



# Marnhull Neighbourhood Plan Consultation Statement

This consultation statement summarises all the consultations that have been undertaken with the community and other relevant statutory bodies and stakeholders in developing the Marnhull Neighbourhood Plan. It describes how any significant concerns have been addressed and what changes have been made to the draft Plan as a result. It also demonstrates that the Neighbourhood Plan has been developed on the basis of wide and thorough community engagement. In line with the neighbourhood planning regulations, it:

- ✓ *contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*
- ✓ *(b) explains how they were consulted;*
- ✓ *(c) summarises the main issues and concerns raised and how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.*



MARNHULL PARISH COUNCIL

## Table of Contents

General approach to consultation.....	1
Initial consultation: Summer / Autumn 2023.....	2
Main Findings: .....	2
Parish wide survey November/December 2023 .....	4
What was done:.....	4
Main findings .....	5
Business / local organisations / landowner consultations, ongoing .....	7
What was done .....	7
Church Farm, Crown Road .....	7
Land east of Church Farm, Crown Road .....	8
Land around Marnhull (various).....	8
Design Codes and Conservation Area Appraisal consultations, May / June / July 2024 .....	10
What was done .....	10
Main Findings .....	11
Local Greenspace Landowner consultation, early 2025 .....	12
Main Findings .....	12
Regulation 14 pre-submission consultation February / March 2025 .....	13
What was done .....	13
Main Findings .....	14
Appendix 1 – Design Codes and Guidance consultation– detailed feedback.....	16
Appendix 2 – Regulation 14 consultation– detailed feedback.....	30

## General approach to consultation

Following a parish council meeting a steering group was formed following the Annual Parish Meeting in May 2023, under the auspices of the Parish Council, with terms of reference agreed in July 2023.

Regular updates about the Plan's progress were given at parish council meetings, where residents had the opportunity to raise questions. Updates were also posted on the parish council website and the Marnhull village facebook page was also used for information updates and to announce forthcoming consultations. In addition, Marnhull Messenger (a local magazine delivered free of charge to every household in the parish) was used to provide updates to the local community at key stages, and to notify residents of forthcoming consultations. Flyers were also produced to raise awareness of upcoming consultations and events.



### Update of the Neighbourhood Plan – Marnhull Parish Council 4 September 2023

#### Awareness-raising / consultation

We want to ensure that everyone throughout the parish is aware of the Neighbourhood Development Plan so they can play a full part in it as we progress. So we have submitted an article to the **Marnhull Messenger** for September. We have a flyer that will go through every letterbox in the parish and posters for the village. We are using facebook and social media and of course we are posting minutes and progress reports on the Parish Council website.

We had a presence at the **Flower show and Fest** – We had a good response from both shows. We have begun to compile a list of emails and volunteers from around the parish. We have collated information including important views, pinch points, near misses and accidents, green spaces and green gaps that it's important to retain in the village. These are now on the Parish Online Mapping service. We plan to have a competition for "my favourite view of Marnhull parish, through the seasons" as an additional way of engaging interest.

**Village Groups** – We are contacting the groups and businesses in the village. Both raising awareness and collating information – we particularly want to know How can the NP help you?

**Landowners** – continuing our contact with landowners in the parish to understand their development plans. Landowners that are on the SHLAA map, and ones that are not.

#### Funding & Finance

### Progress Report



#### Marnhull Parish Council has started work on a Neighbourhood Development Plan\*

The neighbourhood plan affects everyone  
in the parish of Marnhull.

We need your participation  
through surveys and public meetings  
over the coming months.

**Your views matter. Please take every  
opportunity to have your say.**

To find out more visit  
[marnhull-pc.org.uk/neighbourhood-plan/](http://marnhull-pc.org.uk/neighbourhood-plan/)

To volunteer contact  
[marnhullndp@gmail.com](mailto:marnhullndp@gmail.com)

\* See over

#### The Neighbourhood Development Plan will:

- Develop a shared vision for Marnhull's future.
- Identify the kind of homes and amenities needed, and where they should be built.
- Identify and protect important local green spaces.
- Influence the design of new buildings.
- Influence decisions on related matters such as traffic and transport; footpaths; local facilities; use of renewable energy, etc.

Marnhull is under pressure from development.

The plan is not a panacea but, once adopted,  
it will be a statutory document with the same weight as  
the Local Plan.

**Please support Marnhull's Neighbourhood Plan.**

Thank you.

[marnhull-pc.org.uk/neighbourhood-plan/](http://marnhull-pc.org.uk/neighbourhood-plan/)

November 2023 Flyer



## Initial consultation: Summer / Autumn 2023

To help make the community aware of work starting on the Neighbourhood Plan we had information and flyers put through with the Marnhull Messenger, which gets delivered to every household in the parish. We had flyers dotted around the village. The steering group organised stands at the Marnhull Fest (07/07/2023) and Marnhull Flower show (22/07/2023). We had maps where residents could locate valued views, pinch points in and around Marnhull and identify any traffic accident hot spots.



The consultation included an invitation to volunteer and discussion on the maps showing potential development sites (based on the Strategic Housing Land Availability Assessment as published by Dorset Council at that time) and the large developments already approved in the parish at that time.

