 linking south to Crown Road is retained, and contributions sought to provide a continuous footway from this point heading westwards along Crown Road to link into the existing footway along the B3092. An internal footway link from the southern section of the N47/35 to where the pavement restarts (east of Tanzey Lane) should also be provided if feasible, otherwise contributions should be sought towards extending the footway eastward along Crown Road to the Tanzey Lane junction.</i></p>	<p>The existing footpath does not extend to within the CG Fry & Son development site. The Salisbury Street outline planning application ref. P/OUT/2023/00627 secures a financial contribution towards Rights of Way enhancement.</p>	n/a	

<i>The provision of play areas in line with the Fields in Trust Standards.</i>	CG Fry & Son recognise the importance of providing adequate open space and play areas which will be designed into the reserved matters planning application.	N/A	
<i>Contributions towards improvements in the frequency and coverage of local bus services, and to the bus stops, are sought in line with Policy 12.</i>	The S106 was previously secured via outline planning permission ref. P/OUT/2023/00627. This included substantial contributions to Rights of Way enhancements and the Trailway, encouraging active travel. There is no scope to secure further contributions towards bus services given that a S106 has already been secured.	N/A	
<i>A green landscaped buffer is provided around the cluster of buildings on the junction of Sodom Lane and Tanzey Lane, in order to allow the Grade II Listed Laburnum Cottage to remain apart from the village in a simple agricultural setting.</i>	CG Fry & Son have engaged a specialist heritage consultant to ensure that the significance of this Grade II listed building is preserved.	CG Fry & Son suggest that this is amended to state 'proposed development should consider the significance of the Grade II Listed Laburnum Cottage within its layout'.	
<i>A green corridor is provided running east-west through both sites, of sufficient width to retain a distinct green gap between the two main linear routes that define Marnhull – this should aim to meet Natural England's Accessible Greenspace Standards (ensuring a doorstep greenspace of at least 0.5ha within 200 metres) if feasible. Where possible, this should be aligned to retain views towards the tower of St Gregory's, and incorporate the main</i>	The green corridor is shown on Map 4 as running centrally through the site, east to west, with a number of dwellings fronting onto Sodom lane. While CG Fry & Son understand why the Neighbourhood Plan group may wish to retain a linear character through the development, this is not a characteristic that is seen at corner close, which sits to the east of the development site, nor is it a feature in the recently consented and currently being built out development to the west of the site. This is explored further in response to Policy 3.	CG Fry & Son suggest that reference to the green gap running between two linear routes is removed as this does not account for good urban design or take into account individual site constraints. This should be re-worded to state '...A green corridor is provided running	

<p>walking routes and mature trees within the site. This green corridor should be managed primarily as a natural grassland / meadow habitat (incorporating swales or other natural drainage systems as may be required), and include elements of further hedgerow and tree planting where these would not interrupt important views.</p>	<p>The site requires an attenuation pond, which will need to be located along the northern edge of the site due to topography. The existing hedge along the northern boundary also requires an ecological buffer. As such, the northern section of the site is best suited for open space, the LEAP and an attenuation pond. CG Fry & Son applaud the MNPSG group for their aspiration to ensure meaningful open space and landscaping is provided.</p>	<p>east-west through both sites which should aim to meet Natural England's accessible Greenspace Standards...'. </p>	
<p>The scale of development and landscaping proposals pays due regard to the topography and potential prominence of the site in views from the north, including the Hardy Way, and the amenity of existing and future occupants of the homes and private garden areas of the properties in Ashley Road, Barnes Close and Wildon are not materially harmed as a result of excessive overlooking, disturbance, overbearing development or loss of light</p>	<p>CG Fry & Son welcome the MNPSG's aspiration to ensure that the proposal is designed in a landscape led manner which ensures that scale and landscaping has due regard to views from the north. CG Fry & Son applaud the MNPSG for ensuring that the amenity of existing and future occupants of homes are not materially harmed.</p>	<p>N/A</p>	
<p>The hedge banks along Tanzey Lane are retained and managed as part of the highway / public realm. The translocation of the hedgerow fronting onto Sodom Lane (if feasible), or its removal and replacement, is supported, as this is necessary to enable the continuation of the historic, linear character of the village fronting</p>	<p>Outline planning permission ref. P/OUT/2023/00627 for the 'erection of up to 67 dwellings with associated access and drainage attenuation (outline application to determine access only)' was approved on the 2nd July 2024 at appeal. As such, the access points have already been established and approved. There is no further scope to include an additional vehicular access to Sodom Lane.</p>	<p>CG Fry & Son suggest rewording to state; ...'The translocation of the hedgerow fronting onto Sodom Lane (if feasible), or its removal and replacement, is supported, as this is necessary to</p>	

<p>onto the main routes through the settlement. Properties are similarly expected to be orientated to face onto the more heavily trafficked B3092, but may be set back behind the existing hedgerow where this is capable of retention and reinforcement, and which can then provide a buffer to any residential properties.</p>	<p>CG Fry & Son seek to minimise hedgerow loss / translocation, recognising its importance for local biodiversity. CG Fry & Son do not agree that dwellings should front Sodom Lane given the non-linear character of settlements adjacent to the site.</p> <p>Hedgerow loss along the B3092 is inevitable to allow the approved access, however will be minimised and reinforced where possible.</p>	<p>enable the continuation of the historic, linear character of the village fronting onto the main routes through the settlement.</p> <p>Properties are similarly expected to be orientated to face onto the more heavily trafficked B3092, but may be set back behind the existing hedgerow where this is capable of retention and reinforcement, and which can then provide a buffer to any residential properties.</p>	
<p>The surface water drainage system avoids exacerbating flooding along Sodom Lane, and is designed in accordance with Policy 13</p>	<p>CG Fry & Son agree that the proposal must avoid exacerbating flooding along Sodom Lane and should instead provide betterment where possible in line with National Policy.</p>	n/a	
<p>The mix of house types and tenures accords with the requirements in Policy 7.</p>	<p>This has been addressed separately within the response to Policy 7.</p>	n/a	
<p>The community building is located for ease of access to the village and accommodates one or more of the needs identified in Policy 12. Should a community use prove unviable, then a commercial facility that would support social</p>	<p>CG Fry & Son consider that it would be helpful for further explanation on the relevance of Policy 12, other than highlighting the need for the need for the community building to be easily accessible.</p> <p>While CG Fry & Son are not providing a community</p>	n/a	

<p><i>interaction, such as a café, art gallery etc... is preferred. Any commercial/ business workspaces should be located to be visible and have easy access from the B3092, and be of a scale and nature in accordance with Policy 11. Reasonable and necessary contributions towards improvements to off-site facilities will be sought, as set out in Policy 11.</i></p>	<p>building, they are providing an area of open space and a play area which will promote social interaction.</p> <p>CG Fry & Son are also providing a substantial community facilities contribution as secured in the S106 in planning application ref. P/OUT/2023/00627 which will be used by the Council for the enhancement or enlargement of the existing village hall.</p>		
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Policy 10. Business Strategy

Policy 10 has regard to opportunities for further business / employment to meet local needs, to contribute to the vitality and viability of the local community, and boost employment opportunities in the long term.

It supports further business / employment within the eastward expansion of the village. CG Fry & Son suggest that this reference is removed given that a new commercial use was not included within the description of development for either outline permission ref. P/OUT/2023/00627 or permission ref. P/RES/2024/03588.

Policy 12. Highway Safety, Traffic and Transport

CG Fry & Son support Policy 12 which seeks to enhance active transport, prioritising walking and cycling for all ages. CG Fry & Son recognise the importance of integrating secure cycle parking within each home and value the need for pedestrian and cycle routes to be designed to be attractive, safe and convenient encouraging active travel.

The need for welcoming and inviting green links is an important aspect of placemaking and is supported by CG Fry & Son.

CG Fry & Son support the need to ensure that parking spaces are clearly integrated within the street scene, ensuring that parking areas do not dominate the street scene or disrupt pedestrian movement. CG Fry suggest that well-designed parking courtyards are encouraged within the Neighbourhood Plan as a suitable option for parking.

Policy 13: Flooding and flood Mitigation Measures

CG Fry and Son suggest that part a and b could be removed as they are largely repetitive of that set out in National Policy and within the adopted North Dorset Local Plan.

While CG Fry & Son support the principle of part c, they consider that this should be caveated with 'where feasible' to appreciate that there will often be site specific requirements for varied surfacing types.

Part H of Policy 13 requires a condition to be imposed to limit occupation of the development until such time that Wessex Water have confirmed that any necessary upgrades have been carried out. CG Fry & Son request that this is removed. This does not satisfy the six tests for conditions set out within the National Planning Policy Guidance. The condition would be both unnecessary and irrelevant to planning given that this relies entirely on a third party and their timescales. It is Wessex Water's responsibility to upgrade the capacity, CG Fry & Son are beholden to their timescales. To that end, Part H should be removed.

Basic Conditions

CG Fry & Son suggest that the Basic Conditions as set out in Paragraph 8 of schedule 4b of the Town and Country Planning Act (as amended) should be included within the supporting text, acknowledging that this is a public document and will be a starting point for readers.

SEA

The SEA sets out a number of 'reasonable alternatives'. This did not include an option which included the allocation of all alternative sites. It is unclear why this option was not explored given the context of the National Housing Crisis.

CG Fry & Son are pleased to see that the summary of the appraisal recognises the long term significant positive effects in relation to community wellbeing through the delivery of local housing.

Conclusion

The dMNP has been largely prepared in a way that seeks to promote well designed places. This accords with the ethos of CG Fry & Son who seek to deliver outstanding homes in developments that will leave a legacy for future generations to enjoy. Subject to the modifications set out in this consultation response, CG Fry & Son consider that the Neighbourhood Plan meets the Basic Conditions.

CG Fry & Son would welcome the opportunity to participate in the Examination Process.

Representation number: 59

From: Neil Bundle

Organisation:

Submitted: 18 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFX2-Q

Comments:-

I agree with the need for a Neighbourhood Plan, this is really important.

BUT, it is critical that Marnhull must keep its existing settlement boundaries, as the existing village is already becoming a critically overdeveloped rural community.

The local plan recommendation contains a proposal for LA/MARN/001 and 007 (fields either side of Stoney lawn) for 698 houses, a mixture of affordable homes, houses and a traveller site.

Seasonal variation to rainfall has created routine surface flooding in Moorside and Margaret Marsh, use of agricultural land for development increases rate of surface run off. With roads and properties already flooding each year this could get significantly worse. This is extremely concerning.

Marnhull already has permission already for 500+ new homes

The additional 500+ new homes proposed on LA/MARN/001 and 007 would disproportionately increase the village by a total of 2000+ people and total of 500-750 new vehicles. Some new housing is required, but doubling a village size in 15 years is unsustainable - the village road infrastructure comprises of almost all narrow country lanes.

The natural environment, footpaths, country lanes, cycle routes, fields, streams, trees, views, shared public space, grazing fields, wildlife etc all need to be factored into quality of life for residents. Therefore it makes more sense to 'infill' space within Marnhull village- not expand into green belt and open countryside. Yes it's easier for developers but also contributes to sprawling of urban sites (light/noise/traffic etc) into open countryside.

The rural nature and heritage character of this area is under threat. I want a future for Marnhull which is sustainable development aligned with the TRUE requirements for housing,

not PROFITEERING from over development. Existing schemes have only delivered 3/4/5 bed properties all at above market prices.

These developments are targeted to the downsizing retirement market (the only ones who can afford the properties). I don't want a future of suburban retirement developments around a bloated village with dangerous country lanes, massively over-stretched facilities and inadequate infrastructure.

Representation number: 60

From: Julie-Marie Scott Skinner

Organisation:

Submitted: 18 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFTS-M

Comments:-

I am supporting the Marnhull Neighbourhood Plan.

The Marnhull Neighbourhood Plan meets the basic conditions for a Neighbourhood Plan & satisfies other legal requirements.

I participated in the 2023 public survey.

I consider that the Neighbourhood Plan sets out a sensible, prudent & very well considered plan for sustainable development in Marnhull while preserving its unique historical & rural character for the benefit of existing & future residents. I refer to Section 5 of the Plan (Vision-Marnhull 2038) of the Neighbourhood Plan & I support the Vision & the explanation of what is meant by a thriving & sustainable village. The Neighbourhood Plan meets the objectives of the Marnhull Parish Council set out in Section 5.3.

I support each of the 13 Policies set out in the Neighbourhood Plan.

The Dorset countryside is something so valuable, & the beauty of this part of Dorset (Hardy country) is what drew me to Marnhull, rather than return to Australia when I retired & was leaving London. The peace, tranquility & sense of community was something I noticed immediately on moving to Marnhull. Ill-considered development will lead to degradation of the uniqueness of Marnhull & the loss/destruction of so much, including green spaces, the unique environment, dark skies & wildlife.

My overriding message-once it's gone, it's gone. We owe it to future generations to try to protect this rural village as best we can by sensible, sustainable & thoughtful development.

Representation number: 61

From: Jeremy Watson

Organisation: Former Parish Councillor, Former Chairman of Marnhull Messenger Mag. Presently assisting Parish Council with Traffic Calming measures.

Submitted: 18 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFXY-X

Comments:-

There are very few things one can disagree with in the compilation of the Marnhull Neighbourhood Plan as it has clearly been compiled for a very committed number of people who have researched their subject extremely well sometimes obviously with the support of a number of very effective professionals as their support.

There are few things about which I might disagree but in the scheme of things don't really carry weight except the unreasonably high portion of housing being allocated to a village which has seen more than its fair share of new developments over recent years. To that I wish to add that the Government which is elected to protect this great and pleasant land have abused their responsibilities in the allocation of new housing to rural counties like Dorset. Personally I believe the leaders of the Council should be making the strongest of representations to Government insisting they reduce the number of houses they wish to build in Britain to practical levels that they know the builders are able to or wish to build. After all they are the people who fund the developments!

The volume and speed of traffic in Marnhull are a major talking point, not least because of the inspector's approval of the Tess Shopping Centre project. The Marnhull Plan indicates this and there are moves to address this issue at the moment by planning traffic calming measures for the locality.

One thing is certain though, dedicated cycle routes are impractical here as the roads are already too narrow. It's highly regrettable but we have to be realistic. The only realistic solution would be all weather foot/cycle paths funded by the Dorset Council! Apart from the physical difficulties, the actual cost of meeting the ideas put forward are such I think the

Council would have great difficulty with funding these various proposals the Plan delivers under Policy (12).

Representation number: 62

From: Phil Calcott

Organisation: Calcott Construction Ltd (Director)

Submitted: 18 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFXB-7

Comments:-

As a resident of Marnhull, I fully support this excellent document.

Representation number: 63

From: Debbie Calcott

Organisation:

Submitted: 18 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFXA-6

Comments:-

I would like to support this plan.

Representation number: 64

From: John Dowsett

Organisation:

Submitted: 19 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFXQ-P

Comments:-

I fully support the Marnhull Neighbourhood Plan 2024 to 2038, as submitted by the Parish Council in August 2025.

I have lived in Marnhull for ten years and have been and remain active in a large number of its clubs and societies. The village hall extension and improvement project, completed three years ago, was a major interest and occupation of mine for more than six years, and remains so. I care deeply about the still remaining rural and historic feel of Marnhull, combined with its terrific 'buzz'

Given I am not a planning or legal expert my general reasons for supporting it are:

- 1 It appears to meet all of the 'basic requirements'
 - 2 The Parish Council has responsibly done all it possibly could in terms of consultation and reflection of residents' views.
 - 3 It has been particularly vigilant in accepting the situation as it now is in terms of housing development with current planning permission.
 - 4 It pays great attention to the aspects of Marnhull I care about.
-

Representation number: 65

From: Francesca Pratt

Organisation:

Submitted: 19 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFX8-W

Comments:-

I support the plan particularly where it protects the concept of a village community to ensure green spaces are maintained and the lanes and streets are not pedestrianised by pavements or street lights. Dark skies in Marnhull exist currently.

Infill will create a density that will turn Marnhull into a small town.

One of Marnhull's village charms is the different areas which were once different hamlets which have their own communities.

Any new homes in the Conservation area should be built in local stone and in keeping with their surroundings.

Any new building should consider whether the village layout can bear the brunt of 2-3 cars more per house as the new builds have already doubled the number of houses and trebled the number of cars.

Representation number: 66

From: Wendy Pearson

Organisation:

Submitted: 19 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFX1-P

Comments:-

I am responding to Section 9 of the Marnhull Neighbourhood Development Plan (MNDP) 'Highways Safety, Traffic and Transport' (pp 63-69) including Policy 12 Highways Safety, Traffic and Transport (page 69) and the accompanying evidence base document 'Marnhull Village Traffic Survey' last updated June 2025.

I support both Section 9 of the MNDP and the Marnhull Village Traffic Survey. However, in my opinion these should be further improved and strengthened, with particular reference to:

- (a) consideration being given to implementation of 20 mph speed limit(s) in the village and other traffic calming measures and
- (b) improving road safety on Church Hill, Marnhull

My reasons for this are set out on the attached document.

THE ATTACHED DOCUMENT FOLLOWS OVER THE NEXT 4 PAGES

CONSULTATION ON THE MARNHULL NEIGHBOURHOOD DEVELOPMENT PLAN 2024-2038

PART 2: YOUR REPRESENTATION

Response by Wendy Pearson, Walnut Tree Cottage, Marnhull DT10 1PU

I am responding to Section 9 of the Marnhull Neighbourhood Development Plan (MNDP) 'Highways Safety, Traffic and Transport' (pp 63-69) including Policy 12 Highways Safety, Traffic and Transport (page 69) and the accompanying evidence base document 'Marnhull Village Traffic Survey' last updated June 2025.

I support both Section 9 of the MNDP and the Marnhull Village Traffic Survey. However, in my opinion these should be further improved and strengthened, with particular reference to:

- (a) consideration being given to implementation of 20 mph speed limit(s) in the village and other traffic calming measures and
- (b) improving road safety on Church Hill, Marnhull

The reasons for this are as follows:

(1) MNDP

(a) Section 9 paragraph 9.7 third bullet point (page 67). This refers to 20 mph zones or traffic management / priority flows where motor vehicle traffic is discouraged. However, the associated **Map 8** 'traffic management proposals' (page 66) only shows an arrow for a 'school 20 mph zone' i.e. there is no indication on Map 8 that consideration should also be given to extending the proposed 20 mph limit to other areas in the village (including, but not exclusively, to the roads referenced in paragraph 9.7 on page 64).

(b) Policy 12, page 69. The first bullet point of Paragraph b) refers to a likely increase in traffic resulting from the proposed development in the village and the need to take into account the adequacy of the roads in Marnhull to cope with an increase in traffic '*in terms of their functional width and forward visibility given on-street parking levels within the village and roadside hedgerows*'. However, the policy recommendations do not state that consideration should be given to mitigating this through implementation of 20 mph speed limit(s) and / or traffic management / priority flows.

