

<b>For office use only</b>	
Batch number: _____	Received: _____
Representor ID # _____	Ack: _____
Representation # _____	

## FONTMELL MAGNA NEIGHBOURHOOD PLAN

### Regulation 16 Consultation 27 April to 8 June 2018

## Response Form

The proposed Fontmell Magna Neighbourhood Plan has been submitted to North Dorset District Council for examination. The neighbourhood plan and all supporting documentation can be viewed on the District Council's website via: [www.dorsetforyou.gov.uk/planning/north-dorset/planning-policy](http://www.dorsetforyou.gov.uk/planning/north-dorset/planning-policy)

#### Please return completed forms to:

Email: [planningpolicy@north-dorset.gov.uk](mailto:planningpolicy@north-dorset.gov.uk)

Post: Planning Policy (North Dorset), South Walks House, South Walks Road, Dorchester, Dorset, DT1 1UZ

**Deadline: 4pm on Friday 8 June 2018. Representations received after this date will not be accepted.**

### Part A – Personal Details

This part of the form must be completed by all people making representations as **anonymous comments cannot be accepted**. By submitting this response form you consent to your information being disclosed to third parties for this purpose, personal details will not be visible on our website, although they will be shown on paper copies that will be sent to the independent examiner and available for inspection. Your information will be retained by the Council in line with its retention schedule and privacy policy (<https://www.dorsetforyou.gov.uk/privacypolicy>). Your data will be destroyed when the plan becomes redundant.

\*If an agent is appointed, please complete only the Title, Name and Organisation boxes to the personal details but complete the full contact details of the agent. All correspondence will be sent to the agent.

	Personal Details (if applicable)*	Agent's Details (if applicable)*
Title		Mr
First Name		Matthew
Last Name		Holmes
Job Title (where relevant)		Director
Organisation (where relevant)	Pennyfarthing Homes Ltd	Chapman Lily Planning Ltd
Address	████████████████████ ██████████	████████████████████ ██████████
Postcode	██████████	██████████
Tel. No.		██████████
Email Address		████████████████████

## Part B – Representation

1. To which document does the comment relate? Please tick one box only.

<input checked="" type="checkbox"/>	Submission Plan
<input type="checkbox"/>	Consultation Statement
<input type="checkbox"/>	Basic Conditions Statement
<input type="checkbox"/>	Other <i>Please specify:</i>

2. To which part of the document does the comment relate? Please identify the text that you are commenting on, where appropriate.

	<i>Location of Text</i>
Whole document	
Section	
Policy	FM8, FM16 and FM19
Page	
Appendix	

3. Do you wish to? Please tick one box only.

<input type="checkbox"/>	Support
<input type="checkbox"/>	Object
<input checked="" type="checkbox"/>	Make an observation

4. Please use the box below to give reasons for your support/objection or make your observation.

**Policy FM8** - Policy FM8 states that 'new greenfield development should not exceed the density of nearby properties'. This policy could restrict developments to a maximum density of 12dph although such a constraint would be contrary to the policies of the District Council's Local Plan Part 1 as well as the National Planning Policy Framework (NPPF). Policy 7 of the former states that the design and layout of any development should make effective use of the site and para 59 of the NPPF requires design policies to avoid unnecessary prescription. Reference is also made to para 173 of NPPF which states that the 'plan' should not be subject to a scale of obligations that would threaten the viability of development. It is the experience of Pennyfarthing Homes that a density of 12dph would often not be achievable in viability terms given the need to provide affordable homes and other infrastructure. With direct reference to Site 20 (see policy FM19), such an obligation would not comply with strategic policy.

A question would also be raised with regard to the use of the term 'cul-de-sac'. If the term is used to describe a single access development such a constraint would be too prescriptive in a plan which seeks to control small scale development.

**Policy FM16** - Pennyfarthing Homes recognise the findings of the Housing Needs Assessment set out in the paragraphs 8.5 and 8.6 of the Neighbourhood Plan, and the aspiration for development to contribute towards boosting the stock of smaller homes within the village. At the same time however, it is important to ensure that development remains viable in order to be delivered. With specific reference to site 20 (see policy FM19), and the infrastructure requirements of that site's development, it is recommended that policy FM16 should require new market housing to be predominantly 1, 2 and 3 bed properties.

**Policy FM19**- Paragraph 16 of the NPPF states that neighbourhood plans should support the strategic development needs, including housing development, set out in local plans. In this instance the Local Plan comprises inter alia, the Local Plan Part 1 2011-2031, adopted in January 2016 (LPP1). Within the Plan, in order to meet identified and local essential needs, Policy 6 allocates 825 dwellings (private and

affordable) to Stalbridge and the 18 larger villages (of which Fontmell Magna is one) which are contained within the countryside. This figure is neither a target nor a maximum, it is up to individual communities to identify the level of local need.

The submission Neighbourhood Plan has been informed by way of detailed and intensive surveys undertaken to assess the extent of local housing need, (ref. Housing Needs Assessment – Fontmell Magna March 2017) and it has been established that approx. 30-35 new dwellings would be required to be built within the village up to 2031. Bearing in mind that the LPP1 states that the figure of 825 should not be regarded as a target nor a maximum (para. 5.26), it is quite appropriate for the FMDNP to seek a range of house numbers. In the case of the Home Farm site, development is expected to deliver infrastructure including a school drop off and affordable housing whilst having due regard to heritage and environmental constraints. In order to ensure the viability of the site for development, and its delivery to meet those aspirations it is recommended that policy FM19 should not set an absolute limit on the number of new homes to be delivered on the site.

*Continue overleaf if necessary*

**5. Please give details of any suggested modifications in the box below.**

**Policy FM8** - It is suggested that the first sentence of the second paragraph of Policy FM8 should be amended to read that 'Open-market housing in new greenfield development should not exceed a density that is appropriate to ensure that the character of the area is preserved'.

**Policy FM16** – It is suggested that the second paragraph of policy FM16 should be modified to: 'New open market housing should predominantly be of 1, 2 and 3 bedroom properties, and be suitable for young working individuals and families (and capable of adaptation and extension so that residents can adapt their housing to suit their future needs without having to relocate) or suitable for older residents wishing to downsize'.

**Policy FM19** – It is recommended that the second paragraph of policy FM19 should be modified to: 'The total number of dwellings should be at least 30 units and will comprise a mix of open market and affordable housing in line with Local Plan policies, and a range of house types and sizes in accordance with Policy FM16 Housing Types'.

*Continue overleaf if necessary*

**6. Do you wish to be notified of the District Council's decision to make or refuse to make the neighbourhood plan?** *Please tick one box only.*

<input checked="" type="checkbox"/>	Yes
<input type="checkbox"/>	No

Signature: M.Holmes

Date: 08/06/2018

*If submitting the form electronically, no signature is required.*

*Please use this box to continue your responses to Questions 4 & 5 if necessary*