

Respondent	Section / Page / Policy	Main issues raised	Action
Dorset County Council (Flood Risk Management)	Site 01	The site is at some (theoretical) risk of surface water flooding (1:30/100/1000 year) and fluvial risk (Flood Zones 2 & 3 medium / high risk) in to the Fontmell Brook which appears to form the northern boundary of the site. Any redevelopment proposals would need to consider this localised (prevailing) flood risk associated with the adjacent watercourse, and the management of surface water runoff generated by the site.	To be noted, and mitigation measures (as set out below) to be included if taken forward as allocations in the plan.
Dorset County Council (Flood Risk Management)	Site 20	The site is not shown by relevant mapping to be at (theoretical) risk of flooding, however any development proposals would need to consider the management of surface water runoff generated by the site	To be noted, and mitigation measures (as set out below) to be included if taken forward as allocations in the plan.
Dorset County Council (Flood Risk Management)	Site 22	The site is shown by relevant mapping to be at some (theoretical) risk of surface water flooding (1:100/1000 year) to the north / north-western boundary, adjoining Site 24. Any redevelopment proposals would need to consider both the prevailing risk of surface water flooding, together with the management of surface water runoff generated by the site.	To be noted, and mitigation measures (as set out below) to be included if taken forward as allocations in the plan.
Dorset County Council (Flood Risk Management)	Site 24	The site is shown by relevant mapping to be at some (theoretical) risk of surface water flooding (1:100/1000 year) to the south and south-eastern boundary, adjoining West St. Any redevelopment proposals would need to consider both the prevailing risk of surface water flooding, together with the management of surface water runoff generated by the site.	To be noted, and mitigation measures (as set out below) to be included if taken forward as allocations in the plan.
Dorset County Council (Flood Risk Management)	Other site options	<p>Sites 9 is shown by relevant mapping to be at some (theoretical) risk of surface water flooding (1:1000 year) with an overland flow path north-south, from an existing pond feature to an Ordinary Watercourse located outside and south of the site.</p> <p>Site 12 is approximately 30/40m North of the Main River channel (Fontmell Brook). Both the southern site boundary and adjacent highway (Mill Street) are thought to be impacted by fluvial flood risk (Flood Zones 2 & 3 medium / high risk).</p> <p>Site 27 - The site falls within Flood Zone 1 (low risk of fluvial flooding), but is shown by relevant mapping to be at some (theoretical) risk of surface water flooding (1:100/1000 year) adjoining the south-western corner and West St.</p> <p>Site 31.2 is close to / south of ongoing flooding issues which are impacting upon existing properties, resulting from overland flows of runoff from agricultural land to the west.</p>	To be noted, and mitigation measures (as set out below) to be included if taken forward as allocations in the plan.

Respondent	Section / Page / Policy	Main issues raised	Action
		<p>Site 35.2 is adjacent to / immediately north of an area thought to be at risk during severe rainfall events (1:1000 year).</p> <p>Site 46 is shown by relevant mapping to be at (theoretical) risk of surface water flooding (1:30/100/1000 year) and fluvial risk associated with an Ordinary Watercourse, which appears to form the northern boundary of the site. Any redevelopment proposals would need to consider prevailing flood risk associated with the adjacent watercourse & overland flow through the western half of the site, together with the management of surface water runoff generated by the site itself.</p> <p>Sites 10.2, 10.3 are not shown by relevant mapping to be at (theoretical) risk of flooding, however any development proposals would need to consider the management of surface water runoff generated by the site</p>	
Dorset County Council (Flood Risk Management)	Sites (All)	<p>All development proposals must give appropriate consideration to any prevailing flood risk and the management of surface water runoff. Accordingly all development proposals are to be supported by a site specific and deliverable strategy for surface water management. Having screened the Fontmell Magna NP area in terms of BGS mapping, and relevant ground conditions, the dominate bedrock type is variable. Bedrock ranges (west to east) from West Walton & Kimmeridge Clay, Greensand, Gault Mudstone, Limestone to Chalk, overlain by limited superficial deposits of river deposits of sand & gravel. On this basis potential infiltration rates and therefore possible use of soakaways will be viable, with infiltration more likely towards the east. Where potential infiltration is unlikely to match the required design standard (i.e. 1:100 year plus climate change uplift of 40%), alternative SuDS methodologies and techniques for regulating the discharge of surface water are to be considered within preliminary proposals, together with consideration of potential exceedance events.</p>	Include as mitigation requirements
Dorset County Council (Transport)	General	No additional comments (previous highways assessments as advised)	Noted
Dorset County Council	LGS – school playing fields	Object to the designation of school playing fields as Local Green Space as this is unnecessary (given the safeguards for the disposal of such sites) and could prevent necessary development, unless the policy wording allows development which is ancillary to the purpose for which the land is held.	Ensure policy wording allows for ancillary development if included as a LGS

