

## **FONTMELL MAGNA NEIGHBOURHOOD PLAN 2017-2031**

North Dorset District Council is satisfied that the Fontmell Magna Neighbourhood Plan 2017-2031 as modified meets the basic conditions, is compatible with the Convention rights and complies with the definition of a neighbourhood development plan.

A referendum will therefore be held on 15 November 2018.

### Background

The Fontmell Magna Neighbourhood Area was designated in June 2016 in accordance with Part 2 of the Neighbourhood Planning (General) Regulations 2012 (the 'Regulations'). The relevant body is confirmed as the Parish Council and the designated neighbourhood area covers the same area as the area of the Fontmell Magna Parish Council.

In March 2018, Fontmell Magna Parish Council submitted its draft neighbourhood plan and supporting material to North Dorset District Council. The District Council was satisfied that the documents submitted met the requirements of Regulation 15 of the 'Regulations'. The Parish Council was notified of the District Council's conclusion and informed that the plan could proceed to examination.

The submitted documents were made available for consultation from 27 April to 8 June 2018, and an independent examiner, Mr David Kaiserman BA Dip TP MRTPI, was appointed to examine the Plan. The examiner's report was received on 10 August 2018.

In summary, the examiner's report concluded that the Fontmell Magna Neighbourhood Plan 2017-2031 would meet the basic conditions and other legal requirements, subject to the modifications as set out in Appendix A of this decision statement.

North Dorset District Council considered each of the recommendations and modifications contained in the examiner's report at its Cabinet meeting on 17 September 2018. In considering the conclusions of the independent examiner, the District Council agreed that the legal requirements and basic conditions had been met. The District Council's Cabinet also considered and agreed a number of minor alterations and corrections to the draft neighbourhood plan which are included within Appendices B and C.

The council is therefore satisfied that the plan as amended...

- (i) meets the basic conditions (as set out in Schedule 4B to the Town & Country planning Act 1990); and
- (ii) is compatible with the Convention rights (within the meaning of the Human Rights act 1998); and
- (iii) complies with the provision concerning Neighbourhood Development Plans made by or under Sections 38A and 38B of the Planning and Compulsory Purchase Act 2004, and

...can now proceed to a referendum.

## The area covered by the Fontmell Magna Neighbourhood Plan 2017-2031

The neighbourhood plan area covers the area of Fontmell Magna Parish Council only.

## Details of the Neighbourhood Plan Referendum

The independent examiner considered that it was appropriate for the referendum to be held over the neighbourhood area.

The referendum will therefore be held over the neighbourhood area, being the same area as the area of Fontmell Magna Parish Council. In accordance with The Neighbourhood Planning (Referendums) Regulations 2012, as amended, the referendum for the Fontmell Magna Neighbourhood Plan 2017-2031 will be held on 15 November 2018 and information about it will be published on the District Council's website and made available for inspection no fewer than 28 days before the referendum.

## Where to find more information...

Copies of this decision statement, the examiner's report and the neighbourhood plan can be viewed online via [Local planning policy North Dorset - dorsetforyou.com](http://dorsetforyou.com) and at the District Council's Offices, South Walks House, Dorchester DT1 1UZ (8.30am to 5.00pm Monday to Thursday and 8.30am to 4.30pm on Friday).

**FONTMELL MAGNA - DORSET NEIGHBOURHOOD PLAN 2017 - 2031: MODIFICATIONS**

The formal recommendations taken from the Examiner’s Report, the District Council’s consideration and decision in response to each recommendation and the corresponding modification to the Fontmell Magna Neighbourhood Plan (FMNP) are set out in the table below.

Text shown underlined is proposed to be inserted within the plan as submitted and text shown as ~~strike through~~ is proposed for deletion from the plan as submitted.