In my view, Policy 12 should be strengthened to include this as an explicit recommendation, either as a stand-alone paragraph in Policy 12 or, at the least, included in the summary of improvements identified in the Marnhull Village Traffic Survey at paragraph 9.7 / Map 8 which is referenced in Policy 12 paragraph c).

(2) Marnhull Village Traffic Survey.

(a) Table of Contents and Section 3 'Overview and Analysis – Church Hill'

Following the Parish Council's consultation on the first draft for the MNDP I was pleased to note that a new section has been added entitled Church Hill (page 10). However, this section has not been referenced in the Table of Contents. Section 3 of this Table 'Overview and Analysis' requires amendment to list this new section below the section 'Crown Road, Church Hill, New Street, Schoolhouse Lane Junction'.

(b) Section 3 Overview and Analysis – new paragraphs sub-headed ‘Church Hill’ (page 10)

Whilst the new section 'Church Hill' (paragraphs 3.31-3.34) is an important and very welcome addition these paragraphs do not make specific reference to one section of the road that is particularly hazardous for vehicles, pedestrians and other road users, namely the entrance to the pharmacy / health centre car park (i.e. the entrance to the Tess Square commercial centre development) and the close proximity of the junction with Pilwell/Burton Street.

Paragraph 3.34 refers to *‘drivers emerging from Pilwell onto Church Hill have very limited visibility to the left and the safety issues here are further compounded by the narrow width of Church Hill (meaning that large vehicles are using the full width of the carriageway) and the absence of footways (requiring pedestrians to walk in the carriageway in the vicinity of the junction).’*

However, this does not include reference to the close proximity of the entrance to the pharmacy car park which further compromising road safety. The significance of the location of this entrance also appears to have been omitted from the map in paragraph 4.1 (replicated in the MNDP as Map 8).

In summary, there are three key issues on this section of the road and I would strongly recommend that an additional paragraph is added in the Church Hill section of the document (page 10) to highlight these:

Key Issues

- a. The distance between the Pharmacy car park entrance and the junction with Pilwell is a mere c.25 metres and this is, in effect, a ‘linked’ junction.
- b. Vehicles are unable to pass each other on this very narrow section of the road, and the situation is exacerbated by vehicles accessing the entrance to the pharmacy car park.
- c. There is poor visibility of oncoming traffic (including pedestrians) in both directions on Church Hill, particularly for traffic egressing from Pilwell to turn left onto Church Hill (southbound) AND for vehicles egressing from the pharmacy car park.

The photograph at the bottom of page 10 provides good evidence of all three issues.

Taken from the corner of Pilwell junction looking southbound up Church Hill it:

(a) shows the close proximity of the pharmacy car park entrance and the ‘linked’ junction with Pilwell

(b) pictures an HGV and a car attempting to pass each other on this narrow section of road. The car is obliged to pull into the pharmacy entrance to allow the truck to pass; and

(c) illustrates the poor visibility when egressing from Pilwell to turn left into Church Hill (southbound).

This is already the most hazardous section of Church Hill for all road users, including pedestrians. The issues of road safety and congestion in this vicinity will be exacerbated as the volume of traffic increases with each of the planned developments, above all the

Tess Square commercial centre. Furthermore, when Tess Square is operational the situation will be further compounded not only by a large increase in traffic accessing the site but above all by HGVs and other delivery vehicles entering and exiting the site onto a section of Church Hill that is too narrow for two-way traffic, has no pedestrian refuge and is in close proximity to the busy junction with Pilwell and Burton Street.

(c) Section 4 ‘Mitigation Measures’ (pp 4-18)

Whilst there are several paragraphs in Section 4 regarding 20 mph restrictions e.g. paragraph 4.1 fourth bullet point, paragraph 4.6 and 4.11 there is no reference to mitigation measures for Church Hill.

Given that new paragraphs sub-headed Church Hill have been added in Section 3 (ref paragraphs 3.31-3.34) it follows that Section 4 should include mitigation measures to address these issues. This should include mitigation of the most hazardous area of Church Hill i.e. the area of the ‘linked’ junction of the entrance to the pharmacy car park (entrance to the planned Tess Square commercial development) and the Pilwell/Burton Street junction (see section (b) above).

As evidenced in the traffic survey conducted by Dorset Council in May 2021, the situation is compounded by speeding traffic along Church Hill. This survey provided clear evidence of speeding traffic (a threshold of 37.3 mph for southbound traffic) which must surely add weight to implementing traffic calming measures along this road. In my opinion Church Hill would benefit significantly from a reduction in the speed limit and / or other traffic calming measures and consideration of this should be included in Section 4 ‘Mitigation measures’.

I would also recommend that Section 4 includes clear and coherent proposals on speed limits and other traffic calming measures across Marnhull. For example, the paragraphs in Section 4 referring to 30 mph and 20 mph speed limits should be brought together under a single heading (with sub-paragraphs). This will help to ensure clarity of measures to take forward to the next stages of planning and implementation.

(d) Appendix 1 (page 20)

I was pleased to read the paragraph in Appendix 1 of the Marnhull Village Traffic Survey – Transport Planning Comments from Dorset Council (December 2024) that Dorset Council is *‘supportive of 20 mph zones in certain locations which meet set criteria and that ‘Marnhull Parish Council could also explore 20 mph along other roads in Marnhull as a traffic calming measure’*. This recommendation should surely be taken into account and referenced under Section 4 ‘Mitigation Measures’ including cross-referencing with paragraph 9.7 ‘potential mitigation measures’ (page 64) and Map 8 (page 66) of the MNDP.

(3) Integrating the MNDP Section 9, Policy 12 ‘Highway Safety, Traffic and Transport’ and the Marnhull Village Traffic Survey

It is noted that the mitigation measures proposed in the Traffic Survey are summarised in Paragraph 9.7 of the MNDP and that this is referenced in Policy 12 c) *‘the delivery of the improvements identified in the Marnhull Village Traffic Survey 2024/25 (summarised in paragraph 9.7 / Map 8 of this Plan) will be supported.*

Whilst this is to be commended, being so low down the page paragraph c) does not stand out as a key Policy and should appear higher up the page.

In my view this Policy measure should be highlighted and, rather than merely relying on cross-reference to paragraph 9.7, it should summarise a set of practical measures to improve highway safety, traffic and transport. This would help to strengthen the intentions and impact of Policy 12, enhance the relevance and recognition of the Traffic Survey and above all, ensure that the proposed mitigation measures in the Traffic Survey are given due consideration.

Representation number: 67

From: Anne Dowsett

Organisation:

Submitted: 19 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFX5-T

Comments:-

I wish to make clear that I support the Neighbourhood Plan in its entirety. This is because:

- 1 As far as I can see the Basic Conditions as set out. It is very well constructed, its main points are clearly argued and supported supported by documents and consultation in the Village, and it matches my overall views and concerns about the Village and its future.
 - 2 I am very familiar with the Village, its history, its environment, and its life. I have lived here for ten years and have been very involved in the organisation and running of Pop-up cafe / now community cafe, the craft club, the Covid help line while running and since then Marnhull Care, and Marnhull Amblers and Ramblers. I am also an active member and supporter of many others.
 - 3 The earlier draft plan has had to be modified to accommodate a recent Public Planning Enquiry resulting in a decision contrary to the wishes of a substantial part of the Marnhall population, based on a public consultation. I am in accord with the position taken in the Plan that after due process 'we are where we are' and have to accept that.
-

Representation number: 68

From: Carol Traves

Organisation: Evans & Traves LLP (Chartered Town Planner, Partner)

Submitted: 19 September 2025

Method of submission: Online portal & Email

Response ID: ANON-U1BW-HFXK-G

Comments:-

Objection to the Marnhull Neighbourhood Plan Submission Draft (Regulations 16) June 2025 on the following grounds:

Objection: To the Settlement Boundary as proposed that excludes the Land referred to as 'Paddock Land East of Church Hill.'

Modification Sought: By reverting the Settlement Boundary, as drawn in Map 3, Page 40, of the NP to include the land known as the 'Paddock East of Church Hill' to overcome this objection.

THE FULL REPRESENTATION FOLLOWS OVER THE NEXT 8 PAGES

Objection to the Marnhull Neighbourhood Plan Submission Draft (Regulations 16) June 2025 on the following grounds:

Objection: To the Settlement Boundary as proposed that excludes the Land referred to as 'Paddock Land East of Church Hill.'

Modification Sought: By reverting the Settlement Boundary, as drawn in Map 3, Page 40, of the NP to include the land known as the 'Paddock East of Church Hill' to overcome this objection.

Failure of the Plan to Meet the Basic Conditions of paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990

Background & Context

1.1 This representation is submitted on behalf of the owner of the land known as 'Paddock East of Church Hill', hereinafter referred to as the Site. The site is 0.57 hectares. The Site sits within the village of Marnhull and is surrounded on all sides by residential development with a generous gap to the east for access off Church Hill, an adopted highway. This is demonstrated in the Block Plan contained within Appendix 1 to this document.

1.2 The current North Dorset Local Plan (2016), Proposals Map, Inset No.28, includes the land that is the subject of this representation, within the Settlement Boundary of Marnhull (Appendix 2 to this document). This allows the site to come forward as a windfall site. The proposed change in the Settlement Boundary (as identified in Map 3, page 40 of the Draft NP, inc. as Appendix 3 to this document) to exclude the Site is in conflict with the North Dorset Local Plan.

1.3 The land ownership of this site has recently changed due to a bereavement and is now available to deliver new homes. For clarity, the site has never been used as a paddock, but was formerly an orchard, and in the 1960's was divided into building plots for new homes.

1.4 The site is available to deliver 10 - 12 new homes. These homes can be a mixture of houses and bungalows, built to a density of 17.5dph - 21dph. This would ensure the Site can settle comfortably into the existing surrounding residential environment.

1.5 The Site is not identified in the Draft NP as having any of the following constraints:

- Not within a Conservation Area
- Not affect the setting of a listed building
- Does not contain non-designated heritage asset
- Not in an area of high Flood Risk
- Not identified as a Proposed Green Space (Appendix 8, page 104 of the Draft NP)
- Not in the sight line of any Important Views (Appendix 11, page 109 - 116)

1.6 The Site benefits from the following opportunities as evidenced in the Draft NP:

- Straddles 2 density areas of 10-15 and 15-20 (Appendix 9)
- Located on a Regular Weekly Bus Route (Appendix 14) to support alternative means of transport.
- Not more than 100m from a 'Spine Road' to comply with the Settlement Strategy as per Marnhull Design Guidance and Codes

1.7 There is no sound evidence basis to justify the removal of the Site from the Settlement Boundary of Marnhull preventing it from coming forward as a windfall housing site as set out in NP Policy 7(a). The site is available, suitable and viable to deliver new homes in line with the objectives of paragraph 72 of the NPPF (2024).

Basis of Objection

2.1 Page 39 of the Draft NP includes a blue box and a brief statement regarding the settlement boundary changes to justify the removal of this site on grounds of 'infill not required.' This short statement is re-iterated in Appendix 13 on page 121.

2.2 Para. 8(2)(a) requires that a NP meets the basic condition of having regard to national policies and advice contained in guidance. In this case, the NPPF (2024) is such guidance. Paragraph 30 of the NPPF (2024) is clear that Neighbourhood Plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.

2.3 The housing target numbers set out in North Dorset Local Plan (2016) are considered out-of-date for decision-making and therefore should have limited weight as a strategic policy. Any strategic policies in the first draft Dorset Council Local Plan (2021) have been superseded by the new Dorset Local Plan consultation document that reflects the new 3,219 homes target for Dorset as set out in the new Standard Method in the NPPF (2024).

2.4 Appendix 12, page 117 of the draft NP considers that '*taking a proportionate share of the 3,219 homes target for Dorset*', based on a percentage population share as at 2021 of 16.9 homes dwellings per annum, 238 homes (as per Policy 7) as a reasonable approach, is grossly misguided.

2.5 The Dorset Local Plan Options Consultation August - October 2025, sets out the location of the Housing Opportunity Sites to deliver the homes target for Dorset. It sets out a clear concept for a spatial strategy for the delivery of those homes of which Marnhull will be expected to deliver 697 homes. As such the emerging strategic policy from Dorset Council is clearly leaning towards Marnhull taking a larger share of housing than envisaged by the Neighbourhood Plan. The NP as currently drafted, including Policy 7, would undermine Dorset Council's emerging Strategic Policies in general conflict with para.30 of the NPPF (2024) and the emerging strategic policies of Dorset Council therefore failing the basic condition of paragraph 8(2)(a) of Sch.4B of the TCPA.

2.6 NPPG paragraph 009:41-009-20190509 is clear that whilst an NP is not tested against the policies in an emerging local plan, the guidance is clear, the 'reasoning and evidence informing the local plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested. For example, up-to-date housing need evidence is relevant to the question of whether a housing supply policy in a neighbourhood plan or Order contributes

to the achievement of sustainable development. It is clear that the emerging local plan is looking to Marnhull as a larger village with services to receive a greater number of houses than is anticipated by the Draft NP, based on the evidence available to Dorset Council. As such, the restricted housing numbers contained in Policy 7(a) does not meet the objectives of achieving sustainable development.

2.7 NPPG paragraph 009:41-009-20190509 continues to state that NP's should allocate 'reserve sites to ensure that emerging evidence of housing need is addressed.' Supporting text paragraph 8.3 states that with the recent appeal decision at Tess Square, the housing supply in Marnhull is now 330 dwellings. However, this is still circa half what Dorset Council are envisaging in their consultation document (Appendix 2 to this submission). The Site would make a contribution to this shortfall in a sustainable location with few constraints.

2.8 The Draft NP is failing to 'guide development to sustainable solutions' (as required by the NPPG), both in terms of identifying sufficient land for housing and actively taking out this Site, that is located within a sustainable location with few constraints, from coming forward for new housing. Paragraph 29 of the NPPF (2024) seeks to ensure that policies should not promote less development or undermine those policy objectives. There is clear conflict that is developing between the national objectives, the Draft Dorset Local Plan and the Draft NP policy 7.

2.9 Policy 7 of the Draft NP, seeks to constrain the delivery of housing in Marnhull across the plan period contrary to the national planning policy objective to 'boost significantly' the supply of land for housing. The exclusion of the Site from the Settlement Boundary is without robust evidence that supports the making of this choice by the qualifying body.

2.10 The author of this representation is not aware of a published housing trajectory or an anticipated build out rate of the new homes proposed to be delivered by the Draft NP (para. 78 NPPF). As such, the importance of smaller sites is critical to the aim of delivery of new homes. Paragraph 73 of the NPPF is clear that small and medium sized sites are essential for small house builders and '*are often built-out relatively quickly.*' Para.73 d) is clear that plans should '*support the development of windfall sites through their policies and decisions*' - giving '*great weight*' to the benefits of using suitable sites within existing settlements.

2.11 The Site is currently within the existing settlement and as demonstrated is suitable for the delivery of new homes. The Draft NP in page 120 sets out a list of those sites with planning permission to total 335 houses in a Table. On assessing the number of dwellings there is not a 'good mix of sites' as envisaged by para.73 of the NPPF (2024) as summarised below:

- 10 sites = 1 dwellings
- 1 site = 2 dwellings
- 1 site = 4 dwellings
- 3 sites = 61 - 69 dwellings
- 1 site = 122 dwellings

2.12 The evidence put forward in the Draft DP as summarised above demonstrates that the Draft NP is not delivering '*a good mix of sites*' in conflict to paragraph 73 of the NPPF (2024). The above site choices listed does not reflect a '*sustainable choice of sites to accommodate housing*' that '*will provide flexibility if circumstances change*' (NPPG Neighbourhood Planning) undermining national planning policy objectives. The inclusion of the Site within the Settlement Boundary that

can deliver 10-12 dwellings would provide this essential mix for a small house builder that could be delivered quickly.

2.13 The evidence supporting the Draft NP does not appear to include an appraisal of all options and an assessment of individual sites against clearly identified criteria. If it had, then the Site was an obvious site to deliver new homes within the existing Settlement Boundary contained within the North Dorset Local Plan (2016).

2.14 The Settlement Boundary, as drawn on Map 3, Page 40 of the Draft NP, appears contrived and bizarre, given the land is not specifically designated or identified as important in any way and is surrounded by houses. There is no logic or sound planning basis for the exclusion of this small, windfall site from the Settlement of Marnhull.

2.15 The Marnhull Design Guidance and Codes Final Report (2025) submitted to support the Draft NP has been considered. The delivery of this site for new houses can be in complete compliance with this Guidance. It is worthy of note that Figure 19 of page 27 of this Guidance identifies the site as being within the 'village boundary'. Again, an indication of the logic of including this Site within the Settlement Boundary. The Site is not more than 100m from the 'Spine Road' of Burton Street. It is not 'isolated' and does not conflict with the proposed Settlement Strategy. The site can also be delivered at the density of 17dph as a minimum and maintain gaps between dwellings along with providing elderly person friendly homes such as bungalows in this identified sustainable location within the village.

2.16 The exclusion of this Site, known as the 'Paddock East of Church Hill' from being within the proposed Settlement Boundary through the under provision of a suitable range of sites to accommodate the known emerging housing requirements fails to meet the basic conditions required of paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as set out in this representation and is contrary to the objectives of the NPPF (2024) and the NPPG as set out.

2.17 The re-drawing of the Settlement Boundary to include this Site would provide a more balanced choice of windfall housing sites in a sustainable location within the village to overcome this objection. It is this modification to the draft Marnhull Neighbourhood Plan that this representation is seeking in order for the NP to progress and be made.