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Dorset County Council	LGS – allotments at Bedchester	Object to the designation of allotments as Local Green Space unless the policy wording allows development which is ancillary to the purpose for which the land is held.	Ensure policy wording allows for ancillary development if included as a LGS
Dorset County Council (Education)	Sites	100+ houses may merit works at St Andrews School to accommodate the additional children, in which case a legal agreement (s106) may be sought.	Liaise with DCC regarding impact on school provision prior to next stage
Dorset County Council	General	Consideration could be given to a policy which addresses future agri / diversification needs	Local Plan policies cover: Policy 29 – Re-use of Existing Buildings Policy 31 – Tourist Accommodation Policy 32 – Equine-related Developments Policy 33 – Occupational Dwellings Consider whether these are sufficient
Historic England	Sites	It is not clear from the various reports if this has occurred. It is not clear how outcomes have been determined or that mitigation or even reducing levels of development to those stated is sufficient to avoid causing significant levels of harm. Has appropriate (ie informed) judgement been used throughout the assessment process to ensure appropriate weighting is given to key outcomes? It is clear from the map of the Conservation Area that its boundary is deliberately thrown wide of the settlement to embrace a significant part of its rural context and these open areas must therefore be deemed significant to the area's special architectural and historic interest. It is therefore likely that the development of the preferred options would cause significant harm, which should be avoided unless outweighed by public benefits. All sites need to be re-evaluated where adverse effects are identified as a different, potentially less harmful, outcome may occur.	Clarify that the SEA reflects the NDDC Conservation Team comments and the methodology they used. Consider undertaking further evaluation of the preferred options to be included in the draft plan.
Southern Gas Network	General	Having reviewed our documents, SGN do not have any infrastructure in the Fontmell Magna area and as such, have no comments to make on the Neighbourhood Plan in this instance. We are concerned that the proposed designation of adjacent land as Local Green Space will prevent necessary improvement works being undertaken.	Noted
Wessex Water	LGS adjoining Sewage Treatment	It is likely that improvement works will be required at the STW during the plan period to support growth in the village. It is possible that land adjoining the STW will be required to deliver required improvement works and we	Ensure policy wording allows for necessary infrastructure development if included as a LGS