<b>NDDC reference</b>	<b>Examiner’s formal recommendations</b>	<b>Background to recommendation</b>	<b>NDDC’s consideration of recommendation and decision</b>	<b>Modification to the Fontmell Magna Neighbourhood Plan</b>
FMNP1	Incorporate Plan period within formal title.	The examiner notes that the formal title of the plan does not incorporate its intended period of coverage (2017-2031). He states that the convention for neighbourhood plans is generally to do this and consequently he recommends that it is done in respect of the Plan.	The proposed modification ensures the Plan follows normal convention.  Decision: <b>ACCEPTED</b>	<u>FMNP Front Cover – Title of Plan</u>  FONTMELL MAGNA Neighbourhood Plan <u>2017-2031</u>
FMNP2	Policy FM1. Opening phrase be added to the second sentence of Policy FM1 so that it reads: ‘ <u>Other than in very special circumstances</u> , no development may take place which would harm the enjoyment of these spaces or would undermine their importance.’	The District Council, as part of its comments on the submission version of the Plan, suggested that the wording of the policy be amended to reflect more closely that used in the National Planning Policy Framework (NPPF). The examiner considered this a sensible point, since any unnecessary differences of interpretation between the two formulations might lead to uncertainty.	The proposed modification ensures greater consistency between the Plan and the NPPF.  Decision: <b>ACCEPTED</b>	<u>FMNP Policy FM1</u>  <b>Policy FM1. Local Green Spaces</b>  Local Green Spaces (listed in Table 2) have been identified as important to the local community. <u>Other than in very special circumstances</u> , no development may take place which would harm the enjoyment of these spaces or would undermine their importance.
FMNP3	Policy FM2. Reference should be made to the updated term ‘Biodiversity Mitigation and Enhancement Plan’ (BMEP). Reference should also be made to instances where proposals on sites should be accompanied by a BMEP. It should be noted that the Examiner’s Report states that the District Council and Natural England point out that the Biodiversity Protocol states that development proposals on sites over 1.0ha, or which are likely to give rise to an adverse impact on biodiversity, should be accompanied by a BMEP. This reference, by the examiner, to 1.0ha is an error, the correct figure being 0.1ha.	The District Council and Natural England, as part of their comments on the submission version of the plan, suggested changes to Policy FM2 in respect of referencing the BMEP and instances where proposals on sites should be accompanied by a BMEP. The examiner agreed that the suggested changes should be made in the interests of clarity.	The proposed modification provides clarity.  Decision: <b>ACCEPTED</b>	<u>FMNP Policy FM2</u>  <b>Policy FM2. Local Wildlife Corridors and Protected Species</b>  All new development should have due regard for the network of local wildlife corridors and sites of nature conservation interest identified on Map 4; taking into account national policy to provide net gains in biodiversity where possible. To achieve this, the potential adverse or beneficial impact of development on these ecological networks should be fully evaluated, and a Biodiversity Mitigation <u>and Enhancement Plan</u> submitted with any Planning Application <del>where potential adverse impacts may otherwise arise</del> <u>relating to a proposal on a site over 0.1ha or where there is likely to be an adverse impact to biodiversity.</u> The wildlife corridors should where possible be: <ul style="list-style-type: none"> <li>• enhanced through improved wildlife-friendly management, reducing sources of harm such as pollution;</li> <li>• protected through the creation of ‘buffer zones’ around their perimeters;</li> <li>• extended where there is opportunity to do so.</li> </ul>
FMNP4	Policy FM3. Rewording of the policy so that it reads: ‘Any development that would harm an important view of the North Dorset Chalk Escarpment or <u>negatively</u> affect views...’.	The District Council, as part of its comments on the submission version of the Plan, suggested that the wording of the policy should be amended.	The proposed modification provides clarity.  Decision: <b>ACCEPTED</b>	<u>FMNP Policy FM3</u>  <b>Policy FM3. Important Views</b>  Any development that would harm an important view of the North Dorset Chalk Escarpment or <u>negatively</u> affect views of the parish and Blackmore Vale from the AONB (as identified on page 5, on Map 5, and listed below) will be resisted.