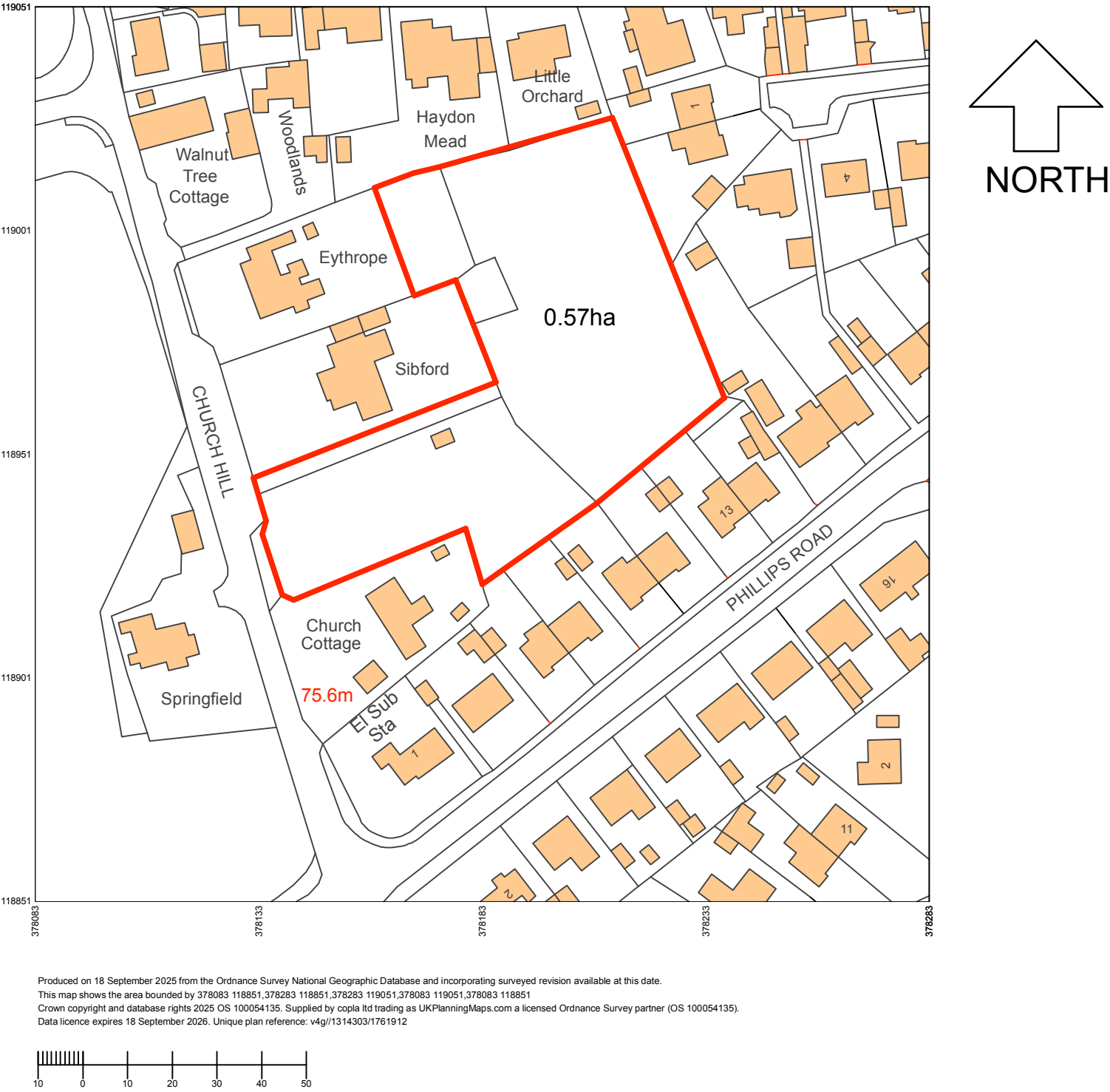
Carol Traves BSc(Hons) DipTP MRTPI
Evans & Traves LLP
Architecture & Town Planning

Appendix 1: Existing Block Plan of the Site

Appendix 2: North Dorset Local Plan (2016) Inset Map No.28

Appendix 3: Map 3, page 40 of the Draft Marnhull Neighbourhood Plan

Appendix 4: Dorset Local Plan Consultation Document (2025): Extract for Housing Opportunity Sites for Marnhull.



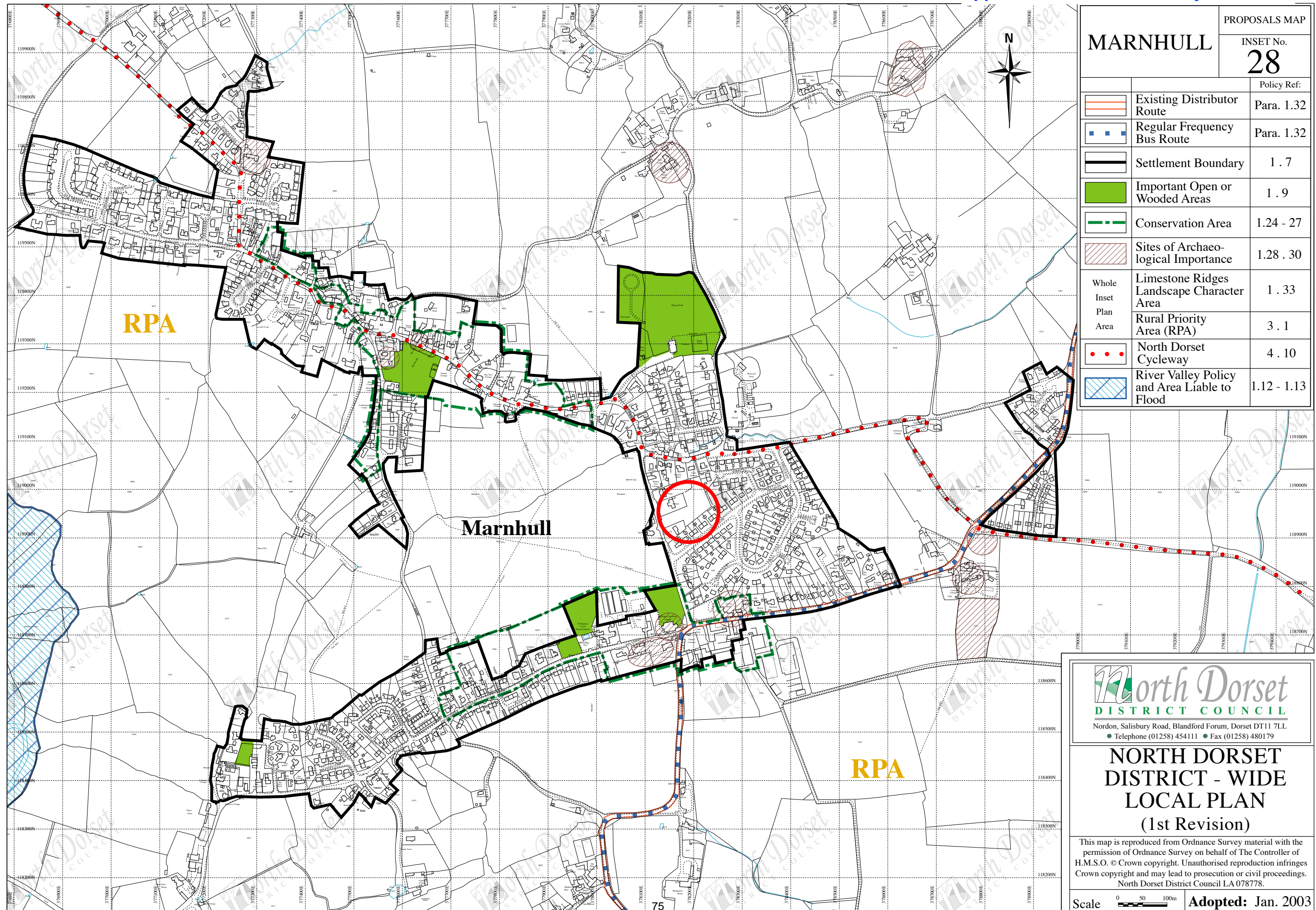
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Land off Church Hill
Marnhull
Dorset
DT10 1PU

2025-10-01
Site promotion
Location Plan

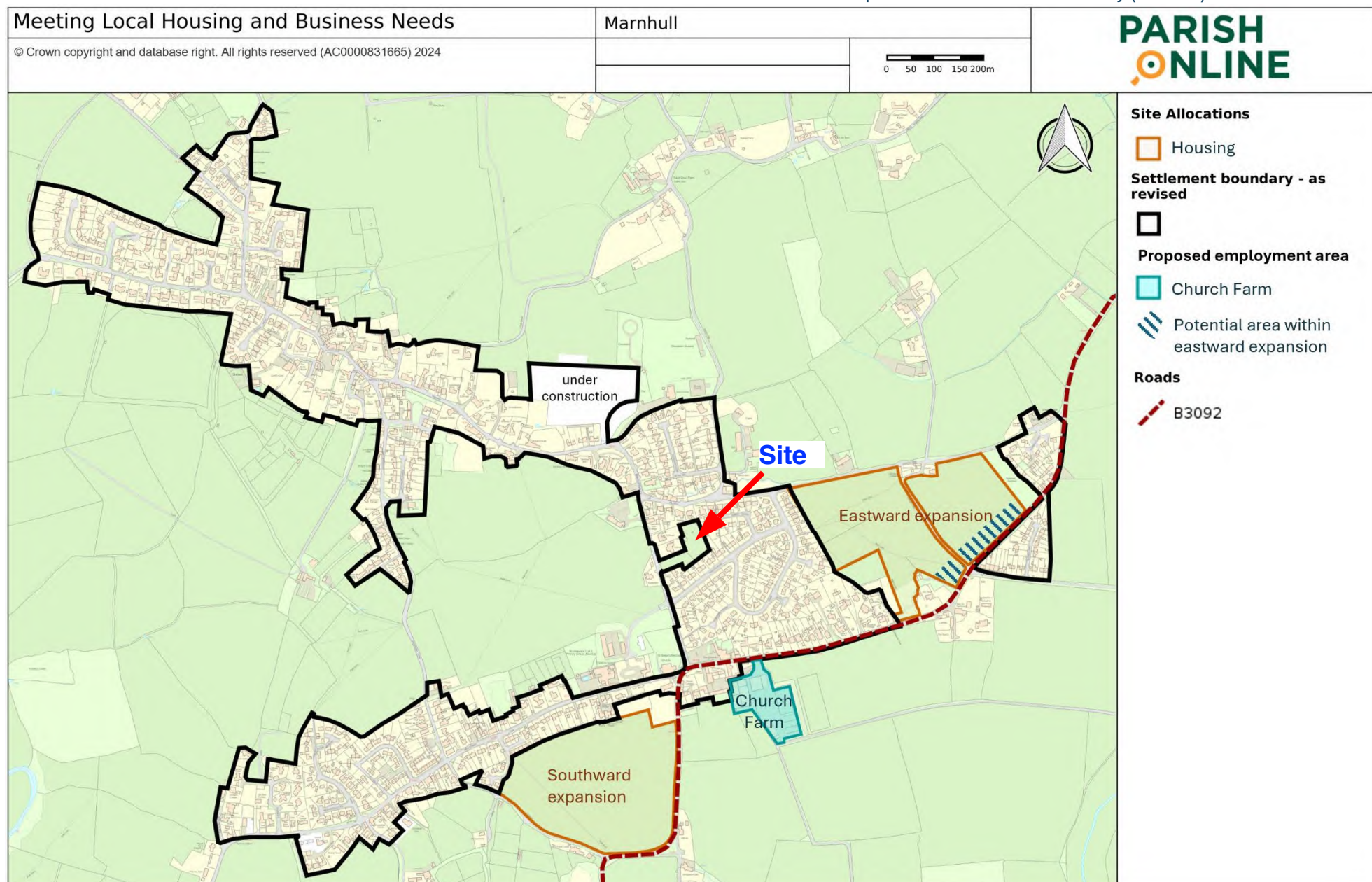
Scale 1:1250 @ A3
18 September 2025

Location Plan, scale 1:1250

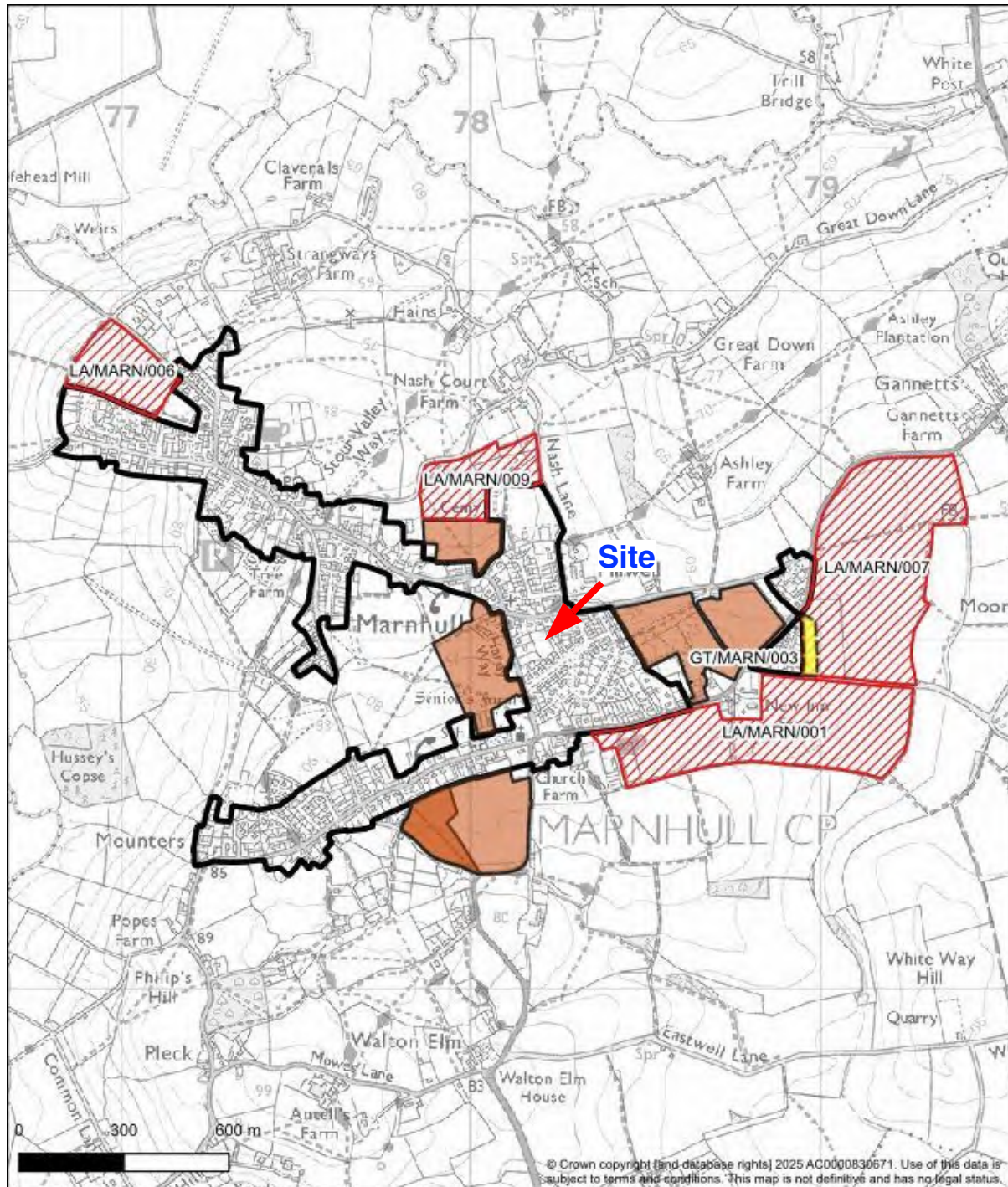




Map 3. Settlement boundary (revised) and Site Allocations



Marnhull



Consultation sites

- Residential option - proposed
- Gypsy & traveller site - proposed

Existing allocations & consents

- Settlement boundary - existing
- Residential permission - extant

Representation number: 69

From: Rosalind Eveleigh

Organisation:

Submitted: 19 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFUC-5

Comments:-

I broadly support the proposals because it represents the views and interests of the residents.

I have reservations that solar panels are only considered for south facing roofs, as often better generation comes from E/W orientation.

Also, the use of external window blinds to mitigate the impact of climate change has not been discussed.

Representation number: 70

From: Teresa Bundle

Organisation:

Submitted: 19 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFUR-M

Comments:-

I agree with the need for a Neighbourhood Plan, this is really important.

But, it is critical that Marnhull must keep its existing settlement boundaries, as the existing village is already becoming a critically overdeveloped rural community.

The local plan recommendation contains a proposal for LA/MARN/001 and 007 (fields either side of Stoney lawn) for 698 houses, a mixture of affordable homes, houses and a traveller site. I disagree with this extension of the village boundary.

Marnhull has permission already for 500+ new homes

An additional 500+ new homes would increase the village by a total of 2000+ people and total of 500-750 new vehicles.

Some new housing is required, BUT doubling a village size in 15 years is unsustainable

Marnhull has similar proposed new homes as Dorchester, Sturminster Newton, Shaftesbury and Gillingham. All are rural towns with the requisite infrastructure and services.

The existing number of planned new homes is enough to grow the village by 50% in 15 years- a sustainable growth of 3-5% pa. If you take into account the new development then the growth is 5-10% pa.

This new growth (council plan), will mean schools, roads, doctors, dentists, parking, transport, amenities, public space etc etc, will be overwhelmed, leading to a drop in quality of life for resident (current and future)

Seasonal variation to rainfall has created routine surface flooding in Moorside and Margaret Marsh, use of agricultural land for development increases rate of surface run off. With roads and properties already flooding each year this could get worse.

The rural nature and heritage character of this area is now under major threat. I WANT a future for Marnhull which is sustainable development aligned with the true requirements for housing, NOT PROFITEERING from over development of the wrong housing. Existing schemes have only delivered 3/4/5 bed properties all at above market prices.

No affordable homes, limited shared ownership, no small starter homes (2 beds), and all targeted to downsizing retirement market (the only ones who can afford the properties). I don't want a future of suburban retirement developments around a village.

The natural environment, footpaths, country lanes, cycle routes, fields, streams, trees, views, shared public space, grazing fields, wildlife etc all need to be factored into quality of life for residents. Therefore it makes more sense to 'infill' space within the existing Marnhull village- not expand into green belt and open countryside with more destructive urban sprawl.

Representation number: 71

From: Clare Spiller

Organisation: Chapman Lily Planning Ltd. (Associate Director)

Submitted: 19 September 2025

Method of submission: Online portal & Email

Response ID: ANON-U1BW-HFXG-C

Comments:-

Please refer to accompanying reports and appendices which have been sent to you by email due to size of the files being in excess of 10MB

Attached to this form is my statement. The emails sent includes all appendices. I have only been able to include a single attachment

THE FILE SUBMITTED USING THE ONLINE PORTAL FOLLOWS OVER THE NEXT 41 PAGES.

THE APPENDICES (WHICH WERE EMAILED) ARE AVAILABLE AS A SEPARATE
FILE/DOCUMENT DUE TO THEIR SIZE.

**RESPONSE ON BEHALF OF PAUL CROCKER, MB CROKER,
P&D CROCKER, SMOKEY DORSET DREAMS LTD TO
REGULATION 16 CONSULTATION ON MARNHULL
NEIGHBOURHOOD PLAN**

September 2025

Version: 06

Prepared by

Clare Spiller BSc (Hons) PG Dip TP MRTPI

Chapman Lily Planning Limited

T: [REDACTED]

Chapman Lily Planning Limited

Registered company number: 9402101 Registered in England & Wales
Registered office: Unit 5, Designer House, Sandford Lane, Wareham,
Dorset, BH20 4DY



RTPI

Chartered Town Planners

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1. Introduction

- 1.1 On behalf of Paul Crocker, MB Croker, P&D Crocker, Smokey Dorset Dreams Ltd [“the client”] owns a family farming business and is a local landowner. Application sites previously owned by the Appellant and which have planning permission are being built out. The Appellant has a partnership agreement with CG Fry on a development site known as Burton Street, whereby it receives a share of receipts from house sales. This is very different from the traditional model of selling the land for maximum profit & helps to derisk the build. This aids both delivery & ensures the focus is on quality. Mr Crocker also built the doctors surgery and pharmacy. Mr Crocker has a proven track record in delivering small, bespoke residential schemes, larger-scale residential schemes and building out community facilities.
- 1.2 By way on background our Reg 14 consultation response(letter) to the MNP is set out at appendix a to this response. Our Reg 14 response also included our comments made on the Conservation Area Appraisal (CAA) and Design Guidance and Codes, dated 31 July 2024 which was attached as appendix A to our response (letter).
- 1.3 Just after the close of the Reg 14 consultation, Marnhull Parish Council were a ‘Rule 6’ party at an appeal, dealt with by Public Inquiry. This appeal site [“Tess & Butts”] in relation to Marnhull is set out below for context.