Local residents were also asked to express their hopes and wishes for the future of the parish. During the summer and autumn of 2023 the steering group also contacted local clubs and societies, business and landowners (as far as these could be readily identified), to canvas their hopes and wishes for the future of Marnhull. There was a community meeting on 09/09/2023.



### *Main Findings:*

Based on the consultations, the steering group drew the following conclusions about aspects of the parish's development needs, desires and concerns:

- a) affordable housing was important - homes that were built to last, and affordable to live in,
- b) new homes should meet the needs of local people, priority should be given to local people
- c) the increase in traffic from more development was a major concern, due to the narrow lanes and lack of pavements.
- d) large housing developments, that were not in keeping with the village, were a growing concern.
- e) it was important to protect Marnhull's qualities of rural countryside, there were many important views, and its historical and cultural heritage

The steering group drew on these conclusions in drafting a statement of vision, aims and objectives for the Neighbourhood plan and used those objectives in gathering evidence to inform the plan. Including a household survey for the parish.

As there were concerns over the design of developments in the village, and impact on the area's historical and cultural heritage, the steering group undertook, with help from Locality, a Design Codes and Guidance Document report (the report from this was finished for consultation in early 2024), and, with the help from Dorset Council, undertook research to produce a Conservation Area Appraisal (as there was not published appraisal since the area was first considered for designation in 1969).

## Parish wide survey November/December 2023

### *What was done:*

From late summer through autumn 2023 the steering group compiled questions for the household survey. This included a late question about the large hybrid development application (known as Tess Square) that was submitted to Dorset Council in October 2023, as the survey provided a good opportunity to gauge the support, or not, for the scale and nature of that application.

The household survey was launched on 21 November, with the closing date for the survey advertised as 15th December 2023. A paper copy of the survey was delivered to every household in the parish with the monthly Marnhull Messenger, and flyers were dotted around the village, including some of the village businesses and community venues. The survey could be completed online via Survey Monkey (residents were encouraged to complete the survey online if possible) or the paper copy could be returned to the clerk or at various establishments in the village (The Spar, Robin Hill Stores, The Village Hall, The Crown, The Blackmore Vale Inn and The Royal British Legion), and these were subsequently entered into Survey Monkey by members of the steering group.

The survey made clear that we were aiming for at least one response per household. However if anyone wished to complete individual responses and therefore required more forms, they could contact the working group via [marnhullndp@gmail.com](mailto:marnhullndp@gmail.com). Anyone having difficulty completing the form could come to the Village Hall during the Hub & Repair Café sessions on Saturday mornings between 10.00am and 12 noon.

Reminders about the survey and deadline were included in the Marnhull Messenger, several in the village facebook page and at the parish council meetings. By the closing date we had 503 responses, and given that there are c 950 households in Marnhull, this was considered to be a

### Parish Survey 2023 is here!

21st November 2023

**The Neighbourhood Plan affects everyone in the parish of Marnhull and we want to hear from you.**

**Your views matter.**

**This is your chance to shape Marnhull over the next 15 years. Please take this opportunity to have your say.**

[surveymonkey.co.uk/r/MarnhullNDP2023](https://surveymonkey.co.uk/r/MarnhullNDP2023)

Marnhull Parish Council is actively working to produce a Neighbourhood Plan for the whole Parish – from Pleck to Pilwell, from Moorside to Musbury Lane. It's very important that residents take the opportunity to make their views known. This questionnaire will help us determine the policies and priorities to be included in Marnhull's Neighbourhood Plan. The plan will help us to:

- Develop a shared vision for Marnhull's future.
- Identify the kind of homes and amenities needed, and where they should be built.
- Identify and protect important local characteristics and green spaces.
- Influence the design of new buildings.
- Influence decisions on related matters such as traffic & transport; footpaths; local facilities; use of renewable energy, etc.

The survey is not about planning permissions already granted but is an opportunity to shape any future planning applications and developments.

Thank you for taking part.

**The Marnhull Neighbourhood Plan Team**

To find out more about the plan please visit [marnhull-pc.org.uk/neighbourhood-plan/](https://marnhull-pc.org.uk/neighbourhood-plan/) To access the survey type this into your web browser

[surveymonkey.co.uk/r/MarnhullNDP2023](https://surveymonkey.co.uk/r/MarnhullNDP2023)

If you've already completed the parish survey, thank you. If not you can find the link here or drop off your paper copy at the Village Hall, British Legion, either of the shops or pubs. Oh, and encourage your friends and neighbours to do so too. Everyone's voice counts.



good sample size on which to proceed, and the survey was closed. Checks were made to eliminate 'spoof' returns.

### *Main findings*

Key results from the survey are published in Appendix of the Neighbourhood Plan. The initial results were also published online, but had not been checked for errors<sup>1</sup> (which is why there is some slight discrepancies between the two data sets).