NDDC reference	Examiner's formal recommendations	Background to recommendation	NDDC's consideration of recommendation and decision	Modification to the Fontmell Magna Neighbourhood Plan
				<ul style="list-style-type: none"> <li>• View of Fontmell Magna and the Blackmore Vale from Fontmell Down (Photograph 1);</li> <li>• View of Fontmell Magna and the Blackmore Vale from Littledown (Photograph 2);</li> <li>• View of Fontmell Magna and the Blackmore Vale from Brandis Down (Photograph 3);</li> <li>• View of the Cranborne Chase chalk escarpment from St Andrew's Churchyard (Photograph 4);</li> <li>• View of the Cranborne Chase chalk escarpment from Bedchester (Photograph 5);</li> <li>• View of the Cranborne Chase chalk escarpment from Gupples Lane (southern end) (Photograph 6);</li> <li>• View of the Blackmore Vale from Hartgrove Hill (Photograph 7);</li> <li>• View of North Dorset Chalk Escarpment and Blackmore Vale from the AONB (Photograph 8).</li> </ul>
FMNP5	<p>Policy FM4. Rewording of the policy so that it reads: '<u>Proposals for development within the visually sensitive area skirting the eastern extent of the village (shown on Map 5 below) which would harm the setting or natural beauty of the AONB will not be permitted unless it is clearly in the public interest to do so</u>'.</p> <p>Second sentence of the policy to be deleted.</p>	<p>The examiner has recommended the change to the policy in light of comments made by the District Council and Ken Parke Planning Consultants (KPPC) in respect of the policy in the submission version of the plan.</p>	<p>The proposed modification makes the policy more robust and provides clarity.</p> <p>Decision: <b>ACCEPTED</b></p>	<p><u>FMNP Policy FM4</u></p> <p><b><u>Policy FM4. The setting of the AONB</u></b></p> <p>Proposals for development within the visually sensitive area skirting the eastern extent of the village (shown on Map 5 below) which would harm the setting or natural beauty of the AONB will not be permitted unless it is clearly in the public interest to do so.</p> <p><del>Within the visually sensitive area skirting the eastern extent of the village (see Map 5 below), which provides the setting for the AONB, there will be a strong presumption against development that fails to conserve and enhance the natural beauty of the AONB.</del></p> <p><del>Only in exceptional cases, in which schemes clearly demonstrate an enhancement to the setting of the AONB, will development be allowed.</del></p>
FMNP6	<p>Policy FM5. Rewording of the policy so that it reads: '<u>Wherever appropriate, development should protect, and should reinforce, the local landscape character...</u>'</p>	<p>The examiner has recommended the change to the policy in light of comments made by KPPC in respect of the policy in the submission version of the plan.</p>	<p>The proposed modification ensures greater consistency between the Plan and the NPPF.</p> <p>Decision: <b>ACCEPTED</b></p>	<p><u>FMNP Policy FM5</u></p> <p><b><u>Policy FM5. Local Landscape Features</u></b></p> <p><u>Wherever appropriate</u> development should protect, and should reinforce, the local landscape character and its typical features, including:</p> <ul style="list-style-type: none"> <li>• Collyer's Brook / Fontmell Brook / Sturkel Brook, and their associated features – including the historic bridges, the sheep wash and the structures associated with the mills;</li> </ul>

NDDC reference	Examiner's formal recommendations	Background to recommendation	NDDC's consideration of recommendation and decision	Modification to the Fontmell Magna Neighbourhood Plan
				<ul style="list-style-type: none"> <li>the character of rural lanes such as Mill Street, Parsonage Street, the road from the Village Hall to Bedchester, Penn Hill, Woodbridge Lane, the road from Bedchester to Hartgrove, Gupples Lane, Hannah's Hill and the roads across Blackven Common and Marsh Common, with occasional wide historic verges, vergemarker stones and finger posts;</li> <li>the traditional field and plot boundaries of hedgerows and hedgerow trees;</li> <li>native deciduous mature trees and small native copses.</li> </ul> <p>The character of rural roads is deemed to include the hedgerows and the absence of raised kerbs and footpaths at the roadside.</p>
FMNP7	<p>Policy FM8. Rewording of policy so that it reads:  <u>'The layout of new development should generally reflect the pattern of existing village lanes, with a variety of plot sizes, shapes and variation in building lines, with opportunities for social interaction created by open spaces, verges and front doors and windows overlooking the street. The design, layout and orientation should be appropriate to the character of the surrounding area and should avoid adverse impacts of overlooking or loss of privacy to neighbouring properties. Particular regard should be had to the layout and landscaping of schemes proposed within the sensitive transitional areas lying between the village and the open countryside.</u></p> <p><u>Off-street car-parking will normally be required for two vehicles (or one plus a garage), together with adequate access for service vehicles.</u></p> <p><u>The precise location of affordable housing within a development will be determined having regard both to overall design and layout considerations (which must include the objective of ensuring that it is indistinguishable from other housing) and to the reasonable requirements of efficient management and maintenance.'</u></p>	<p>The examiner has recommended changes to the policy in light of comments made by numerous parties, including the District Council, in respect of the policy in the submission version of the plan.</p>	<p>The proposed modification ensures greater consistency between the policy and the NPPF.</p> <p>Decision: <b>ACCEPTED</b></p>	<p><u>FMNP Policy FM8</u></p> <p><b><u>Policy FM8. Development layout</u></b></p> <p><u>The layout of new development should generally reflect the pattern of existing village lanes, with a variety of plot sizes, shapes and variation in building lines, with opportunities for social interaction created by open spaces, verges and front doors and windows overlooking the street. The design, layout and orientation should be appropriate to the character of the surrounding area and should avoid adverse impacts of overlooking or loss of privacy to neighbouring properties. Particular regard should be had to the layout and landscaping of schemes proposed within the sensitive transitional areas lying between the village and the open countryside.</u></p> <p><u>Off-street car-parking will normally be required for two vehicles (or one plus a garage), together with adequate access for service vehicles.</u></p> <p><u>The precise location of affordable housing within a development will be determined having regard both to overall design and layout considerations (which must include the objective of ensuring that it is indistinguishable from other housing) and to the reasonable requirements of efficient management and maintenance.</u></p> <p><u>The layout of new development should follow the pattern of existing village lanes with a variety of plot sizes, shapes and variation in building lines, with opportunities for social interaction created by open spaces, verges and front doors and windows overlooking the street. Cul-de-sac developments and suburban style layouts are not in accordance with this policy, however courtyards in the style of groups of farm buildings are acceptable.</u></p> <p><u>Open market housing in new greenfield development should not exceed the density of nearby properties which are considered to contribute to the character of the village (see the Conservation Area Appraisal for details of the Listed Buildings and Unlisted buildings which contribute to the character of the conservation area and also Appendix 5 of the Neighbourhood Plan for densities). The design, layout and orientation should be appropriate to the character of the surrounding area and should avoid adverse impacts of overlooking or loss of privacy to neighbouring properties with a minimum distance of 20m between facing habitable rooms. The rear garden depth should be at least 10m, with longer rear gardens appropriate</u></p>