1.4 This appeal was for:

-mixed-use development on land west of Church Hill, for which full planning permission is sought, to erect a food store with cafe, plus office space and 2 No. flats above; erect a building for mixed commercial, business and service uses (Class E), (e.g. estate agents, hairdresser, funeral care, dentist, vet); form vehicular and pedestrian accesses and parking; form a parking associated engineering operations; and demolish redundant agricultural buildings.

-The erection of up to 120 dwellings on land off Butts Close and Schoolhouse Lane, for which outline planning permission is sought with all matters reserved except for access.

1.5 The Rule 6 party in their evidence at the appeal included the Reg 14 responses to the MNDP, which are included at appendix b to this report. We note that these Reg 14 responses haven't been submitted as part of the Reg 16 submission, instead a 'summary' of the comments have been provided within the Statement of Consultation Statement. The full Reg 14 responses included Natural England (6 March 2025), National Highways (18 March 2025), Historic England (19 March 2025), the Environment Agency (28 March 2025). Dorset Council provided a response on 31 March 2025, which indicates that the Comments in the Main Table are from the Community Planning Team, with comments from the Transport Planning and Design Officers following. They also point out that the 'Senior Conservation Officer considered the draft plan and accompanying documents and had no further comments to make at that stage.'

1.6 This appeal (APP/D1265/W/24/3353912) was subsequently allowed at appeal on 6th May 2025. The Inspectors decision as will be refereed to can be found at appendix c to this response.

1.7 This Reg 16 submission in particular the Marnhull Neighbourhood Development Plan (MNDP) and CAA have been 'significantly' amended from the Reg 14 submission, with no further public consultation having taken place. The MNDP was dated June 2025, with the final CAA dated July 2025.

1.8 We are of the opinion that:

- There is no evidence (within the submitted Reg 16 documents) that they reconsulted Historic England (HE) or the Conservation Officer, even after the significant changes to the conservation area.
- The comment from HE is that further amendments in relation to policies 8, 9 and 10 can be deferred to the Dorset Council team (in terms of tensions that they might create).

- There appears to be no consideration of substance by Dorset Council on the issue of reconciling any tension, and no reasoning provided for why they do not appear to consider there to be any tension, or how such tension is resolved.
- There has been no public consultation on the (many) changes by anyone in the Council or by statutory consultees.

- 1.9 We are therefore of the opinion that they **fail to discharge the consultation duty in Regulation 13 of the Environmental Assessment of Plans and Programmes Regulations 2004**. The full text of Reg 13 is set out in appendix d to this report.
- 1.10 Due to the apparent lack of transparency we undertake an FOI/EIR request from the Council and the MNP Steering Group requesting:
1. Correspondence between Marnhull NP Steering Group representatives and Dorset Council expressly relating to amendments / designation of additional Conservation Areas.
 2. Correspondence between Marnhull NP Steering Group representatives and Dorset Council relating to the conformity between the emerging NP and the adopted LP and emerging Dorset LP.
- 1.11 In terms of answering 1 above, we have been provided an email trail of 14th July 2025, 17th June 2025, 12th June 2025, 10th June 2025, 1st June 2025, 6th May 2025, 1st May 2025, 25th April 2025 and 12th April 2025 between the Council and the Jo Witherden, (appendix E) which was after the Reg 14 Consultation responses were submitted.
- 1.12 It appears in the email of 1st June that MNP have been discussing amending the Conservation Area. This email reads as follows: *'I have attached the current proposed areas (we haven't been given this attachment)- but am not sure whether we should include all of Butts Close site (or none) rather than the eastern half shown, also exactly where the boundary of the central field should be drawn (i.e. is it to the right of the medical centre etc).'*
- 1.13 Whilst it is good that the LPA and NMP appear to have been in discussions regarding the CAA, this doesn't appear to be based on a thorough comprehensive review of 'Conservation Areas' given the proposed boundary line doesn't appear to be fixed for either Tess or Butts Close. We consider there should be no conservation area on either site.
- 1.14 On 10th June 2025 the Council's Conservation officer advised that they recall advising that given the appeal decision the boundary line should exclude the proposed development extent on the Tess Sq site. They did ask for the MNP thoughts on this.

- 1.15 It is apparent that the NMP didn't agree with the Councils Heritage specialist, given the proposed CA is drawn tightly around the surgery building in the CAA.
- 1.16 Within the same email, they were less inclined to include the proposed Butts close CA following the appeal decision and identification as a viable housing site extent.
- 1.17 The MNDP submit their illustrative plan for Butts Close to the Conservation officer at the Council on 12th June 2025 and say that *'it should be possible to retain quite a significant area of open space that could be managed as meadowland, thereby retaining much of the benefits we are seeking. Obviously having CA status would strengthen the argument for such provision, possibly drawing the CA so it is limited to the eastern position of the site.'*
- 1.18 On the 17th June 2025 the conservation officer replies with the message below.



- 1.19 No evidence of these conversations or conversations with HE have been referenced in the Reg 16 submission documents which includes the proposed CAA.

- 1.20 It is clear from the below email on 14th July 2025 that the MNP expect this amended CAA to become formally adopted by the Council, and update the Examiner that it has been adopted in due course.

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

Caution - Attachments:

Do not open attachments in this email unless you are sure the email is genuine (please see the [intranet](#) for more guidance).

Caution - External links:

Do not click on links in this email unless you are sure the email is genuine (please see the [intranet](#) for more guidance).

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

Dorset Planning Consultant Limited
 [REDACTED]

- 1.21 From reading the proposed Reg 16 submission Neighbourhood Plan and supporting documents including the Conservation Area Appraisal, it is clear that it hasn't taken on board the comments made by the Inspector on coming to his decision. To the contrary the draft MNDP submission has done everything it can to 'frustrate' the implementation of this decision and the other appeal decisions allowed in Marnhull known as 'Salisbury St' and 'Crown Road'. We attach a copy of the Reg 16 MNDP (appendix f) & the Conservation Area Appraisal (appendix g) which highlights all the additions made from the Reg 14 submission documents (in pink) which helps illustrates our point of view.

2. The Basic Conditions Test

- 2.1 In preparing this response to the Basic Conditions Test, Chapman Lily Planning Ltd have been cognisant of the guidance set out in the National Planning Policy Framework ["NPPF"] and Planning Practice Guidance ["PPG"].
- 2.2 Paragraph 29 of the NPPF has regard to non-strategic policies, stating that:

‘Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies’.

2.3 Paragraph 30 of the NPPF states that:

*‘Neighbourhood planning gives communities the power to develop a shared vision for their area. **Neighbourhood plans can shape, direct and help to deliver sustainable development**, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies¹⁷’.*

2.4 To note is that footnote 17 states that:

*‘Neighbourhood Plans must be in **general conformity with the strategic policies contained in any development plan that covers that area.**’*

2.5 Paragraph 31 states that:

*‘once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing **non-strategic policies in a local plan** covering the neighbourhood area, where they are in conflict; **unless they are superseded by strategic or non-strategic policies that are adopted subsequently.**’*

2.6 Paragraph 38 has direct regard to Neighbourhood Plans, requiring them to meet certain ‘Basic Conditions’ and other legal requirements before they come into force. This includes (as set out in paragraph 8 of schedule 4b of the Town and Country Planning Act (as amended)):

- a. *having regard to national policies and advice contained in guidance issued by the secretary of State, it is appropriate to make the order*
- b. *having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,*
- c. *having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,*
- d. *the making of the order contributes to the achievement of sustainable development*
- e. *the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),*

- f. *the making of the order does not breach, and is otherwise compatible with, [retained EU obligations], and*
- g. *prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.*

Compliance with the Basic Conditions?

- 2.7 The draft MNDP, SEA prepared by AECOM, and document titled 'Basic Conditions Test' written by Jo Witherden, does not meet the basic conditions that would allow the MNP to proceed to a referendum (as set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act).
- 2.8 In particular, this Reg 16 submission does not meet parts a, c, d & e of the basic conditions, for the following reasons set out below. We would point out that there is a degree of overlapping in the arguments for parts a, c, d & e.

a.having regard to national policies and advice contained in guidance issued by the secretary of State, it is appropriate to make the order

Our Response:

- 2.9 The NPPF (2024) made it clearer than before that there is a need to significantly boost the supply of homes. There is little said in the document on basic conditions how the proposal has regard to national policies. We consider there is overlap in our response below which also covers our response on part e. The Basic Conditions Test (page 5) states

*"The North Dorset Local Plan Part 1, prepared by North Dorset District Council and adopted January 2016, contains the bulk of the strategic planning policies for the area. The development management policies and saved policies in the 2003 Local Plan are generally not considered strategic. The Local Plan has a start date of 2011 and covers the 20-year period to 2031. **The plan is more than five years old, and for the purposes of calculating the five-year supply, Dorset Council now uses the Local Housing Need (LHN) figure derived from the government's standard methodology calculation, and does so on a Dorset wide basis.***

- 2.10 This submission fails to grapple with what has gone before – namely how the Local Plan is going to accommodate or deal with the increased LHN figure derived from the SM. In addition, nowhere has the MNP had regard to the repeated references of the SoS and housing minister to deliver a huge uplift in housing.

- 2.11 The Basic Conditions Test (page 5) also states:

"The NPPG also recommends that any conflicts between policies in a neighbourhood plan and an emerging Local Plan should be minimised, and that the reasoning and evidence

informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.”

- 2.12 The MNP does not seem to grapple with the substance of that test. This isn't helped by the Consultation Statement document only including a 'summary' of the Reg 14 responses, which has allowed the author to be selective in their summary. There appears to be a tendency to ignore the points they don't agree with from the full responses back on the Reg 14 submission, and not write them in the summary. Which has led to flaws in the MNP.

- 2.13 Dorset Council on the 18th August 2025 commenced its Local Plan Options Consultation 2025, which runs to the 13th October 2025. The Housing Numbers paper in this consultation states at 3.1.4

*'In December 2024 the government updated the Housing and economic needs assessment PPG, and the standard method formula was significantly changed. **As a consequence, the latest local housing need figure for Dorset is 3,246 homes a year.** This is the figure that is being used in the August 2025 Local Plan Options Consultation. This represents **an 81% increase compared to the figure that we consulted on in 2021.**'*

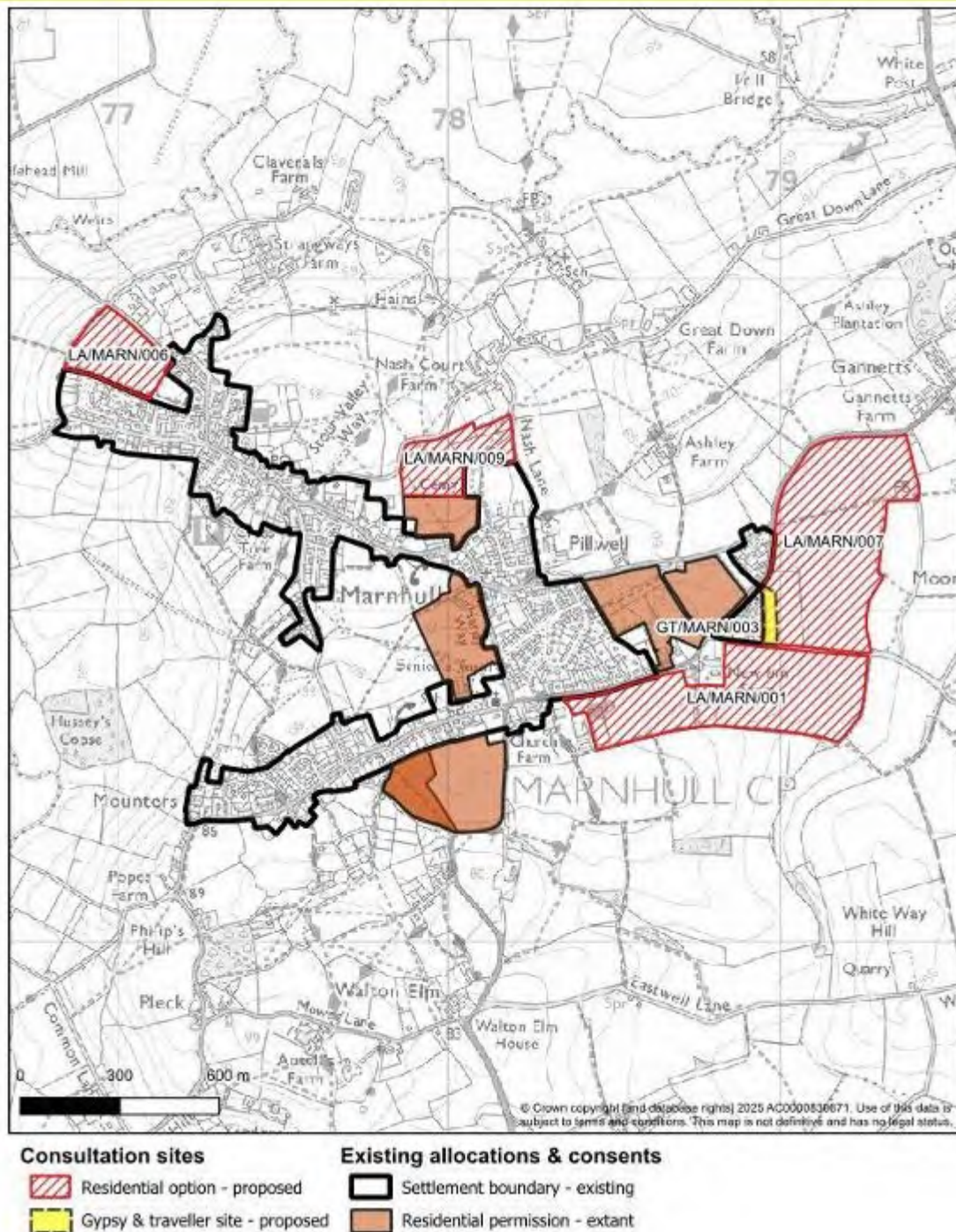
- 2.14 The Reg 14 Consultation carried out by the MNDP was on the basis of allowing 17 dwellings per year (using the extant permissions to provide the housing in Marnhull). This Reg 16 Consultation does not identify any sites for housing allocation other than the extant permissions and the allowed appeal this year (Tess Sq. and Butts Close). The top of page 12 of the Basic Condition Test says:

*"The evidence demonstrates that the local housing needs will be substantially exceeded (335 dwellings in the supply vs 238 need). **On this basis it is considered appropriate to revert to a plan-led system, taking into account the anticipated refresh of the Local Plan by 2027 (whose strategic policies will then take precedence).** The policies have had regard to NPPF 61 and 69-71, and there is no need to identify additional small and medium-sized sites suitable for housing in the area. The settlement boundary has been reviewed as envisaged in NDLP Policy 2."*

- 2.15 It can be no clearer than set out above that the draft MNDP is to try and prevent any further development. The draft MNDP Plan at 8.6 states that the indicative housing target is (still) 17 dwellings per dwelling. We question how this can meet the basic conditions tests when there is an 81% increase in housing need across the Dorset Council area, which is an enormous uplift. Whilst the Issues and Options consultation came out 2 weeks after this Reg 16 Consultation, the Parish Council and members of the MNP Steering Committee were at the public Inquiry appeal and are well aware of the enormous problems Dorset Council have with the 81% uplift in housing need across Dorset and was also made clear in the Inspectors appeal decision.

- 2.16 Paragraph 61 identifies that to support the Government's objective of **significantly** (my emphasis) boosting the supply of homes it is important that a sufficient amount and variety of land can come forward where it is needed. Marnhull is the largest Village (in the former NDLP area).
- 2.17 In the FOI/EIR request (refer to Appendix E) MNDP provided an exchange of email dated 05/09/2024 with the policy officer which predated the new NPPF, and the appeal proceeding. It is clear that notwithstanding the appeal decision they chose to hold onto this out of date advice and carry forwards the same level of housing within this MNDP.
- 2.18 The Basic conditions test refers to policies 2 and 6 of the North Dorset Local Plan (NDLP) on page 6 and goes on to say:
- 'In recent appeal decisions, Inspectors have found that the strategy follows national planning policies which seek to focus significant development on locations which are or can be made sustainable and which (in rural areas) respond to local circumstances and support housing developments that reflect local needs and recognise the intrinsic character and beauty of the countryside. However, Inspectors have also accepted that the strategy is not delivering the level of development required under current national planning policy, and the 825 new homes anticipated for the rural areas should not be considered a cap on development (and has now been significantly exceeded).'*
- 2.19 This statement however totally ignores the Inspectors decision:
- '53.It must be stressed that this decision has been reached on the basis of a level balance of planning considerations and the straightforward merits of the proposal. It does not rely on there being a so-called tilted balance arising from the 5 year housing land supply position under paragraphs 11 and 232 of the National Planning Policy Framework. The Local Plan is self-evidently not designed to address currently identified housing need. The serious picture of overall housing need, the absence of a relevant and up to date strategy for housing provision and distribution to deal with that need, and the housing supply position the Council will be in very shortly when the annual position statement on housing land supply expires, are material considerations of the highest importance.'***
- 2.20 Dorset Council Local Plan- opportunity areas for housing in Marnhull (document is appendix A) in their consultation, goes beyond the extant permissions the MNDP refers to. There is every possibility that all these sites could be included in the new Local Plan. The extract of opportunity areas for housing in Marnhull is set out below.

Marnhull



Dorset Council Local Plan- opportunity areas for housing, courtesy of Dorset Council

- 2.21 The Councils Consultation document at 11.3 Housing requirement figures for neighbourhood plans (refer to appendix h) at 11.3.1 states

“We are likely to present details of housing requirements for neighbourhood plan areas at the point of pre-submission consultation (regulation 19) on the new Local Plan that is scheduled for August 2026. Prior to August 2026, we will take a bespoke approach to providing neighbourhood planning bodies with an indicative housing requirement figure when requested to do so.”

- 2.22 It is clear that MNP have not approached the Council for an indicative housing requirement figure and have made no attempt to conform to national policy, which is the new housing numbers for Dorset. Therefore, it fails to meet part a of the basic conditions test.

