



## Part B – Representation

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

X	Submission Plan
	Consultation Statement
	Basic Conditions Statement
	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	Setting of the AONB
Policy	FM4
Page	15
Appendix	

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

	Support
X	Object
	Make an observation

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

The plan recognises that there are extensive views of the village (and the eastern side of it within the foreground) from higher ground within the AONB to the east of Fontmell Magna. The plan sets out a presumption that new built development within the area to the east of the A350 is unlikely to be acceptable on the basis that it is likely to have an unacceptable impact upon the setting of the AONB. It then sets out that applications would have to demonstrate exceptional circumstances to justify development within this location and also that proposals would have to enhance the setting of the AONB.

Policy FM4 is fundamentally flawed by setting out a strong presumption **against** development that fails to conserve and enhance the natural beauty of the AONB. This runs directly counter to the presumption in favour of development as stated within the NPPF. Whilst the setting of the AONB is a relevant consideration, the land itself is **not** within the AONB itself and there is no reason why development of an appropriate design/scale utilising suitable landscaping should not integrate entirely acceptably within this area. Simply because new development might be visible from higher ground is not a reason to presume it will be unacceptable.

Furthermore the comments received from the AONB Partnership confirm that whilst this area of the village is sensitive the sites considered (and in particular sites 10.2 and 10.3 which were rejected) could be made acceptable through the use of appropriate design and suitable landscaping.

In support of this objection please find attached a report and 3 drawings 1078 PL1, 1078PL2 and 1078PL3 prepared by Richard Payne, Chartered Landscape Architect which forms part of this objection.

*Continue overleaf if necessary*

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

Policy FM4 (the setting of the AONB) and the supporting text should be rewritten to emphasise the visual sensitivity of the area on the eastern side of the village but that development proposals within this area will need to be of a design and scale that is appropriate and integrates with the existing pattern of development. Development proposals in this area will also need to demonstrate that the setting of the AONB can be safeguarded through the retention of existing trees and hedges and the provision of additional landscaping.

*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.*

X	Yes
	No

Signature: \_\_\_\_\_

Date: 7<sup>th</sup> June 2018

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

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