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				<p>for sites backing onto countryside. For greenfield sites, a design statement and landscape scheme should be provided, demonstrating how the layout and scale of any built development and the use of local native species trees or hedges will support a soft transition between countryside and settlement.</p> <p>Layouts will be required to provide sufficient amenity space for modern standards and provide a minimum of two water permeable off-street parking places (or one such plus a garage) and communal turning areas to all properties to support the levels of car ownership required to meet today's transport needs, as well as adequate access for service vehicles. Affordable housing, as required by the Local Plan, must be distributed throughout a layout and not grouped in clusters.</p>
FMNP8	<p>Policy FM9. The following changes to the policy are recommended by the examiner:</p> <ul style="list-style-type: none"> <li>the deletion of the first sentence (the reference to building heights);</li> <li>the deletion of the third sentence (the reference to urban etc style);</li> <li>the re-wording of the fourth sentence to read: 'Materials and detailing should <u>have regard to the vernacular features described in the preamble to this policy, including those described in Table 3</u>'; and</li> <li>the deletion of the second paragraph (the reference to permitted development rights).</li> </ul>	<p>The examiner has recommended the changes to the policy in light of comments made by KPPC in respect of the policy in the submission version of the plan. Furthermore, he has also had regard to the Government's Planning Practice Guidance and recommended changes to the policy for reasons of clarity and precision.</p>	<p>The proposed modification ensures that the policy is not overly prescriptive and it provides clarity.</p> <p>Decision: <b>ACCEPTED</b></p>	<p><i>FMNP Policy FM9</i></p> <p><b><u>Policy FM9. Building design</u></b></p> <p><del>New dwellings should be one to two storeys in height (any roof dormers counting as a storey).</del> New construction and alterations to buildings should respect the local rural character of the area in terms of scale, form, materials and layout, with an appropriate level of detailing to add interest and reinforce local character. <del>Buildings that are identifiably urban, characterless, or 'executive' in style will not be allowed.</del> Materials and detailing should <u>have regard to the vernacular features described in the preamble to the policy, including those described in Table 3</u> <del>be in accordance with Sections 3.8 to 3.15.</del></p> <p><del>In new dwellings, permitted development rights will be removed in relation to second storey loft conversions or dormer windows in order to protect the amenity of neighbouring properties or in order to prevent harm to the character of the Conservation Area or rural character of the parish.</del></p> <p>Roof-mounted photovoltaic panels should be frameless to reduce their visual impact and, may not be appropriate where they would be clearly visible and detrimental in the context of Listed Buildings, the Conservation Area or from the AONB.</p>
FMNP9	<p>Policy FM11. In light of comments made by the District Council the examiner recommends that the application of the policy should be restricted to all development that would result in increased surface water run-off. It should be noted that the District Council's view, expressed as part of the examination, is that the application of the policy should be restricted to development proposals that would result in a net increase of dwellings on a site.</p>	<p>The District Council, as part of its comments on the submission version of the Plan, suggested that the wording of the policy should be amended.</p>	<p>The proposed modification provides clarity.</p> <p>Decision: <b>ACCEPTED</b></p>	<p><i>FMNP Policy FM11</i></p> <p><b><u>Policy FM11. Sustainable drainage</u></b></p> <p>A site specific and proportionate Flood Risk Assessment (FRA) is to be submitted in support of all development proposals <u>that would result in a net increase of dwellings on a site</u>. It should include an assessment of site characteristics and identify any prevailing flood risk from all potential sources (i.e. fluvial, surface and ground water, sewers, existing infrastructure).</p> <p>Whilst the supporting FRA should outline any mitigation measures that are to be adopted to ensure that proposed development is not placed at risk, or any off site worsening generated, there will be presumption against sites or proposed developments with a significant prevailing risk.</p> <p>Equally all development proposals should be supported by a viable and deliverable strategy of surface water management that reflects relevant ground</p>