Local green space

- 2.23 This Reg 16 submission makes a great play that a proposed local green space is consistent with the NPPF on green belts.

- 2.24 The NPPF provides policies for open space, and how local green space can be designated in a neighbourhood plan (para106), if it meets the criteria set out in para 107.

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

Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

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

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

b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

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

- 2.25 In our opinion given the Council are preparing a new local plan, with an additional 81% of housing needed across the Council area, and Marnhull is identified as a Tier 3- Large village, there is every possibility that the Council will look for more housing in Marnhull given its sustainable credentials (see appendix h). Even if the out of date NDLP is considered, Marnhull was identified as the largest village capable to taking additional housing. Therefore, it would be premature to allow any green spaces as those green spaces are likely to conflict with the new strategic local plan policies for housing, which

would supersede the MNDP. Therefore, some/all of the local green spaces are unlikely to be capable of enduring beyond the end of the plan period., which is the test in para 106 of the NPPF.

- 2.26 The NPPG sets out the following guidance for considering green spaces:

What types of green area can be identified as Local Green Space?

*The green area will need to meet the criteria set out in paragraph 100 (fn now 107) of the National Planning Policy Framework. Whether to designate land is a matter for local discretion. **For example, green areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis.***

Paragraph: 013 Reference ID: 37-013-20140306

Revision date: 06 03 2014

How does Local Green Space designation relate to development?

*Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs **and the Local Green Space designation should not be used in a way that undermines this aim of plan making.***

Paragraph: 007 Reference ID: 37-007-20140306

Revision date: 06 03 2014

- 2.27 We consider the MNDP is trying to impose green belt style protection of the land around Marnhull. We question the real motives behind the proposed designation of green spaces. We believe that it has been done to ‘block the land from being developed’, as the land would have in effect green belt status.

- 2.28 The NPPG also states

How big can a Local Green Space be?

*There are no hard and fast rules about how big a Local Green Space can be because places are different and a degree of judgment will inevitably be needed. However, **paragraph 100 of the National Planning Policy Framework is clear that Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. Consequently blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a ‘back door’ way to try to achieve what would amount to a new area of Green Belt by another name.***

Paragraph: 015 Reference ID: 37-015-20140306

Revision date: 06 03 2014

- 2.29 Given that a local green space would have the same designation as green belt, it is important to consider policy 144 of the NPPF. This states

*144. The general extent of Green Belts across the country is already established. **New Green Belts should only be established in exceptional circumstances**, for example when planning for larger scale development such as new settlements or major urban extensions. Any proposals for new Green Belts should be set out in strategic policies, which should:*

- a) demonstrate why normal planning and development management policies would not be adequate;*
- b) set out whether any major changes in circumstances have made the adoption of this exceptional measure necessary;*
- c) show what the consequences of the proposal would be for sustainable development;*
- d) demonstrate the necessity for the Green Belt and its consistency with strategic policies for adjoining areas; and*
- e) show how the Green Belt would meet the other objectives of the Framework.*

- 2.30 There have been no supporting documents on green spaces or green gaps, carrying out the required assessments/audits of existing and potential green spaces and green gaps and how they meet the tests of 107 of the NPPF. The MNDP has also failed to carry out an assessment of how the proposed local green spaces would meet the above tests in 144 of the NPPF. They haven't set out any exceptional circumstances on why the green spaces (tantamount to green belt) are required in Marnhull and on the land identified as 'proposed green spaces'.

- 2.31 There has also not been any considerations or 'testing' of alternatives within the SEA, a failure of the SEA as well.

c. having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order

- 2.32 A number of changes to the separate document on Conservation Area Appraisal and the MNP document have taken place since the Reg 14 submission, and not gone through any public consultation exercise. We ask that the Examiner also considers all our points in section 4 of this report which is a critique of the CAA and its process, as this provides the full reasons the CAA and proposed changes and additions to CAA as shown and referenced in the MNP along with any specific policy references cannot pass the Basic Conditions Test.

- 2.33 We set out the Conservation Area review programme
- 2.34 Comments on the Conservation Area review invited by 31st July 2024. We provided a response on behalf of our client.
- 2.35 The Reg 14 submission didn't propose any further changes to those proposed in the initial Conservation Area review.
- 2.36 This Reg 16 submission which includes the Conservation Area review and MNDP includes 'substantial' changes which haven't had any public consultation exercise undertaken. This feels like the major changes are trying to be 'slipped' in to the MNDP.
- 2.37 It is very concerning that from the Reg 14 submission the Central Field (proposed) is a new conservation area as is the Schoolhouse Lane (proposed) conservation area. These two areas coincidentally also fall on land which is under our clients control and forms 'part of' or 'all of' the sites that was recently granted planning permission on appeal [Tess and Butts Close]. Given there are extant permissions on these sites which had the highest level of scrutiny from a government appointed Inspector the tactics from the MNDP seem to be 'underhand' and to frustrate the already approved hybrid application for full and outline planning consent.
- 2.38 To confirm the Nash Court (proposed) and Walton Elm (proposed) conservation areas are the same as that in the previous consultation report and shown in the Reg 14 submission.
- 2.39 What we can conclude is that paragraph 6.5 of the MNDP isn't technically correct, as the version of the Conservation Area Appraisal Report passed to Dorset Council in late 2024 isn't the version which is included within this Reg 16 submission. We also raise concerns that the text in para 6.4 has altered significantly since the Reg 14 submission and now refers in text to these 2 new proposed CA- Central Field and School House Lane – never tabled in any document previously. Hence our concerns that it seems like these 2 Conservation areas are being slipped in under the radar.
- 2.40 It is considered that these substantial additions to the Conservation Area was made in direct response to the inspector in the Tess and Butts appeal. The Inspector at para 24 comments that "neither part of the appeal scheme is within the conservation area."
- 2.41 No evidence has been provided in the CAA as to what advice HE and the Council provided. Although we do have a 'limited' exchange of email with the NMP and Council on the proposed land referred to as both Dunsford Field and also Central Field and former Glebelands also known as Schoolhouse Lane form an FOI/EIR request. Equally important would be whether any advice received by HE and the Councils Heritage Specialist which led to the proposed boundary changes was prior to, or post dated the allowed appeal decisions on Tess Sq and Butts Close and in the public domain.

- 2.42 The 'References and Acknowledgements' section in the CAA refers to "Historic England Comments on Tess Square and Butts Close Development' dated 22 November 2023. These comments related to the planning application, which was subsequently allowed at appeal. Those comments do not appear to be HE comments directed to the expansion of the conservation area.
- 2.43 The only information on the Council providing feedback is from an FOI/EIR request. The information (emails) submitted suggest the Councils involvement post dates the appeal decision. We suggest telephone conversations/meetings also may have taken place as there is a lack of justification from the Council in changing their mind given their comments on the Reg 14 submission.
- 2.44 Therefore the following sentences in the introduction of the CAA at ii as set out below is misleading:
- ii. The 2023 Parish Survey made clear the deep appreciation residents have for the character of the parish and their desire to protect it. Research took place between October 2023 and August 2024. The appraisal document is prepared following advice from Historic England and the Dorset Council Conservation Officers, started with a walking group through the village followed by delving into Dorset Council Archives and consultation with the village as a whole.*
- 2.45 The SEA document at page 7 seems to imply that they (HE) were consulted in December 2024. If this was done it wouldn't have been on the 2 substantial extensions which are proposed over Tess Sq. and Butts Close appeal as these additions were added after the Reg 14 consultation submission. We conclude that there is an issue with the transparency of the process as no publication of supporting documents have been included in the CAA.
- 2.46 Therefore, we argue that the process to date on getting the CAA adopted is flawed. Given there has been no further public consultation on the CAA submitted within the Reg 16 submission. The CAA should not form part of the Reg 16 submission and the MNDP should not include any conservation boundary changes including extensions to existing CA or any new/proposed conservation areas etc.
- 2.47 Any subsequent adoption of the CAA will be under S.71 of the P(LBCA)A 1990. A consultation process will be carried out by the LA (the qualifying body). Should the LA undertake the consultation process we will be highlighting the lack of public consultation that has previously been undertaken by Marnhull Steering Group. This consultation process would be as follows:

Step 3: Pre-submission publicity and consultation

The qualifying body:

- *publicises the draft plan or Order and invites representations*
- *consults the consultation bodies as appropriate*

- *sends a copy of the draft plan or Order to the local planning authority*
- *where European Obligations apply, complies with relevant publicity and consultation requirements*
- *considers consultation responses and amends plan/Order if appropriate*
- *prepares consultation statement and other proposal documents*

d.the making of the order contributes to the achievement of sustainable development

Our Response:

- 2.48 In our opinion the draft MNDP does little to achieve ‘sustainable development’. It fails to recognise that Marnhull is the largest sustainable village in the former NDLP area. It also doesn’t embrace the appeal approval for Tess and Butts which included new commercial and retail adjacent to the existing doctors surgery and pharmacy- in the centre of the village, which was found to constitute sustainable development itself.
- 2.49 It is clearly evident that Marnhull PC believes they have already had more than their fair share of housing as no sites, other than those with extant planning permission are proposed as housing allocations in the MNDP. The MNDP doesn’t even alter the settlement boundary to include for those outline planning permissions. In the small event that those permissions were to lapse without boundary changes to the settlement there would be some ambiguity on whether a new application on the relevant site would be in accordance with the MNDP (principles of new housing). We challenge the commentary on page 11 of the Basic Conditions Test that Policy 7 “*ensures that these sites remains within the potential supply should any of the permissions lapse*” given the settlement boundary isn’t proposed to be adjusted to accommodate these extant permissions.
- 2.50 We also draw to attention that this proposed MNDP proposes ‘reducing’ the settlement boundary in places. For example the areas of reduction are on land where there is a listed building in a conservation area, the MNDP concludes that given the site constraints they should be removed from the settlement boundary.
- 2.51 This reg 16 submission still shows the proposed ‘token’ retail/employment on the edge of the village known as Church Farm, as per the reg 14 submission and doesn’t acknowledge the allowed appeal for Tess Sq. This token retail offer at Church Farm doesn’t achieve sustainable development. The client firmly believes that infrastructure should be located more centrally in the village, as has been allowed at appeal. Policy 11 should have been amended to include the Tess Sq approval. The inspector opined

22. By including retail and commercial facilities, as well as housing, the scheme would represent a balanced development. It would provide a useful range of village facilities and would not be out of scale with the village or draw trade to the extent that the vitality and viability of other centres would be harmed. It would thus not conflict with the

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

- 2.52 From the PPG guidance (Paragraph: 009 Reference ID: 41-009-20190509) *‘although a draft neighbourhood plan or Order is not tested against the policies in an emerging local plan the reasoning and evidence informing the local plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested. For example, up-to-date housing need evidence is relevant to the question of whether a housing supply policy in a neighbourhood plan or Order contributes to the achievement of sustainable development.’*
- 2.53 The MNDP is slightly ahead of the DLP consultation and commentary at 8.6 of the MNP that *‘DC has confirmed there is no need requirement for this Plan to include the allocation of additional housing sites, and our policy reflects this. For more background on the housing target and local needs and supply see Appendix 12.’* When referring to appendix 12 of the MNP this is the quote from Dorset Council which they made to the Reg 14 submission in Feb/March 2025. It is important to emphasise that appendix 12 of the MNP in terms of the Councils response stated a ‘minimum of 17 dwellings’ but also went on to comment *‘that in reality, some areas will see more growth than others because of their accessibility and range of facilities, which are key measures of sustainability.’*
- 2.54 Notwithstanding this comment, MNDP have decided to carry on with the same figure. The Dorset Council Local Plan Consultation Document at para 11.3.4 (refer to appendix h) says: *“Prior to August 2026, we will take a bespoke approach to providing neighbourhood planning bodies with an indicative housing requirement figure when requested to do so.”*
- 2.55 We are of the opinion that the MNDP have failed to recognise that Marnhull is a sustainable village notwithstanding the allowed appeal of Tess Square for a supermarket and retail and commercial units etc. and the Inspectors comments on the appeal. The Draft Dorset Local Plan consultation document (August 2025) at 3.2.7 (refer to appendix h) considers Marnhull to be a ‘Tier 3- larger village’ a characteristic of tier 3 – ‘These are typically larger villages which generally have a population of around 500 and a reasonable level of facilities enabling some day-to-day needs to be met locally.’ The 2021 DLP review also considered Marnhull was a tier 3 village, which we used as evidence put to the Inspector for the appeal.

- 2.56 From the proposed green spaces and vast new conservation areas proposed in the MNDP and lack of recognition of the Dorset wide housing crisis by not allocating any more sites and 'controlling' policies on sites with outline planning consent (Policy 8 and 9) which haven't been viability tested by MNDP to ensure the sites could be delivered as they envisage, this MNDP will not contribute to sustainable development, therefore failing to meet this basic condition.

e.the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)

Our Response:

- 2.57 The strategic policies in the NDLP 2, 6, 20 (housing policies) and 11, 12 (services and facilities policies) are out of date, this was agreed by the LPA in a SSoCG for the Marnhull appeal (refer to appendix i), and was the opinion of the inspector at the Tess and Butts appeal (appendix d). It is particularly frustrating that the MNP who were a Rule 6 party at the appeal haven't had regard to the SSoCG or the Inspectors commentary within the appeal to agree that the housing and services and community policies are 'out of date'. Relevant extracts of the appeal decision are set out below:

21. There is a very serious level of housing need, including affordable housing need, in Dorset. To the extent that the scheme would be larger than that required to meet housing needs local to Marnhull and its rural environs, it would conflict with the spatial strategy contained in Policies 2, and 6 of the adopted Local Plan. However, those policies carry little weight for the reasons given above. It is acknowledged by the Council that the larger villages such as Marnhull will need to take additional housing development to meet identified needs. The scheme would provide much needed new homes and would accord with Local Plan Policy 8 in respect of the provision of affordable housing.

22. By including retail and commercial facilities, as well as housing, the scheme would represent a balanced development. It would provide a useful range of village facilities and would not be out of scale with the village or draw trade to the extent that the vitality and viability of other centres would be harmed. It would thus not conflict with the objectives of Local Plan Policy 12. It would help to retain trips in Marnhull, encourage walking, and would reduce the need to travel outside the village by motor vehicle. It would not have an unacceptable impact on highway safety, or severe residual cumulative impacts on the road network and would provide bus contributions and an enhanced footpath network and would accord with Local Plan Policy 13 in respect of its transport impact.

- 2.58 There can be no argument that the strategic policies are out of date given the 81% increase in housing need identified in the LP consultation and SSoCG.

- 2.59 Throughout the Basic Conditions report by Jo Witherden refers to the out of dates policies listed above. With regards to emerging policy section on page 6, this is now out of date following the LP consultation 18th August 2025.
- 2.60 Notwithstanding the above, the emerging policy DEV4 (2021) referred to page 6 of the Basic Conditions Test, wasn't even relevant for Marnhull given it is a village. The then draft proposed DEV6 (2021) shown below, should have been referred to, which is a permissive policy would have allowed in principle housing, employment and other development in a larger village (Tier 3).



- 2.61 Further evidence that the MNDP is trying to prove no new housing allocations are required, but referring to incorrect emerging policy to justify their stance.
- 2.62 It is clear that the MNDP cannot therefore be in conformity with the out of date strategic policies in the development plan. There is no evidence that the MNDP approached Dorset Council asking them what the indicative housing requirement is in the MNDP area which would have helped them produce a NP which would have longevity and work alongside the emerging local plan.

3.0 Strategic Environmental Assessment

- 3.1 The Key consideration for plan makers and the SEA on page i says
It is anticipated that the updates within the latest version of the National Planning Policy Framework (NPPF, December 2024) should not alter the housing numbers for Marnhull, as the current approvals in the neighbourhood area already exceed existing targets. However, there are several available site options within the neighbourhood area which have the potential to be included as a housing or employment allocation during the plan period.

- 3.2 This statement is very difficult to be a 'credible statement, given the extent of the uplift (81%) in housing needed across Dorset Council area.
- 3.3 The document has failed to acknowledge the proposed conservation area extensions Central Field and Schoolhouse Lane. This has major implications as not been consulted on, and these sites have planning permission.
- 3.4 Table 4-1 on page 9 of this report hasn't been updated to reflect in terms of 'planning context' last column sites LA/MARN/004 (Land off Church Lane – Tess Sq.) and LA/MARN/014 (Land off Butts Close (East) were allowed on appeal. The housing capacity for Butts Close is also wrong.
- 3.5 Given this wasn't picked up in the SEA report subsequent sections the report are flawed, which are picked out below.

Housing Options- summary of appraisal findings

- 3.6 In terms of the assessment on 'community wellbeing' paragraph 4.27 states

'It is also important to acknowledge that higher growth options, while potentially offering opportunities to deliver housing that meets wider strategic needs and/or housing types (such as retirement / care homes that are not Strategic Environmental Assessment (SEA) Environmental Report to accompany the for the Marnhull Neighbourhood Plan submission version of the Neighbourhood Plan currently proposed in the sites with extant consent), and a greater number of dwellings in affordable tenures, could place additional pressures on existing services and facilities if appropriate infrastructure is not delivered alongside the development. This could result in more negative than positive outcomes for community wellbeing.'

- 3.7 This statement fails to recognise that the appeals for Tess and Butts Close were allowed on appeal. This paragraph should have been updated to reflect that these findings have been tested by the inspector.
- 3.8 Again, with regards to the assessment on 'Heritage' paragraphs 4.33, 4.34, and 4.35 should have been updated to reflect that these findings in regards to LA/MARN/014 have been tested by the inspector.
- 3.9 Again, with regards to the assessment on 'Landscape' paragraphs 4.38, 4.39, 4.41 should have been updated to reflect that these findings in regards to LA/MARN/014 have been tested by the inspector.

- 3.10 Again, with regards to 'Land, Soil and Water Resources' paragraphs 4.41 to 4.43 should have been updated to reflect that these findings in regards to LA/MARN/014 have been tested by the inspector.
- 3.11 Again, with regards to 'Transportation' paragraphs 4.44 to 4.47 should have been updated to reflect that these findings in regards to LA/MARN/014 have been tested by the inspector.

Employment Options- summary of appraisal findings

- 3.12 In terms of the assessment on 'Climate change (including flood risk)' paragraph 4.53 to 4.55 should have been updated to reflect that these findings in regards to Tess Square have been tested by the inspector.
- 3.13 Again, with regards to 'Community Well Being' paragraphs 4.57 to 4.58 should have been updated to reflect that these findings in regards to Tess Square have been tested by the inspector.
- 3.14 Again, with regards to 'Historic Environment' paragraphs 4.59 to 4.61 should have been updated to reflect that these findings in regards to Tess Square have been tested by the inspector.
- 3.15 Again, with regards to 'Landscape' paragraphs 4.62 to 4.64 should have been updated to reflect that these findings in regards to Tess Square have been tested by the inspector.
- 3.16 Again, with regards to 'Land, Soil and Water Resources' paragraphs 4.65 to 4.66 should have been updated to reflect that these findings in regards to Tess Square have been tested by the inspector.
- 3.17 Again, with regards to 'Transportation' paragraphs 4.67 to 4.69 should have been updated to reflect that these findings in regards to Tess Square have been tested by the inspector.