Respondent	Section / Page / Policy	Main issues raised	Action
	Works	would wish to see the safeguarding of land around the STW for this purpose.	
Cranborne Chase AONB	Setting of AONB	The AONB is to the east of the A350 road and on the elevated ground, Open Access land, and public Rights of Way, there are extensive views over the village of Fontmell Magna. Development proposals should, therefore, consider the impact on the appearance and character of the village from those viewpoints. The village is very much part of the setting of the AONB as the AONB is, in return, part of the setting of the village. The character of buildings, roof materials and colours, open spaces, and tree and hedge planting, should all be considered in relation to both the location of proposed development and the mitigation of potential impacts of it.	These principles have been incorporated into the relevant policies.
Cranborne Chase AONB	Sites	I note that the development of site 20 could impact on the approach to the village and the entry to the village. Great care would be necessary in the handling of not just the design of the site layout and buildings but also the materials and landscape treatments. Similarly sites 24 and 27 would impact on the entry through West Street. Although this is a much less trafficked route development would be on both sides of the road and the existing character of the road should be sustained and, preferably, enhanced. Maintaining the rural character, rather than allowing urbanisation, should be part of a sensitive approach to accommodating necessary development.	These principles have been incorporated into the relevant policies. The preferred sites for housing development have been selected to avoid any addition to traffic along West St.
Environment Agency		No comments received – follow-up email sent	
Natural England		No comments received – follow-up email sent	
DCC Highways	Site Access	I would suggest that a roundabout is not a suitable solution to the speeding issue along this section of the A350. Roundabouts are "land-hungry" in that in order to provide the necessary deflection to slow approach vehicle speeds they need to be of a suitable large diameter. They are also expensive to construct. I would also advise that there would be no justifiable requirement for the developer of Site 20 to provide a roundabout to mitigate the impact of the development. An alternative solution may be to provide some form of localised gateway	Discuss with potential developer Pennyfarthing Homes.

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		feature into the settlement that incorporates the access to Site 20?	
North Dorset District Council	Housing	<p>Policy 9 in the Local Plan Part 1 provides some further detail on the strategic approach to Rural Exception Affordable Housing sites which doesn't seem to have been reflected upon in the housing needs assessment.</p> <p>When assessing site potential I think it is worth highlighting the challenge of balancing density, in units per hectare, with the considerations of housing type/mix in terms of the size and affordability of those units, affordable housing provision and the viability 'envelope', especially where infrastructure improvements are considered to be a major factor.</p> <p>Where infrastructure and other obligations are important for your selection of sites I would encourage the Neighbourhood Planning group to ensure the relevant policies detail what will be required and have a robust reasoning for it being necessary in order for those developments to be acceptable in planning terms. This should help ensure that those ambitions are achievable within the limitations on Section 106 agreements under the Community Infrastructure Levy Regulations (the reg. 122 tests).</p>	Noted. Policies will be reviewed to provide sufficient detail and justification.
Scottish and Southern Energy	Housing	<p>Connections for new development from existing infrastructure can be provided subject to cost and timescale.</p> <p>Where existing infrastructure is inadequate to support the increased demands from the new development, the costs of any necessary upstream reinforcement required would normally be apportioned between developer and DNO (Distribution Network Operator) in accordance with the current Statement of Charging Methodology agreed with the industry regulator (OFGEM). Maximum timescales in these instances would not normally exceed around 2 years and should not therefore impede delivery of any proposed housing development.</p> <p>Where overhead lines cross development sites, these will, with the exception</p>	No action

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		<p>of 400kV tower lines, normally be owned and operated by Scottish and Southern Electricity Networks.</p> <p>In order to minimise costs, wherever possible, existing overhead lines can remain in place with uses such as open space, parking, garages or public highways generally being permitted in proximity to the overhead lines. Where this is not practicable, or where developers choose to lay out their proposals otherwise, then agreement will be needed as to how these will be dealt with, including agreeing costs and identifying suitable alternative routing for the circuits. The existing customer base should not be burdened by any costs arising from new development proposals. Fontmell Magna proposed sites [1, 27, 24, 22 & 12] all have overflying 11kV lines owned and operated by Scottish and Southern Electricity Networks.</p> <p>To ensure certainty of delivery of a development site, any anticipated relocation of existing overhead lines should be formally agreed with Scottish and Southern Electricity Networks prior to submission of a planning application.</p>	
Brimble, Lea & Partners	Sites	Sites 10.2 and 10.3 should be considered for allocation for housing.	Not preferred as the site lies on the east side of the A350, a visually sensitive area forming part of the setting of the AONB.