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				<p>conditions and which adheres to planning guidance and best practice.</p> <p>The specific use of infiltration measures and soakaways is to be substantiated by appropriate investigation and testing.</p>
FMNP10	<p>Policy FM12. The last sentence of the policy should be reworded so that it reads: 'Major development will be required to demonstrate that any necessary upgrades to the sewage treatment works <u>(as advised by Wessex Water)</u> will be in place prior to the site's occupation.'</p>	<p>The District Council, as part of its comments on the submission version of the Plan, suggested that the wording of the policy should be amended.</p>	<p>The proposed modification provides clarity.</p> <p>Decision: <b>ACCEPTED</b></p>	<p><u>FMNP Policy FM12</u></p> <p><b><u>Policy FM12. Development impacting on the sewage treatment works</u></b></p> <p>New dwellings will not be allowed within the odour consultation zone (as shown on Map 9) unless there is clear evidence that the potential impact of likely odours and emissions on future occupants would be within generally accepted limits. Development will not be permitted within this area if it would compromise the future upgrading of this facility.</p> <p>Major development will be required to demonstrate that any necessary upgrades to the sewage treatment works <u>(as advised by Wessex Water)</u> will be in place prior to the site's occupation.</p>
FMNP11	<p>Policy FM13A. The following changes to the policy are recommended by the examiner:</p> <ul style="list-style-type: none"> <li>• deleting the last phrase of the first paragraph ("...in respect of the following identified requirements") and inserting a new sentence at this point, to read: "<u>The facilities listed below reflect the need for improvements to the pedestrian and cycle network and recreation facilities, but other projects will be considered on their merits as appropriate</u>"; and</li> <li>• removing the reference to affordable housing in the last sentence of the policy.</li> </ul>	<p>The District Council, as part of its comments on the submission version of the Plan, suggested that the wording of the policy should be amended.</p>	<p>The proposed modification makes the policy more robust and provides clarity.</p> <p>Decision: <b>ACCEPTED</b></p>	<p><u>FMNP Policy FM13A</u></p> <p><b><u>Policy FM13A. Social Infrastructure</u></b></p> <p>Development should support the maintenance and enhancement of existing social infrastructure and the provision of new social infrastructure, in line with national guidance on planning conditions and obligations, through the provision on site and/or contributions to provision off site, <del>in respect of the following identified requirements:-</del> <u>The facilities listed below reflect the need for improvements to the pedestrian and cycle network and recreation facilities, but other projects will be considered on their merits as appropriate.</u></p> <ul style="list-style-type: none"> <li>• Upgraded footpath to South Street from West Street to make it all-weather for children using the school drop-off;</li> <li>• Shared footpath and cycle path to Village Hall from Gundels;</li> <li>• All weather five a side football pitch;</li> <li>• Upgrade play area by Village Hall.</li> </ul> <p>Contributions will not be sought from new community facilities <del>or affordable housing</del>, with the exception of site-specific measures necessary to make that development acceptable</p>
FMNP12	<p>Policy FM14. In the second bullet-point, the word 'incidental' be replaced with '<u>ancillary</u>'; and in the third bullet-point that the phrase 'the business use' be replaced by '<u>the development</u>'.</p>	<p>The District Council, as part of its comments on the submission version of the Plan, suggested that the wording of the policy should be amended.</p>	<p>The proposed modification provides clarity.</p> <p>Decision: <b>ACCEPTED</b></p>	<p><u>FMNP Policy FM14</u></p> <p><b><u>Policy FM14. Facilitating home working</u></b></p> <p>The extension of existing homes and provision of outbuildings to support expanded home working may be acceptable, provided:</p> <ul style="list-style-type: none"> <li>• the scale and design of the development is sympathetic to the character of the existing buildings and surrounding area;</li> <li>• the outbuilding or extension will remain available for business use <u>ancillary incidental</u> to the primary use as a dwelling;</li> </ul>