Developing the preferred Approach

- 3.18 The author of this section is aware that the Tess and Butts appeal was allowed at appeal. However, at 4.72 it doesn't discuss Tess Square and only refers to Church Farm as being allocated for further business/employment uses (including shops and local services). This paragraph should have been amended to take account of Tess Square.

Appraisal of submission version

- 3.19 This section of the SEA also doesn't have regard to LA/MAR/014 (Butts Close) or Tess Sq. which was allowed on appeal.

- 3.20 The SEA is flawed as it is clear that the author throughout most of the report wasn't aware that that Tess and Butts were allowed at appeal.

4.0 Conservation Area Appraisal

- 4.1 We have submitted the July 2025 CAA which has the 'additions' from the earlier Reg 14 submission shown in Pink (appendix A). The substantive comments we have is how can this CAA be adopted given it has a separate process to follow.
- 4.2 The CAA has been 'substantially' amended and includes joining up the Burton Street and New Street Conservation Area by extending the CA across the Tess Square, allowed appeal application site and the land to the north and west in our clients ownership, and the east side of the Butts close, allowed appeal application site, without any further public consultation having taken place. This feels to our client that they are trying to slip through the CAA with the NMP.
- 4.3 On behalf of our client, we reserve the right to comment on the proposed amendments when the consultation process is undertaken.

Author of Conservation Area

- 4.4 The author of the conservation area appraisal appears to be the group. It doesn't appear to have been written by a heritage professional.
- 4.5 Given that the designation of a conservation area has serious legislative consequences, this should be undertaken by a heritage professional. The HE guidance at p.29 states:

78As pointed out in Historic England's Managing Significance in Decision-Taking in the Historic Environment, Historic Environment Good Practice in Planning 2, paragraph 12.3: 'It is good practice to use professionally accredited experts and to comply with relevant standards and Guidance'. Paragraph 19 of GPA 2 gives a list of expert groups.

- 4.6 There is no indication that the author/s have been professionally accredited.

HEs expectations for a CAA to designation assessment.

- 4.7 Pursuant to s.71 of the Planning (Listed Building Conservation Area) Act 1990, the LA are the ones who should submit the proposals for the preservation and enhancement of a conservation area (i.e the management plan) for consideration to a public meeting.
- 4.8 Paragraph 15 of the HE guidance states:

*15 The NPPF cautions local planning authorities to ensure that an area **justifies designation as a conservation area because of its special architectural or historic interest, so that the concept of conservation is not devalued through the designation of areas that lack special interest.***

- 4.9 We can't see that following the Tess and Butts appeal decision which was allowed, there is any justification for the joining up of the Burton Street and New Street CA areas 'Central Field' and 'Schoolhouse Lane' in the un-numbered map on pg 95 of the MNDP. It appears that has purely come about to frustrate the planning permissions. Had there been any true 'special architectural or historic interest' these significant extensions should have been suggested in the original proposed CAA.

- 4.10 In terms of identifying CA boundaries HE guidance advises:

*68 An important aspect of the appraisal (and review) process will be considering where the boundaries should be drawn (and whether the boundaries of an existing conservation area should be re-drawn). **An explanation of why the boundary is drawn where it is (or extensions are suggested, in the case of existing conservation areas), and what is included and what is excluded, is helpful.** The position of the conservation area boundary will, to a large degree, be informed by the considerations identified in paragraphs 75-76 (Finalising, reviewing and publicising the boundary). As spaces contribute to enclosure, as well as framing views of assets and defining settings, a unified approach is desirable to their management as well as suggesting that **in almost all situations the conservation area boundary runs around rather than through a space or plot. It will generally be defined by physical features and avoid for example running along the middle of a street, though including the boundary wall of a property which is otherwise not included can in itself cause problems when applying conservation area policies in development management decisions.***

- 4.11 The boundary for both proposed new extensions will not align to physical features in both Tess sq. are Butts Cl.

Feedback from HE and Dorset Council to inform the CA boundary changes and substantial additions

- 4.12 No evidence has been provided within the CAA as to what advice HE and the Council provided. Equally important would be for them to document whether any advice received by HE and the Council which led to the proposed boundary changes was prior to, or post dated the allowed appeal decisions on Tess Sq and Butts Close. The 'References and Acknowledgements' section refers to "Historic England Comments on Tess Square

and Butts Close Development’ dated 22 November 2023. These comments related to the planning application, which was subsequently allowed at appeal. Those comments do not appear to be HE comments directed to the expansion of the conservation area.

- 4.13 Therefore the following sentences in the introduction of the CAA at ii is misleading:
*ii. The 2023 Parish Survey made clear the deep appreciation residents have for the character of the parish and their desire to protect it. Research took place between October 2023 and August 2024. **The appraisal document is prepared following advice from Historic England and the Dorset Council Conservation Officers**, started with a walking group through the village followed by delving into Dorset Council Archives and consultation with the village as a whole.*
- 4.14 The SEA document at page 7 seems to imply that they (HE) were consulted in December 2024. If this was done it wouldn’t have been on the 2 substantial extensions which are proposed over Tess Sq. and Butts Close appeal as these additions were added after the Reg 14 consultation submission.

Fairness- publication

- 4.15 There is an issue with the transparency of the process as no publication of supporting documents have been included in the CAA.
- 4.16 Therefore, we argue that the process to date the Marnhull Neighbourhood Plan Steering group to getting the CAA adopted is flawed. Given there has been no further public consultation on the CAA submitted as part of the Reg 16 submission, the CAA should not form part of the Reg 16 MNDP. The MNDP should not include any conservation boundary changes including extensions to existing CA or any new/proposed conservation areas etc.

5.0 Marnhull Neighbourhood Development Plan

- 5.1 With this Reg 16 submission it is even more apparent that this MNDP is set to frustrate future growth, especially following the allowed appeal at Tess Sq. and Butts Close
- 5.2 At the Reg 14 stage it was very clear that the MNP Steering Group took umbrage at the allowed appeal decisions Crown Road/Salisbury St. It is even more apparent given that the Reg 16 submission has a number of amendments to general text and policies, and these changes have purposefully been undertaken in the knowledge of ignoring the previous inspectors comments within appeal decisions and especially the commentary provided by the Inspector on the Tess and Butts appeal, which is draw out in the response below.

- 5.3 With regards to the surveys which were carried out seemingly to then shape the MNDP, it is interesting to note that the census information (2021) at Appendix 2 states that of a population of 2,000 across 950 households and the data confirms that 87.5% (79.6%) are not students (but over five years old) that there are roughly 1,600 people who could have answered the survey. While best efforts by the Parish Council to actively engage with the community should be applauded, the number of consultation responses received is still very low considering it is clear that the Parish Survey- Key Data presented at Appendix 3 that only 498 people responded. A response rate of less than a third isn't in our opinion a representative view of the village! Thus, the responses received do not necessarily represent the 'majority'. It is important for the Neighbourhood Plan to avoid sweeping statements and to acknowledge that there could be a 'silent majority'.
- 5.4 Commentary below is as a page turn through this document.
- 5.5 Pg. 2. Notwithstanding the comments made by MNDP that the *'appeal decision takes the dwellings allowed on appeal to 330 dwellings with the Tess Sq appeal decision'*, a 30% increase is not a significant population increase as alleged especially given Marnhull is a large village. The inspector in the appeal commented:
- '7. Given Dorsets serious levels of housing need it is reasonable to expect that Marnhull, as a large village, should take a certain amount of growth to meet wider, not just local, needs. The Butts Close part of the appeal scheme, south of New Street, would deliver up to 120 homes. **This would not be out of scale in Marnhull, which has accommodated other significant areas of new housing. It would amount to no more than moderate growth even allowing for the cumulative effect of other recent permissions, and it would make a helpful contribution towards meeting Dorsets Housing needs.'***
- 5.6 Growth was seen to be moderate growth for the village. The village was confirmed as a large village and this 'large village' status is retained with the proposed 'Tier 3- large villages' within the Issues and Options in the Dorset Local Plan Consultation.
- 5.7 Pg 6 (para 1.5) It is clear that the MNP is reactive to *'the increasing pressure of development, locally.'*

Vision- Marnhull 2038

- 5.8 Pg 13 (para 5.1) Marnhulls vision is *"A thriving, sociable and sustainable village that retains its unique character – specifically its collection of hamlets on a limestone ridge flanked by green fields, linked by quiet lanes and focused on the Grade I Parish Church."* This vision statement contradicts itself in a way, looking for a sociable and sustainable village while also promoting a less sustainable linear expansion that increases the distance between residents and the services. It is very clear that the MNP approach is to retain the separate hamlets, which we believe is done deliberately to 'frustrate' future growth and that already granted planning consent (extant permissions).

- 5.9 From the Reg 14 consultation responses (appendix b to this statement) it was also clear that Dorset Council like us had concerns with the MNDP promoting 'linear' development.
- 5.10 The settlement boundary hasn't been changed from 2003. MNDP seeks to make the settlement boundary smaller by removing selected listed building and their curtilage from the settlement boundary for no clear reason, other than they have taken it upon themselves to conclude the development on those sites would not be suitable. This seems to be unnecessary and controlling any future development when developing on a site which contains a Listed Building already has a higher threshold- to preserve or enhance the setting of a heritage asset. There haven't even been any proposals to develop the Seniors Farmhouse site which my client owns.
- 5.11 Notwithstanding what is implied in the text, MNDP doesn't extend the settlement boundary to include the extant permissions. The plans don't even show the area of the new retail and commercial allowed on appeal at Tess Square. There may be ambiguity between the text and maps in future, especially that should these permissions lapse, whether the MNDP would/wouldn't support any new application.

Village Character – Heritage and Design

- 5.12 Pg 15 para 6.1 "The designation of the Marnhull Conservation Area" is referred to. This text was an inclusion from the Reg 14 submission. It isn't clear if this refers to the adopted Conservation Area or the proposed conservation areas as set out in the separate document titled MN Development Plan Conservation Area Appraisal and refers to new and also substantially extended conservation areas which haven't been formerly consulted on, and for this reason we have raised our concerns within our comments on the Basic Conditions Test.

Marnhull Conservation Area

- 5.13 This section causes my client 'unease', as a number of changes to the separate document on Conservation Area Appraisal have taken place since the Reg 14 submission, and not gone through any public consultation exercise.
- 5.14 I set out the Conservation Area review programme
- 5.15 Comments on the Conservation Area review invited by 30th July 2024. We provided a response on behalf of our client, which is the attached appendix a to letter which is appendix a to this statement
- 5.16 The Reg 14 submission didn't propose any further changes to those proposed in the initial Conservation Area review.

- 5.17 This Reg 16 submission which includes the Conservation Area Appraisal includes 'substantial changes' to boundaries which haven't had any public consultation exercise undertaken. This feels like the substantial changes are trying to be 'slipped in the MNDP.
- 5.18 It is very concerning that from the CAA in the Reg 14 submission, the Central Field, on Tess Sq. and Schoolhouse Lane on part of Butts Close are proposed extensions to the Burton St and New St conservation areas. These two areas coincidentally also fall on land which is under our clients control and forms 'part of' or 'all of' the sites that was recently granted planning permission on appeal [Tess and Butts Close]. Given there are extant permissions on these sites which had the highest level of scrutiny from a government appointed Inspector the tactics from the MNP seem to be 'underhand' and to frustrate the already approved hybrid application for full and outline planning consent.
- 5.19 To confirm the Nash Court (proposed) and Walton Elm (proposed) new conservation areas are the same (proposed boundary) as that in the previous consultation report and shown in the Reg 14 submission.
- 5.20 Paragraph 6.5 isn't quite correct as the version of the Conservation Area Appraisal Report passed to Dorset Council in late 2024, isn't the version which is shown in Reg 16 submission.

Thomas Hardy and other historic and cultural associations

- 5.21 From para 6.7 onwards there is great play made of Thomas Hardy et al. and cultural associations. It is also noted that appendix 5, has been added since the Reg 14 submission. Vast sections of this were used in the Tess and Butts Appeal by the Rule 6 party and refers the reader to their relevant core document in the appeal. At the appeal a great play was made of Thomas Hardy et al. The Inspector opined with regards to the Butts close parcel:

"31. There is the possibility that Hardy had this field in mind when writing about certain events in Tess of the D'Urbervilles, but the field itself is not of special aesthetic importance, and the literary association is not proven and relates to fictional events which carry very limited weight."
- 5.22 Similarly, in the Salisbury St. appeal (allowed) (refer to appendix j) which the MNDP attended to give evidence at the hearing, also referencing the cultural associations of the village to Thomas Hardy. The Inspector for that appeal commented as follows:

"52.The site would see that a suburban style expansion of the existing settlement into a landscape recognised for its attractiveness and cultural associations with Thomas Hardy."
- 5.23 Notwithstanding the above comments by 2 different inspectors on 3 sites in Marnhull, the justification in the CAA extension on part of Butts Close is from having cultural associations with Gordon Beningfiled the painter and Thomas Hardy including Tess of the D'Urbervilles.

Therefore, again evidencing that notwithstanding the allowed appeals, the MNDP are looking to frustrate the extant permissions.

Proposed Policy 1 Heritage

- 5.24 With regards to part a) we have some concerns that any amendments made to the CAA in due course especially to any subsequent boundary changes/new conservation areas being rejected or modified must be followed through in changes to the map on page 95 of the MNDP. Also that the conservation area appraisal is only relevant if/when the extended/new conservation areas are approved by the LPA.
- 5.25 For part d) as set out above there is concern that this part of the policy will be used to 'block' all planning applications which have a link with Thomas Hardy/ Tess of the D'Urbervilles and the history of Nash Court.

Green Gaps, Local Green spaces and the Settlement Pattern

- 5.26 As stated in our Reg 14 response- there is no recognition that in the evolution of any settlement it generally starts out as linear development but then the gaps in-between and behind get filled in with development. This is how hamlets become villages and then into towns.
- 5.27 The MNDP is promoting continuation of the linear form of the village which would lead to ribbon development and further sprawl, which goes against the principles of sustainable development, and creating a sense of place.
- 5.28 The late 20th century development is part of the character of Marnhull. The inspector in the Tess and Butts appeal opined:
- "24. The Council and Parish Council have both carried out work on village character and setting, and place importance on the linear character of the historic development pattern, the historic buildings, tranquility, dark skies and views from outside and within. These characteristics are recognised and are important, but they do not fully describe the character of the whole village. **Marnhull is rather large and spreading, with more recent housing areas to the east, north and west which are consolidated rather than linear.** The forms of the Tess Square and Butts Close parts of the scheme would not appear out of keeping with the overall village form. Neither part of the appeal scheme is within the conservation area."*
- 5.29 The MNDP totally ignores this.
- 5.30 As we argued in the Reg 14 submission *"the point of a neighbourhood plan is to allow for growth and put forward sites. There appears to be no recognition of the recent approvals which are 'infill' within the village- These should be included as part of the revised*

settlement boundaries. It is clear that the MNP is against new housing development given it doesn't include these recent approvals in the proposed settlement boundary alterations and fails to allocate any new sites."

Green spaces/green gaps

- 5.31 We have set out in the Basic Conditions Test how we believe the Green spaces/gaps fail to meet part a of the basic conditions test.
- 5.32 This section on green spaces seems confusing to the reader. There is no real explanation of the purpose of a 'green space' or 'green gap' we also question whether you can have a green lap and green space overlapping on the same site, or what the policy implications of green gaps are.
- 5.33 With regards to 'green gaps' these are largely shown overlapping parts of the proposed green spaces. We question what the real difference is between them, it isn't clear precisely clear in the submission, and question if both should be required on the same site (overlapping).
- 5.34 We also question how green spaces and green gaps can be shown on sites which have planning permission but haven't yet been substantially completed- as this could affect the viability of bringing the site forwards. This applies to Tess Sq, which has full permission and even where only the outline permission has been approved as in the case of Butts Close and also Salisbury St on our clients land and also on the Crown Rd site adjacent.
- 5.35 The NPPG states:

What if land has planning permission for development?

Local Green Space designation will rarely be appropriate where the land has planning permission for development. Exceptions could be where the development would be compatible with the reasons for designation or where planning permission is no longer capable of being implemented.

Paragraph: 008 Reference ID: 37-008-20140306

Revision date: 06 03 2014

- 5.36 With regards to proposed green space LGS005 there is an overlap with planning permission for Tess Square refer to red line below. This flies in the face of ID: 37-008-20140306 as set out above.



- 5.37 The land including that outside of the planning consent is agricultural fields and therefore isn't open space and should not be included. Green spaces and green gaps are not needed on this site.
- 5.38 Butts Close has outline planning permission. The proposed green gap would conflict with the illustrative plan. The proposed green gaps isn't justified.



Extracts curtesy of Corstorphine & Wright& MNDP

- 5.39 Also on Salisbury St. this again has outline planning permission. There is an overlap of the proposed green gap and a conflict with the illustrative plan. The proposed green gaps isn't justified.



Extracts courtesy of Corstorphine & Wright & MNDP

- 5.40 We also note with regards to Crown Road which isn't in our clients ownership, there is conflict with the green gaps and the approved RM layout.



Extracts courtesy of James Potter Associate & MNDP

- 5.41 We note that 7.5 of the MNDP states:

"As part of the developments now planned for the village, further green spaces will be created. These spaces will be considered for Local Green Space designation in the next review of the this Plan, when their extant consent is known and their value to the community can be better assessed."

- 5.42 We would agree this approach is sensible, and ask why this hasn't been followed through, we also suggest this approach should apply to green gaps on sites which haven't yet been substantially completed.

5.43 It is noted in the proposed designation of open space on our clients land LGS005 (Dunsford Field), 04 (allotments), LGS07 land north of Burton Street is not supported by the client.

5.44 Our client disputes the following green spaces/gaps.

LGS04- Allotments:

5.45 The allotments should be moved more central into the village. This would be an ideal location for infill development between established housing and the development which was allowed on appeal (Salisbury Street). Again, its only purpose would be frustrate future development. The landowner would be happy to discuss this and other proposed green space allocations (and gaps) with the MNP steering group. Currently this green space as proposed wouldn't be deliverable.

LGS05- Dunsford (Central Fields):

5.46 There is no justification for this being a green space. Development can happen whilst keeping important views through this area to the church tower, as has been demonstrated with Tess Square. This is an ideal infill location for development. Paul Crocker et al has a vision for retirement living to go in the north part of the site which would be conveniently located to the doctors surgery/pharmacy and proposed commercial development allowed at appeal. (refer to appendix k in this statement)

5.47 This area is an ideal infill location for development. With the new village centre approved at appeal it makes sense to be allowing further development around this village centre (designed sensitively), which would be in a sustainable location adjacent to services and facilities. This green space has purposefully been proposed to frustrate any further growth.