NDDC reference	Examiner's formal recommendations	Background to recommendation	NDDC's consideration of recommendation and decision	Modification to the Fontmell Magna Neighbourhood Plan
				<ul style="list-style-type: none"> <li>the development <del>the business use</del> would not result in a significant adverse impact on the environment, residential amenity or cause harm by increased traffic movements.</li> </ul>
FMNP13	Policy FM15. The policy should be deleted.	The District Council, as part of its comments on the submission version of the Plan, raised concerns regarding the policy and suggested it should be deleted.	It is agreed that the policy should be deleted.  Decision: <b>ACCEPTED</b>	<p><u>FMNP Policy FM15</u></p> <p><del><b>Policy FM15. Supporting existing businesses</b></del></p> <p>Proposals for shops and other establishments falling within Use Class A must not have a significant adverse impact on the vitality and viability of the village shop and pub.</p>
FMNP14	Policy FM17. First phrase of Policy FM17 be amended to read: 'This plan makes provision for a maximum of 40 new homes to 2031...'. If this recommendation is accepted, other references in the Plan to the 30-35 range should be revised accordingly.	The District Council, as part of its comments on the submission version of the Plan, suggested that the wording of the policy should be amended.	The proposed modification provides clarity.  Decision: <b>ACCEPTED</b>	<p><u>FMNP Policy FM17</u></p> <p><b><u>Policy FM17. Spatial strategy for new development</u></b></p> <p>This Plan makes provision for <u>a maximum of 40</u> <del>30 to 35</del> new homes to 2031, which is considered a sustainable level of growth. New built development must be focused on sites that lie to the west of the A350, and that are within easy walking distance of the main service amenities in the village (the shop, school and village hall, pub and surgery) and that are not within areas known to be at risk from flooding or otherwise protected.</p> <p>Unless a countryside location is essential, new open-market development should take place within the defined settlement boundary, on allocated sites, or through the re-use of existing buildings in line with national policy where their existing use is no longer required.</p> <p><b><u>Other Parts of the Plan</u></b></p> <p>Other references in the Plan to the 30-35 range to be revised accordingly.</p>
FMNP15	Text supporting Policy FM18. Map 11: Settlement Boundary Changes. Paragraph 9.10 to be deleted and Map 11 to be amended to include sites 20 and 22 within the new settlement boundary.	The examiner has recommended the changes to the policy in light of comments made by KPPC in respect of Policy FM18 and the supporting text to the policy in the submission version of the plan.	The proposed modification provides clarity and helps to avoid unnecessary confusion.  Decision: <b>ACCEPTED</b>	<p><u>FMNP Policy FM18</u></p> <p><b><u>Paragraph 9.10 (Text supporting policy)</u></b></p> <p><del>Site allocations will remain outside of the settlement boundary in case the allocation is not delivered, in which case the future of that site should be re-considered through the review of this Plan. These may be included within the settlement boundary in a future review of this Plan (or the Local Plan) once their development has commenced.</del></p> <p><b><u>Map 11: Settlement Boundary Changes</u></b></p> <p>To be amended to include sites 20 and 22 within the new settlement boundary.</p>
FMNP16	Text supporting Policy FM19 (Land South of Home Farm (Site 20)) and Policy FM20 (Land at Blandfords Farm Barn (Site 22)). Text to make it clear that both sites are located within the Conservation Area.	The examiner has recommended changes to the policy in light of comments made by the District Council in respect of the supporting text regarding Policy FM19 and Policy FM20 in the submission version of the plan	The proposed modification provides clarity.  Decision: <b>ACCEPTED</b>	<p><u>FMNP Policy FM19 and Policy FM20</u></p> <p><b><u>Text Supporting Policy FM19</u></b></p> <p>Reference to be made to the fact that the site is located within the Conservation Area.</p>




NDDC reference	Examiner's formal recommendations	Background to recommendation	NDDC's consideration of recommendation and decision	Modification to the Fontmell Magna Neighbourhood Plan
				<p><b><u>Text Supporting Policy FM20</u></b></p> <p>Reference to be made to the fact that the site is located within the Conservation Area.</p>

**AMENDMENTS TO FMNP Draft – Submission for Examination**

The base is the 12 March Draft submitted to the Examiner.