5.48 As it stands our client the land owner doesn't give his consent for this to be a green space, or any additional public rights of access over what already exists. The NPPG on public access ID:37-017-20140307 states that 'Designation does not in itself confer any rights of public access over what exists at present. Any additional access would be a matter for separate negotiation with land owners, whose legal rights must be respected.'

LGS07- Land north of Burton St (Frys development):

5.49 There is no justification for this site to be allocated as green space. The site is adjacent to the Frys development under construction. This would be an ideal location to add additional housing in the southern part of the site. The site would be in close proximity to the existing village hall and proposed commercial development allowed at appeal Tess Sq. The client has a vision for land to the north to be sports facilities. (refer to appendix k in this statement)

5.50 With regards to Policy 3 on 'Gaps', Local Green spaces and the settlement pattern, is clearly written to frustrate and prevent any further development. We strongly argued at Reg 14

that further development extending the existing linear routes would put services and houses further away from the centre of the village. The most appropriate and sustainable location for new housing and local services is as close to the centre of the village as possible. Since the linear hamlets which make up Marnhull conjoined over time, the current form of Marnhull already shares many characteristics of a nucleated settlement with a centre in the vicinity of Church Hill.

- 5.51 This section hasn't even been changed in this Reg 16 submission having regard to the allowed appeal for Tess Square, which would unashamedly provide a village centre.
- 5.52 With regards to the 1st bullet point in Policy 3 a) our comments are that limiting development to extending no more than 100m from the main linear routes would tend to result in a more inorganic layout, rather than organic as the draft MNP claims. The benefit of deeper, larger developments is that it enables a more cohesive, connected layout that can better integrate landscape features and provide greater flexibility in how the layout can respond to its context. Smaller developments are influenced and therefore restricted, to a greater extent, by the shape of its land parcel. We note that DC had concerns with this at the Reg 14 submission (refer to pg 9 reference 01.RC.1 Aat appendix b)
- 5.53 The 4th bullet point to 3 a) says that *"development should include variation in plot size and shape, and not exceed 20 dph (when measured over a 200m x 200m grid), unless accommodating a comparably high number of smaller number of house types, with spacing to allow glimpsed views out to the country side between properties where possible."*
- 5.54 Dwellings per hectare (DPH) should be expressed as a minimum and not a maximum. Through good design, higher density housing can still successfully respond to rural character. We note that DC had concerns with this at the Reg 14 submission (refer to pg 2 of their comments in appendix b)

Policy 6 Woodlands, hedgerows and Wildlife Areas

- 5.55 Part a) again makes reference to the 'linear character of the village'. It isn't sustainable to continue developing in a linear fashion and we argue that the character is no longer just linear.

Housing

- 5.56 It is concerning that at para 8.4 page 39 that the MNP says *"there is still an opportunity to influence the kind of housing built on these site when RM are considered"*. It also says *"it should also be possible to influence the character of the development and how it relates to the village through careful design and layout"*. it also states *"it is also possible that the owner may wish to consider an alternative option that despite having planning permission (as was the case with the land off Butts Close)."*

- 5.58 We find it odd that map 3 doesn't include Tess Sq. There are 2 dwellings (flats) and the commercial/retail hasn't been recognised.
- 5.59 We have concerns with the comments relating to indicative target with DC at 17 dwellings, and consider that this quote fails the Basic Conditions test at para 8.6, pg 41.

Policy 7

- 5.60 It is extremely disappointing to see that Policy 7 hasn't been reworded since the Reg 14 submission, especially given the appeal decision and hearing first hand how Dorset Council have to find an 81% increase in housing across Dorset and there is a lack of affordable housing provision in Dorset. The MPC challenged the requirement for affordable housing as a rule 6 party at the appeal. The inspector in the appeal on Tess and Butts opined:

4. However, the Local Plan is more than 5 years old and its spatial strategy and housing allocations were not designed to accommodate the currently identified levels of local housing need in Dorset. The local housing need figure under the new standard method is 3,219 homes per annum; it was previously 1,793 homes per annum, an increase of 1,426 homes per annum. The Council can demonstrate a housing land supply of 5.02 years by reference to its Annual Position Statement of October 2024, but this expires on 31 October 2025 at which point the housing land supply position for Dorset Council will drop to 2.67 years; that is a shortfall of almost 8,000 homes. Evidence also demonstrates that there have been significant shortfalls in the delivery of affordable housing in recent years, and there is currently a deliverable supply of 434 net affordable homes per year against a need for 1,717 net affordable homes per year. Overall, this is a very serious position.

5. Furthermore, there will be no up-to framework for accommodating Dorset's housing needs for some time. The emerging local plan is at an early stage and is unlikely to be adopted until the end of 2027. Meanwhile, although work on the Marnhull Neighbourhood Plan is under way, it is in the relatively early stages of production and carries limited weight, and it is clear from evidence given at the inquiry that it is focused on needs arising in Marnhull itself. Indeed, Marnhull Parish Council suggested at the inquiry that, a proportionate housing figure for the village of Marnhull itself, but it does not adequately take into account the bigger picture of housing need described above.

- 5.61 It is clear that notwithstanding the appeal decision MPC haven't engaged with Dorset Council for a bespoke housing need figure and fail to see 'affordable housing' as a Dorset wide issue which Marnhull could help provide for.

Policy 7

- 5.62 Part a) MNP Sterring Group should have asked for a bespoke figure from the Council. The Sterring group were well aware at the public inquiry appeal that Dorset have an enormous housing need, which was confirmed by the Inspector on the Tess and Butts appeal.
- 5.63 Part b) the housing mix should meet with Dorset Councils latest evidence base.
- 5.64 Part c) It is highly unlikely that 1 bed units as requested will be in the form of houses. It is noted that at para 8.9 it concludes that apartment blocks wouldn't be appropriate to the character of the area. We would disagree with this over generalised approach. Larger sites create their own character. Flatted schemes could be designed to appear as houses, and the policy should be more inclusive and open to sensitively designed flatted schemes.
- 5.65 It is also interesting to see that the creative approach to smaller units which the NMP believe will be suitable for older residents is sub division of larger properties. We would argue that new purpose built flats but be more appropriate for older residents, than converting old large dwellings.
- 5.66 The reference to 'age friendly' doesn't mean much. It would be better to say meet Part M4 (2).
- 5.67 Like our comments on b) the same comments apply for part c).
- 5.68 Part d) Affordable housing should be for anyone within the Dorset Council area. Therefore the hierarchy provided in the policy isn't necessary. We endorse that affordable housing should be tenure blind.

The sites

Policy 8 Eastward expansion of Marnhull

- 5.69 This policy is overly restrictive, and there is a real danger of the reserved matters applications not being able to meet the consented housing numbers. A proposed green gap is proposed sweeping across both sites. This goes on to prescribe 0.5ha (within 200m) of greenspace is proposed. The location of green gaps on these sites is premature and goes against the comments on the NMDP at paragraph 7.5. See my comments at para 5.41.
- 5.70 The proposal for Salisbury St on the indicative plan (map 4) annotates up to 2 buildings on the Salisbury St frontage could be for commercial and employment on ground floor. This wouldn't follow the outline approval and isn't tenable.
- 5.71 This indicative plan is just boxes drawn on a plan, with no thoughts to where parking would go, footprint of dwellings or private gardens including rear gardens. More concerning is that these indicative plans haven't been viability tested demonstrating that these

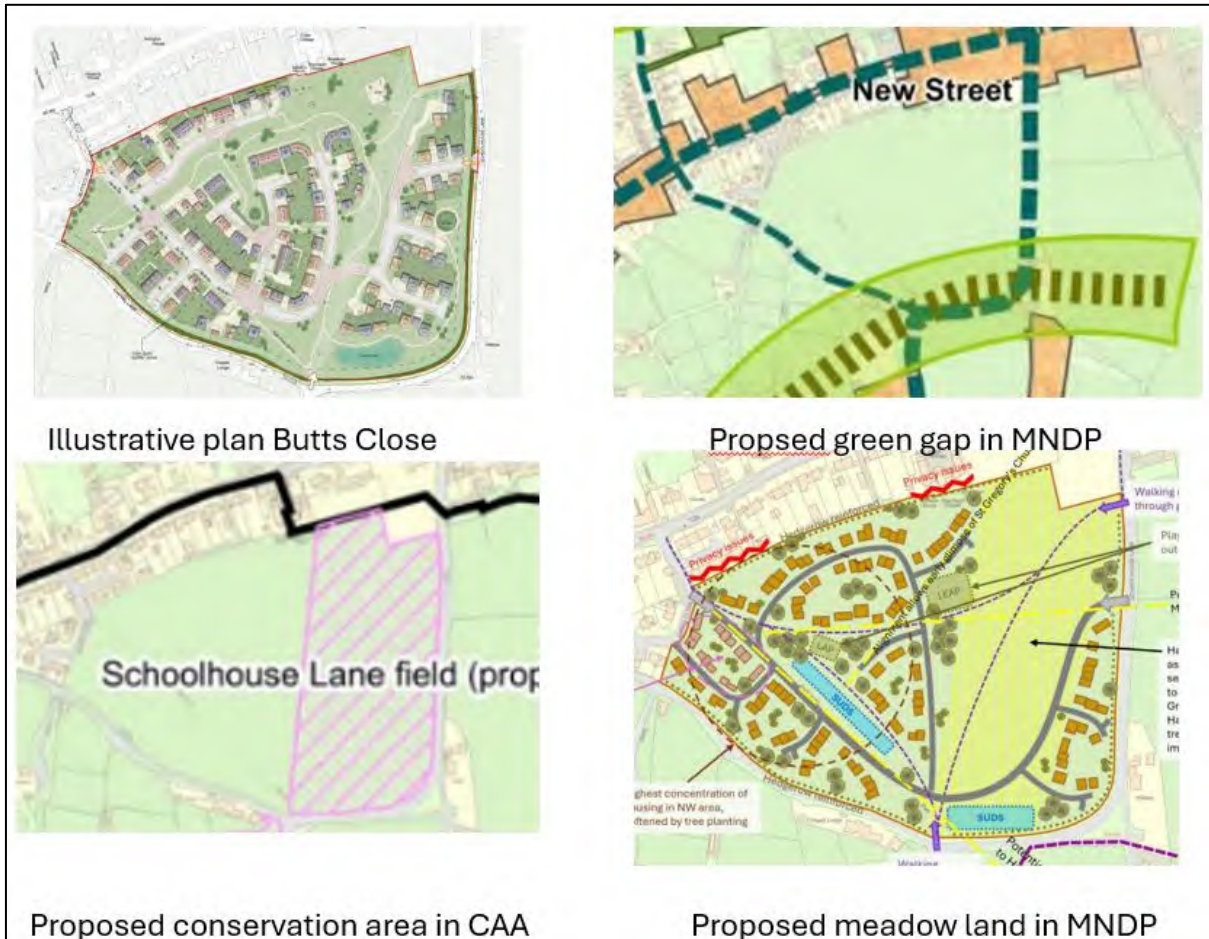
illustrative plans provide assurance to the current landowners/future landowners that the illustrative plans would be feasible. This proposed policy is overly restrictive. It is clear that the illustrative plan shows more open space in a different location to that on the outline plan. No recognition that SUDS have to be provided at the lowest point on the site.

- 5.72 In terms of proposed mix this suggests that affordable should be primarily 1 and 2 bed homes. Further on they say that open market homes should include a third of the 2 and 3 bedroom homes as apartments which flies in the face of the earlier comments that apartments aren't a character of Marnhull. The proposed housing mix should relate to the latest information held by Dorset Council. We have made comments on proposed policy 7 above.
- 5.73 The proposed policy is will seriously compromise the deliverability of a Reserved Matters scheme.

Southwards extension of Marnhull- Butts Close

- 5.74 This policy is overly restrictive, and there is a real danger of the reserved matters applications not being able to meet the consented housing numbers. A proposed green gap is proposed sweeping across the bottom of the site. The plans also shows a large hatched area to be retained as meadow- this another word for 'green space'?. This is much wider that the 'view corridor' shown on the illustrative plan submitted with the outline planning permission.
- 5.75 Also concerning is the proposed conservation area designation on the eastern corner of the site which is perhaps conveniently downplayed and not annotated on this illustrative plan.

- 5.76 Below is the proposed designations on this site which has planning permission for up to 120 dwellings.



- 5.77 This indicative plan is again, just boxes drawn on a plan, with no thoughts to where parking would go, footprint of dwellings or private gardens including rear gardens. More concerning is that these indicative plans haven't been viability tested demonstrating that these illustrative plans provide assurance to the current landowners/future landowners that the illustrative plans would be feasible, even more so given the large hatched area which is to be retained as meadow. No recognition that SUDS have to be provided at the lowest point on the site.
- 5.78 In terms of proposed mix this suggests that affordable should be primarily 1 and 2 bed homes. Further on they say that open market homes should include a third of the 2 and 3 bedroom homes as **apartments** which flies in the face of the earlier comments that apartments aren't a character of Marnhull. Again illustrates the inconsistencies in this submission. We have made comments on proposed policy 7.

- 5.79 The illustrative plan identifies an area to the west as being the location to accommodate older persons housing. Older persons housing is likely to have larger footprints to take account of internal dimensions being able to accommodate wheelchair etc. This hasn't been viability tested by the NP Steering Group.
- 5.80 The proposed green gap, hatched area for meadow, and proposed conservation area is too controlling and again could seriously compromise the deliverability of a RM scheme.

Policy 9:

- 5.81 First bullet point- There were no required measures in the S106 to mitigate Chippel Lane as a rat run. Therefore unreasonable to propose in this policy.
- 5.82 Second bullet point- There should not be a hatched area drawn on a plan which hasn't been viability tested.
- 5.83 Fourth and fifth bp- Comments on lack of pavement on schoolhouse lane- should be 'if feasible and safe.' Condition no. 20 in the Tess and Butts appeal decision says that this should be investigated, prior to occupation.

Business

- 5.84 It is disappointing that this policy hasn't been amended following the appeal decision. The preamble to the policy para 8.20 pg 51 instead makes it clear that Tess Sq. 'wasn't wanted.' This isn't true. Evidence given at the Inquiry was to the contrary and this is picked up by the inspector:

11..... This appears realistic given the clear evidence from local people (and borne out by my own site visit) of the constraints under which the small existing village facilities operate, the size of the village, the recent housing permissions and the housing element of the appeal scheme itself. This evidence describes a much more likely scenario than that advanced by the Council of an excessively large scheme reliant on a much wider catchment area.

- 5.85 It is noted at Para 8.23 pg 52 This refer to town centre uses. Marnhull is a village.
- 5.86 How can the policy still be referring to Church Farm given they consider no further retail was needed and Tess Square has been allowed on appeal.

Policy 10

- 5.87 Part A of should include Tess Square given it is an extant permission and remove Church Farm.
- 5.88 Furthermore Part B, fourth bullet point of the policy refers to town centre uses and implies a sequential test and RIA is required over 280sqm. Marnhull is not a town therefore sequential test and RIA is not relevant. Inspectors' decision concluded:

12. In my assessment there would be some trade draw from a modest rural catchment area, but there is no convincing evidence that the development would be of a scale that would cause a loss of vitality and viability to other centres. **As the proposed retail and commercial area would be in the centre of Marnhull and would be designed to serve the village, a sequential test to identify available sites in other centres, as sought by Policy 12 of the Local Plan, would be to no purpose.** In terms of its retail and related activities, the scheme would not harm the objectives of Policy 12.

13. Moreover, the proposed development would not conflict with Policy 11 of the Local Plan which is a generally permissive policy towards economic development that does not explicitly resist development of the kind proposed. **The scheme would deliver a significant public benefit in providing a much improved range of local services which would reduce the need to travel out of the village. It would accord with the policies in the National Planning Policy Framework which aim to support a prosperous rural economy and encourage the development of accessible local services, and community facilities, which includes local shops and meeting places.**

- 5.89 This policy has been proposed to frustrate the approval on Tess Sq.

Community facilities

- 5.90 It is our client who may be able to assist in the provision of additional sports facilities on his land such as a sports pitch and additional allotments etc. (page 58).
- 5.91 The client disagrees with the area shown on map 8 pg 59 for recreation ground extensions. The client has long term plans to extend north of Burton St with housing. (refer to vision)

Policy 13 Flooding

- 5.92 Regards to first sentence in part b) should be rephrased from 'presumption' to say a sequential test is required to support the application this would be in line with national policy.

Views Report and Design Codes Report

- 5.93 The views report and Design Codes document submitted with the Reg 16 submission appears to the same as those submitted for the Reg 14 submission, which we have commented on. We therefore ask that our comments attached in appendix A are read.

Representation number: 72

From: Christopher Stourton

Organisation:

Submitted: 19 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFUJ-C

Comments:-

The Marnhull Neighbourhood plan sets out a clear vision (Section 5) for the future development of our Village. It allows for the expansion of the village while maintaining its character; this is essential if the village is to attract people to live and work in North Dorset and to enjoy what this village has to offer, as well as businesses that support the community.

This is in line with the basic conditions and sustainable development. Development will not be sustainable if properties are left vacant because people cannot find work close to where they live.

The current Settlement Boundary describes the visual character of Marnhull and should be maintained. The plan is sympathetic to this. The many mentions of Green Corridors are a part of the village's character. Largescale developments, versus a variety of smaller housing developments, will be detrimental to the village's ecology and the resident's enjoyment of its location in the Blackmore Vale.

As the village is raised on a Limestone Ridge (Section 5) and sits above the surrounding countryside, it is highly visible across the Blackmore Vale. Section 7 outlines the importance of the views from the village and the "Green Corridors" that are a large part of enjoying its raised position in the Blackmore Vale. The Plan takes into account the sensitivities of those villages and settlements that have an aspect towards the village and give due consideration to the area around Marnhull.

The plan seeks to protect the balance between vital village amenities - from sports grounds to footpaths, allotments to cemeteries. Any development will not be sustainable if the built environment prevents the amenities and "green" environment being enjoyed by the existing and new residents.

Representation number: 73

From: James Goldspink

Organisation:

Submitted: 19 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFUF-8

Comments:-

I am submitting comments on the Marnhull Neighbourhood Development Plan Draft (Regulation 16) June 2025

My comments concern MDNP Section 9 'Highways Safety, Traffic and Transport and the Marnhull Village Traffic Survey, June 2026. In principle I support the MNDP and the Traffic Survey but in my opinion they lack some detail and require additions, amendments and more robust statements in some sections in order to improve and enhance the presentation of both documents. They also require a more consistent overall approach.

My comments are attached.