Amendments in ***bold italic***

Page	Section	Amendment	Ref
Front		Title now reads " <b><i>Neighbourhood Plan 2017 – 2031</i></b> ", and on header throughout document. Also r.h.header reads <b><i>November 2018</i></b>	Para 33
Front		Delete: NDDC Submission for Examination– 12 <sup>th</sup> March 2018 Insert: " <b><i>Referendum Version - November 2018</i></b> "	
i	Para5 line17	NDDC now reads " <b><i>Local Planning Authority</i></b> "	
li	Para1 line16	NDDC now reads " <b><i>Local Planning Authority</i></b> "	
iii	Foreword Final para	Now reads: " <b><i>Their dedication and perseverance have ensured that this Neighbourhood Plan has been drawn up and guided through various consultations within the Parish and with other statutory consultees. A version of the Plan, incorporating revisions made as a result of responses to these consultations, was then submitted for scrutiny by North Dorset District Council and an Independent Examiner which included further public consultation. The last step in preparing a Neighbourhood Plan is for the final version, incorporating the changes recommended by the Independent Examiner, to be approved by a referendum open to residents living in the parish in November 2018.</i></b> "	
vi	Para4 line3	DCC Highways now reads " <b><i>Highway Authority</i></b> "	
viii	7 <sup>th</sup> Para 1 <sup>st</sup> sentence	Deleted	Para 95
ix	Para 2 line.1	"...at between 30 to 35...." now reads "at a <b><i>maximum of 40</i></b> "	Para 100
ix	Para 5 line 1	"...where development has taken, <b><i>or is planned to take place....</i></b> "	
xi		Policy 13A becomes <b><i>Policy 14</i></b> Policy 14 becomes <b><i>Policy 15</i></b> Policy 15 is deleted Project 4 becomes Project P3 Project 5 becomes Project P4	Para 95
9	Para 2.3 line 4	"characteristics" becomes " <b><i>elements</i></b> "	
11	FM1 2 <sup>nd</sup> sentence	Add " <b><i>Other than in very special circumstances</i></b> , no development...."	Para 55
13	Para 2.9 1 <sup>st</sup> line	Add "...Biodiversity Mitigation <b><i>and Enhancement</i></b> Plan...."	Para 57
13	FM2 2 <sup>nd</sup> sentence	Add "Biodiversity Mitigation <b><i>and Enhancement</i></b> Plan"	Para 57
13	FM 2 2 <sup>nd</sup> sentence	Substitute "....any Planning Application <b><i>on sites over 0.1ha or which are likely to give rise to an adverse impact on biodiversity.</i></b> "	Para 57
13	Footnote 1	Hyperlink updated in line with D4U website update	
14	FM3 1 <sup>st</sup> sentence	Add "or <b><i>negatively</i></b> affect views"	Para 58
15	FM4 1 <sup>st</sup> paragraph	Becomes " <b><i>Proposals for development within the visually sensitive area skirting the eastern extent of the village (shown on Map 5 below) which would harm the setting or natural beauty of the AONB will not be permitted unless it is clearly in the public interest to do so.</i></b> "	Para 63
15	FM4 2 <sup>nd</sup> paragraph	Deleted	Para 63
18	FM5 1 <sup>st</sup> Sentence	Add " <b><i>Wherever appropriate</i></b> , development should protect...."	Para 65
25	FM8	<b><i>Becomes: "The layout of new development should generally reflect the pattern of existing village lanes, with a variety of plot sizes, shapes and variation in building lines, with opportunities for social interaction created by open spaces, verges and front doors and windows overlooking the street. The design, layout and orientation should be appropriate to the character of the surrounding area and should avoid adverse impacts of overlooking or loss of privacy to neighbouring properties. Particular regard should be had to the layout and landscaping of schemes proposed within the sensitive transitional areas lying between the village and the open countryside.  Off-street car-parking will normally be required for two vehicles (or one plus a garage), together with adequate access for service vehicles.  The precise location of affordable housing within a development will be determined having regard both to overall design and layout considerations (which must include the objective of ensuring that it is indistinguishable from other housing) and to the reasonable requirements of efficient management and maintenance."</i></b>	Para 74
28	FM9 1 <sup>st</sup> sentence	Deleted (New dwellings that are.....)	Para 80
28	FM9 3 <sup>rd</sup> sentence	Deleted (Buildings that are identifiably urban.....)	Para 80