ATTACHED COMMENTS FOLLOW OVER THE NEXT 4 PAGES

MARNHULL NEIGHBOURHOOD DEVELOPMENT PLAN SUBMISSION DRAFT (REGULATION 16)
JUNE 2025

Response by James Goldspink

SECTION 9 HIGHWAY SAFETY, TRAFFIC AND TRANSPORT (PP 63-69) INCLUDING POLICY 12

Policy 12, Page 69 of the MNDP conclusions

- Following previous comments on the pre-submission consultation on the neighbourhood plan, the follow up survey input and directly with the traffic sub-group I am disappointed to note that in the current version of the MNDP there is still no recognition of the hazardous nature of the Pharmacy entrance off Church Hill on a restricted width section of Church Hill and within a short distance of the Pilwell / Burton Street junction.
- The reference in Policy 12, page 69 paragraph c) refers to the summary of mitigation measures of the Marnhull Village Traffic Survey (June 2025) set out in paragraph 9.7 (page 64) and Map 8 (page 66) but I would expect readers to be referred to Section 4, Mitigation Measures (page 13) of the Traffic Survey for more detail.
- However, even the detail in Section 4 of the Traffic Survey is limited in scope. For example, apart from the proposed 30 mph section of the B3092 and a 20mph zone / flashing signs at St Gregory's school entrance the document focuses on more general information regarding road junction and other improvements but lacks methodology.
- Statements relating to traffic volumes, speed limits and safety (reference paragraph 9.4, page 64) do not appear to have been given sufficient priority or detail in this document despite this section being concerned with some of the principal concerns of local residents regarding traffic issues.
- One notable exception is the lack of reference to the Pharmacy car park entrance and the sub-standard section of Church Hill leading to the Pilwell / Burton Street "T" junction. This is surely an area of concern and should be a consideration for traffic calming measures. Ie at the very least a potentially a 20mph zone in the vicinity of the Pharmacy site entrance or warning sign.
- As this junction will be the entrance to the proposed Tess Square commercial centre development the Policy 12 does not recognise to recognise the implications of this development (and other developments i.e. a 2 to 3 times increase in vehicle trips and in addition the requirement for HGVs to access the site. Therefore, there should be an indication of potential mitigation factors to counteract this future growth in volume of vehicles including HGVs in this location.
- Even though Church Hill has been cited as an area of speeding (Dorset Council Traffic Survey 11-17 May 2012) it is noteworthy that this road does not appear to warrant any consideration for 20 mph speed reduction in the MNDP or the Traffic Survey document (June 2025).
- The focus of the information Policy 12 on Page 69 seems to have been skewed in favour of the walking and cycling considerations, which although commendable, does not solve the traffic

issues in the short term and the idea that the village can be changed into a walking and cycling panacea is somewhat unrealistic.

- It is not practicable with a rural restricted width highway, to create cycle ways and footpaths (refuges) and the only sure way to enhance the safety of other road user safety is by consideration of lower speed limits. Road widening should not be considered as a solution in any event, as this will seriously erode the character of the village.
- There is no mention of cost effective easily implemented traffic calming measures such as painted repeater signs for speed limits on the road (as implemented in Sodom Lane) and / or painted 'slow' signs on the road or signs indicating hazards such as the one at St. Gregory's School. In general, more visible road signing is required throughout Marnhull.

MARNHULL VILLAGE TRAFFIC SURVEY – JUNE 2025 REVISION

To reiterate some comments raised from reviewing the previous release of the document in February 2025 which do not appear to have been incorporated in this version:

2 Existing Situation (page 1-2)

Paragraph 2.2 Lines 2/3 – Poor terminology – *“The B6092 is full of twists and turns as it passes through the village except for a straight patch”....* would read better as *“The B6092 has **many sharp bends and some blind corners** as it passes through the village except for a straight **section***”

Paragraph 2.3 (page 1)

This paragraph states that Church Hill *‘provides an important connection between the northern and southern branches of the village and access to a housing cluster in the east’*. It is already a busy road (including access to the pharmacy and health centre) and will be of increasing importance in providing access to the Tess Square commercial development. The importance of Church Hill should be emphasised in this paragraph (reference sub-section on Church Hill below) and afforded equal prominence along with the other main Marnhull arteries.

It also serves as a through road to Burton Street / Mill Lane and Pilwell /Sodom Lane providing a through route for commuter traffic or as a cut through from the direction of Stalbridge.

3 Overview and Analysis (pp 2-12)

Paragraph 3.2 (page 2)

Key destinations should also include the Pharmacy because its location on Church Hill generates a high proportion of vehicle trips through the village (Church Hill, Pilwell, Burton Street)

Paragraph 3.3 (page 2)

Lines 3 & 4 - this statement requires clarification – vehicle movements should always stipulate the period of time over which the vehicle volumes have been measured, otherwise it is to some degree meaningless.

Paragraph 3.18 – Page 7

The reference to the photographs showing farm vehicles should now include *“as shown on the preceding page.”*

Paragraph 3.31 – 3.34 Page 10 – Church Hill

- a) Noted as a new section added to the document following comments on the Parish council consultation.
- b) The Table of Contents on Page 1 should have also been updated to include this new section to align with the other titled roads.
- c) An additional paragraph is required in the document highlighting a key hazard on Church Hill of the pharmacy junction which will also serve as the site entrance to the proposed Tess Square commercial centre development. To put this major hazard in the context of the whole road it would be helpful to include a photograph of Church Hill (northbound) down towards Pilwell, shot from the vicinity of the property of Springfield. (photo available if required).
- d) The map on page 3 (replicated as Map 7 page 65 of the MNDP document) does not highlight the main hazard on Church Hill, namely the pharmacy junction entrance and the adjacent junction at Pilwell/Burton Street. This should be referenced on Map 7 and included as an addition to paragraph 3.34 or as a new paragraph 3.35. The road between the pharmacy entrance and Pilwell is of sub-standard width (an average of 4.6 metres) coupled with a geometrical misaligned access junction to the Pharmacy located within the pinch point coupled with restricted visibility in both directions.
- e) As the pharmacy entrance will serve as the proposed entrance to the Tess square commercial centre development it is patently obvious that this location will be subject to more intense vehicle movements (two / three times the current hourly flows of circa 80 vehicles per hour in each direction).

In addition to serving as vehicle access to a destination car park for c.140 vehicle, there will be an additional new loading on this entrance to provide access for HGV service delivery vehicles.

- f) The turning requirements for HGV access and egress will also be problematical when considering the width of Church Hill, proximity of local buildings and will surely ensure some interesting conflicting events for nearby property owners and potentially traffic congestion / delays.
- g) Additional photographs were made available during the initial consultation showing current levels of multi-vehicle congestion at this specific location but have not been included in the updated (June) document.
- h) As noted in the MNDP document section 9.4 page 64 there will certainly be a greater volume of vehicles using Church Hill in the future exacerbating the potential for more congestion, delays and standing traffic events along the whole of this road and almost certainly exposing other users of the road to greater risks.

Mitigation Measures (pp13-18)

As noted in the Marnhull Village Traffic Survey (Page 4 section 3.11) the Dorset Council traffic survey (May 2021) highlighted that speeding traffic is a problem on numerous roads, notably Church Hill, Sodom Lane and New Street. This lends credence to the consideration of introducing a reduced speed limit and / or other traffic calming measures on Church Hill and other roads, for example cost effective solutions such as repeater speed limit signs painted on the road as in Sodom Lane and / or rumble strips with a painted slow sign to raise driver awareness when approaching hazards.

- The statement from Dorset Council in the Marnhull Village Traffic Survey, Appendix 1 (page 20 of the Traffic Survey) regarding 20 mph speed limit outside St. Gregory's primary school '*... Marnhull Parish Council could also explore 20 mph along other roads in Marnhull as a traffic calming measure*' has not been referenced in either MNDP Section 9 or in the main body of the Traffic Survey. This should surely appear in the main body of both documents.
- Despite flashing signs being proposed for Gregory school no equivalent measures have been proposed for a badly geometrically aligned "T junction and pinch point at the Pharmacy site entrance – the case for this is equally robust.

It should also be noted that the visibility of signs throughout Marnhull is poor in some locations and more prominent and consistent signing is required.

Up to date traffic surveys should have already been undertaken and should continue to be undertaken on a regular basis.

Representation number: 74

From: Stephen Mahony

Organisation:

Submitted: 19 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFUH-A

Comments:-

I am strongly in favour of the neighbourhood plan as written.

I am strongly in favour of keeping a settlement boundary.

Light pollution is a major concern: in rural areas street lighting is almost always unacceptably intrusive and unsightly. New developments should be designed with this in mind. Can low level lighting be used?

As the village grows traffic will increase not only on the main road through the village but in many other, often narrow, lanes as a consequence of the usage of the new facilities planned and of the existing facilities. The transport plan should take this into account. The route into the village via Sodom Lane would be one example of a quite narrow lane which leads to the surgery and garage and which will lead to the new centre.

Representation number: 75

From: Lucinda Mahony

Organisation:

Submitted: 19 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFUS-N

Comments:-

I am strongly in favour of the neighbourhood plan as written.

I am strongly in favour of keeping a settlement boundary.

Light pollution is a major concern: Light pollution in rural England harms wildlife by disrupting sleep, feeding, and migration, causing insect decline and bird mortality. It damages natural ecosystems, leading to reduced pollination and plant budding delays. Additionally, it diminishes the ability to see the stars, negatively impacts human health through sleep disruption and potential health risks, and erodes the character of the countryside by blurring the distinction between urban and rural areas.

Representation number: 76

From: Julie Kiddle

Organisation:

Submitted: 19 September 2025

Method of submission: Online portal

Response ID: ANON-U1BW-HFUV-R

Comments:-

Marnhull Neighbourhood Development Plan, 2024 – 2038

Overall I support the plan.

Policy 3, page 30, I feel the importance of green spaces are particularly relevant in a rural setting. The absence of noise and the presence of too many humans is especially valuable in a village setting. I think it is important to preserve Marnhull as a village and avoid it turning into a town.

Policy 3, page 32, the value of dark skies is particularly important in Marnhull and the areas which do have street lighting definitely detract from this. It's so rare to have areas of dark sky and these should be protected for wildlife and appreciation of the night sky. If we can't preserve this in rural areas where will we be able to.

Policy 5, page 35, the importance of certain views in Marnhull are crucial to preserve the beauty of this village and the historical value of these should not be underestimated.

Policy 8, page 39. I have considerable concern over the amount of housing proposed for Marnhull together with the lack of employment opportunities in the area.

Policy 8, page 57. The non-use of a modern facility for a GP practice which is rarely used is a considerable frustration to myself and many others in the village. If we are to increase housing this really must be utilised more fully.

Policy 9. The lack of public transport is of a huge concern, whatever housing is proposed. With a large elderly population this is completely unacceptable even at current housing levels. Whatever housing is proposed would need to provide for adequate parking facilities for each house. Using public transport in Marnhull is practically impossible for people getting to appointments, let alone to get to work.

Representation number: 77

From: Gaynor Gallacher, Assistant Spatial Planner

Organisation: National Highways

Submitted: 11 August 2025

Method of submission: Email

Comments:-

Thank you for providing National Highways with the opportunity to comment on the submission version of the Marnhull Neighbourhood Plan. As you are aware, we are the strategic highway authority responsible for operating, maintaining and improving the strategic road network (SRN) which in this case comprises the A303 which passes approximately 15 km to the north of the plan area, and the A31/A35 corridor approximately 30km to the south. It is noted that there are a number of potential local road connections linking Marnhull and the SRN.

Having reviewed the draft plan, we consider that the Plan's policies are unlikely to lead to a scale of development which would adversely impact on the safe and efficient operation of the SRN. We therefore have no specific comments to offer.

However, this does not prejudice any future responses National Highways may make on site specific applications as they come forward through the planning process, which will be considered by us on their merits under the prevailing policy at the time, which is currently set out within DfT Circular 01/2022 *The strategic road network and the delivery of sustainable development*.

Representation number: 78

From: Sally Wintle, Consultations Team

Organisation: Natural England

Submitted: 18 September 2025

Method of submission: Email

Comments:-

Thank you for your consultation on the above dated 08 August 2025.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on this draft neighbourhood plan.

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information.

Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in Natural England's Standing Advice on protected species .

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission standing advice.

We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may

be affected by the plan before determining whether a Strategic Environmental Assessment is necessary.

Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If an Strategic Environmental Assessment is required, Natural England must be consulted at the scoping and environmental report stages.

NATURAL ENGLAND'S ANNEX FOLLOWS OVER THE NEXT 3 PAGES

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](http://magic.defra.gov.uk/)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification**, **Ancient Woodland**, **Areas of Outstanding Natural Beauty**, **Local Nature Reserves**, [National Parks \(England\)](https://www.gov.uk/government/publications/national-parks-in-england), **National Trails**, **Priority Habitat Inventory**, **public rights of way (on the Ordnance Survey base map)** and **Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available from [the Association of Local Environmental Records Centres](http://www.local-environmental-records-centres.org/).

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england)². Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making)³.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty** (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](http://magic.defra.gov.uk/)⁴ website and also from the [LandIS website](http://www.landis.org.uk/index.cfm)⁵, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](https://www.gov.uk/government/publications/national-planning-policy-framework)⁶ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/)⁷ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

¹ <http://magic.defra.gov.uk/>

² <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

³ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁴ <http://magic.defra.gov.uk/>

⁵ <http://www.landis.org.uk/index.cfm>

⁶ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁷ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁸), such as Sites of Special Scientific Interest or [Ancient woodland](#)⁹. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹⁰) or protected species. To help you do this, Natural England has produced advice [here](#)¹¹ to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see [Guide to assessing development proposals on agricultural land](#)¹².

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment and should provide net gains for biodiversity in line with the [National Planning Policy Framework](#). If you are setting out policies on new development or proposing sites for development, you should follow the biodiversity mitigation hierarchy and seek to ensure impacts on habitats are avoided or minimised before considering opportunities for biodiversity enhancement. You may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development and how these could contribute to biodiversity net gain and wider environmental goals.

Opportunities for environmental enhancement might include:

- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to reduce impacts on wildlife.
- Adding a green roof to new buildings.
- Providing a new footpath through the new development to link into existing rights of way.

Site allocations should be supported by a baseline assessment of biodiversity value. The statutory [Biodiversity Metric](#) may be used to understand the number of biodiversity units present on allocated sites. For small development allocations the [Small Sites Metric](#) may be used. This is a simplified version of the statutory [Biodiversity Metric](#) and is designed for use where certain criteria are met. Further information on biodiversity net gain including [planning practice guidance](#) can be found [here](#)

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision. Natural England's [Green Infrastructure Framework](#) sets out further information on green infrastructure standards and principles
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance](#)¹³).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks or on verges, changing hedge cutting timings and frequency).

⁸ <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

⁹ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹⁰ <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

¹¹ <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹² <https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land>

¹³ <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

Natural England's [Environmental Benefits from Nature tool](#) may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside the statutory [Biodiversity Metric](#) and is available as a beta test version.

Representation number: 79

From: David Stuart, Historic Places Adviser

Organisation: Historic England

Submitted: 9 September 2025

Method of submission: Email

Comments:-

Thank you for your Regulation 16 consultation on the submitted version of the Marnhull Neighbourhood Plan.

I attach a copy of our Regulation 14 consultation response, the only carry forward issue from which relates to development of land covered by policies 9 and 10 and possible tension between them.

We note from the Consultation Statement that the response to this is that there should be no issue concerning delivery of these policies in relation to potential for harmful impact on the historic environment, and that the matter had apparently not been raised by your authority in its own Regulation 14 consultation response.

We are therefore happy to defer to your authority in this matter. There are no other issues associated with the Plan upon which we wish to comment.

Regulation 14 response dated 19 March 2025 from David Stuart to the clerk of Marnhull Parish Council:-

Thank you for your Regulation 14 consultation on the pre-submission version of the Marnhull Neighbourhood Plan.

While we were consulted last year on the emerging design Codes and SEA Scoping Report this is our first opportunity to familiarise ourselves with the full Plan and the range of policies it proposes to contain. We had previously commented that the need for a full SEA might have been predicated on the Plan's intention to allocate sites for development and we note now that such provision exists in policies 8, 9 & 10.

Our first duty must be to congratulate your community on the production of a most impressive Plan. In its scope of policies, evidence and detailed analysis, the Plan presents a

cogent rationale for the agenda it promotes, and especially in its understanding of the historic character of the area and the associated issues. The regime of policies and initiatives concerned with the protection and enhancement of this aspect of the Plan – covering, inter alia, green spaces, views, settlement pattern, rural roads protocol, design codes and character appraisal - is particularly notable and worthy of plaudits.

The preparation of a Conservation Area Appraisal, apparently for the first time since the Area's designation in 1971, merits special praise, and we hope that Dorset Council is able to adopt this formally as planned sometime this year.

As far as the site allocations are concerned, we note that Policy 8 – land north of Crown Road/Salisbury Street – seeks to finesse planning consents for up to 139 dwellings which were granted in recent years, as similarly does Policy 9 – land adjacent to Butts Close – in its allocation of up to 39 dwellings.

Policy 10 – Business Strategy – identifies farm buildings at Church Farm as a brownfield site capable of business re-use. It also identifies land for business development as part of an eastward expansion of the settlement on land adjacent to the B.3092.

Given the context and planning history of these sites none give us cause for in-principle concern. Much will depend on the effective application of the criteria set out in the relevant policies, and liaison with the Dorset Council heritage team – if not undertaken already - should help ensure the efficacy and comprehensiveness of these.

Our only residual observation is whether the eastward expansion identified in Policy 10 is compatible with the allocation in Policy 9 given that the same site is involved. Does the site have sufficient capacity for both policies be delivered without significant compromise to one or the other, or the generation of spatial spill out which might lead to issues, potentially harmful, associated with relevant heritage assets.

We are happy to defer to Dorset Council in the resolution of any tension which these provisions might create.

There are no other issues associated with the Plan upon which we wish to comment, and we offer our best wishes to your community in progressing and making its Plan.

Representation number: 80

From: Bob Sherrard, Planning Advisor

Organisation: Environment Agency

Submitted: 21 August 2025

Method of submission: Email

Comments:-

Thank you for consulting the Environment Agency on the Marnhull Neighbourhood Plan. Currently we are focussing our detailed engagement on areas of our work which pose the greatest environmental risk and/or opportunities. There are environmental constraints within our remit in the plan area, however we have no detailed comments to make at this stage of the process.

Representation number: 81

From: Pamela-Jane Farquhar

Organisation:

Received: 16 September 2025

Method of submission: Post

Comments:-

I've read the Neighbourhood Development Plan so all my comments relate to that.

I feel very strongly that Marnhull isn't fit for anymore development for the following reasons:-

1. Traffic. The roads through the village are already very busy and in my view won't tolerate anymore traffic; certainly after Tess Square etc. is done.
2. Police. As far as I know the stations in Sturminster Newton & Sherborne are only manned three or even two days a week, I don't know how they will cope with a greater population.
3. The houses that are being or just built now are empty in Marnhull & the surrounding villages.
4. Water & Drains, without digging up the roads again to make provision, I'm worried they won't cope.
5. The Village Hall & Car Park won't be sufficient for a large population so the children may lose their playground.
6. There is no employment in Marnhull.