Page	Section	Amendment	Ref
28	FM9 4 <sup>th</sup> sentence	Reads “Materials and detailing should <i>have regard to the vernacular features described in the preamble to this policy, including those described in Table 3</i> ”	Para 80
28	FM9 2 <sup>nd</sup> Para	Deleted (In new dwellings.....)	Para 80
30	Para 4.8 line1	“Dorset County Highways” becomes “ <i>the Highway Authority</i> ”	
33	Project P1 line1	“DCC” becomes “ <i>the Highway Authority</i> ”	
36	FM12 2 <sup>nd</sup> Para	Add “...sewage treatment works ( <i>as advised by Wessex Water</i> )....”	Para 88
41	FM13a	<b>Becomes FM 14</b>	
41	FM13A 1 <sup>st</sup> sentence	...”contributions to provision off site, in respect of the following identified requirements. <i>The facilities listed below reflect the need for improvements to the pedestrian and cycle network and recreation facilities, but other projects will be considered on their merits as appropriate.</i> ”	Para 91
41	FM13A 2 <sup>nd</sup> para	Deleted	Para 91
43	FM14	<b>Becomes FM15</b>	
43	FM14	2 <sup>nd</sup> bullet “incidental” becomes “ <i>ancillary</i> ” 3 <sup>rd</sup> bullet “business use” becomes “ <i>development</i> ”	Para 94
44	Para7.8 1 <sup>st</sup> sentence	Becomes “In keeping with the Local Plan <i>there is a</i> requirement to use.....”	Para 95
44	Para 7.9	Deleted	Para 9.5
44	FM15	Deleted	Para 95
44	Para 7.10	Becomes <b>7.9</b>	
44	Project 4	Becomes <b>Project P3</b>	
45	Para 8.2 1st sentence	Becomes “... <i>suggests that a maximum of 40 homes would be a reasonable target for the 15-year period from 2016 to 2031.</i> ”	Para 100
45	Project 5	Becomes <b>Project P4</b>	
50	FM17 1 <sup>st</sup> sentence	“...30 to 35...” now reads “ <i>a maximum of 40</i> ”	Para 100
51	Para 9.9	Bullet order changed 1st bullet now reads: “ <i>Amendments to the boundary at SBR1 and SBR2 where development or other changes have taken place to better follow the settlement edge</i> ” New 2nd bullet reads: “ <i>The inclusion of SBR3 where new development is planned.</i> ”	Para 103
51	Para 9.10	Deleted, (subsequent paras all -1)	Para103
51	Map11		Para 103
52	Para9.12 1 <sup>st</sup> sentence Para9.12 3 <sup>rd</sup> sentence	“...30 to 35...” now reads “ <i>the maximum of 40</i> ” “These should provide <i>a maximum of 40</i> new homes...”	Para 100
54	Para 9.15 3 <sup>rd</sup> line	“...and <i>within</i> the Conservation Area...”	Para 106
56	FM19 Para 5 line1	“...a biodiversity appraisal <i>together with a biodiversity mitigation and enhancement plan....</i> ”	Para 57
57	Para 9.23 1 <sup>st</sup> line	“”...agricultural field <i>within the Conservation Area</i> with some large...”	Para 106
59	FM20 Para 5 line 1	“...a biodiversity appraisal <i>together with a biodiversity mitigation and enhancement plan....</i> ”	Para 57
62	Para 10.1 3 <sup>rd</sup> lin	2018 becomes <b>2017</b>	
62	Para 10.2 5 <sup>th</sup> bullet	DCC Highways becomes Highway Authority	
65	Appendix 1	Conservation Area Appraisal: DCC becomes “ <b>Local Planning Authority</b> ” Also: Added updated hyperlinks for: Conservation Area Appraisal; North Dorset Landscape Character Assessment; North Dorset Local Plan; Strategic Housing Market Assessment for Eastern Dorset Housing Market Area.	
68	Objective 4	References to Policies 13A and 14 become 14 and 15; 15 & 21 deleted	

**Fontmell Magna Neighbourhood Plan: Modifications**

Amendments to FMNP Examination Draft

<b>Page</b>	<b>Section</b>	<b>Amendment</b>	<b>Examiner's Reference</b>
32	Map 8	Minor errors corrected on the map: - removal of path to St.Andrew's View at the north end of the village, as this is neither a public footpath nor a permissive path and therefore should not be shown; - permissive path to the AONB from the east edge of the village, missing from previous version; - road pinch points added along Mill Street, missing from previous version; - labels added to distinguish between public footpaths and permissive paths, for greater accuracy.	Para 82
53	Map 12	Minor error corrected on the map: - removal of path to St.Andrew's View at the north end of the village, as this is neither a public footpath nor a permissive path; to be consistent with Map 8.	Para 82