The results from the survey showed that residents particularly value the character of the countryside and of the village. The rural setting was one of the main reasons why people come to Marnhull, many felt the amount of development planned could undermine the distinctiveness and village feel. The loss of green space, and important views, as well as the scale and density of proposed housing, were raised as key concerns, although the need for housing for younger people and for those wishing to downsize in their retirement, as well as more eco-friendly housing was recognised. Significant concerns were raised that further growth will lead to additional traffic on our narrow lanes not designed for motorised vehicles. With the increase of traffic comes the issue for non motorised movements around the village. The lack of pavements was also cited as an issue for pedestrians. The impact of flooding which may get worse as the climate changes, was also a major concern for many respondents.

This feedback helped to inform the broad aims and objectives of the plan as:

*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.*

The overriding objectives of the plan is to help create the conditions for a thriving and sustainable village. To achieve this, the plan aims to :

- protect the distinctive local character and heritage of the Parish, where developments will contribute to the character and interest of the parish
- minimise the environmental impact of new buildings
- maintain important open spaces and views
- encourage a mix of housing designed to attract people of all ages and backgrounds. Prioritise affordable housing for residents with a 'local connection' young and old
- support local business
- prioritise walking and cycling for local journeys - encourage improvements public transport provision - primary local bus services
- minimise the adverse impacts from any increases in motor vehicle traffic on the roads and rural lanes, recognising that many of our rural lanes are suitable for large or high volumes of traffic

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<sup>1</sup> This is explained in further detail in a post on the Parish Council website <https://marnhullparishcouncil.gov.uk/wp-content/uploads/simple-file-list/Neighbourhood-Plan/Progress-Report-on-the-Marnhull-Neighbourhood-Plan.pdf>

- reduce flood risk by encouraging a range of measures to minimise the potential for an impact of flooding around the parish, recognising that climate change is expected to increase the number of severe of flood events.

The survey also asked about the value residents placed on some of the key green spaces and views, and the area's landscape character and natural amenities, such as the public rights of way, open views across the vale and natural hedgerows. The results from this fed into further work on these aspects of the plan.

At the time of the survey Marnhull's housing land supply included about 200 dwellings with approval, with a significant proportion of these proposed for affordable homes. Most respondents to the survey (about 75%) thought that this level of development was too high. Those planning on moving were more likely to need to downsize to a smaller home. When asked if they would like more housing to secure a food store and business units, a clear majority (over 80%) were not in favour.

The parish survey asked if anyone in their household was looking to rent or buy business premises in the parish for the foreseeable future. 9 response forms responded positively, 3 as potential new start-up business. The needs included some small-scale retail, a takeaway, and a consultancy. There was no obvious need for further tourist accommodation. When asked if they wanted a large food store in the centre of the village, the general consensus was against this.

We have an active village with a wide range of facilities, and the survey collected data on the extent to which these were valued by the community. All of the facilities listed were deemed important overall, with the lowest score (just over 50%) relating to the carpet shop. Some facilities, such as the pharmacy and Post Office stores, scored extremely high, with over 80% suggesting that this was "very important" to them. The need for other facilities was also raised, and the most common suggestions are noted in the Plan. We asked if the large food store and business units to create a new centre of the village was desired, and only about 20% of responses were in favour.

The survey results showed that the majority of residents were concerned about road safety, in particular the speed of traffic (too fast for the narrow / winding road conditions), motorists parking in unsafe locations, poor visibility / dangerous junctions, and the lack of safe walking routes. On this basis a sub-group was formed to undertake research and liaise with Dorset Council to identify potential mitigations and improvements in the highway and footpath network, to help address the many road safety concerns held by local residents.

Over 80% of those responding agreed that climate change is important and should be reflected in the draft plan's policies.

All of these findings provided reassurance on the plan's emerging aims and objectives, and provided useful data and insights to inform the drafting policies.



## Business / local organisations / landowner consultations, ongoing

### *What was done*

Members of the steering group met with various business, clubs and associations and landowners throughout the period of the plan. This included the Spar Shop, Cooks Garage, Marnhull Surgery and Pharmacy, Robin Hill Stores and Post Office St Gregory's Church and both the schools, local landowners, as well as the Crown Inn and Clock House Bed and Breakfast (as the larger of the tourist accommodation providers).

### *Main Findings*

In terms of the community facilities, feedback indicated that larger shop premises are needed to ensure the commercial viability of the local convenience stores, but both sites are limited in terms of future options for expansion. The owner of the Spar shop advised the groups members that, in their view, the size of store proposed at Tess Square would be unrealistically large, and also highlighted concerns about moving to a location further away from their present customers, especially those who are less mobile. The owner of the Post Office and Robin Hill Stores confirmed that they were in discussions about moving to the Tess Square development when built. Marnhull Surgery confirmed that, at present, there are no GP appointments available in Marnhull, and the premises was open for one morning a week. They are using more digital ways to help patients. St Gregory's Church representative confirmed that although there was no off-road parking provided for the church, this was not a concern due to the Crown Inn letting churchgoers park there. The two schools are both under subscribed, so will welcome new families into the village with the new developments. St Mary's school has a breakfast club and after school clubs, which eases the traffic on the narrow lanes to the school.

The owner of Cooks Garage (at the bottom of Church Hill, opposite the junction of Sodom Lane) confirmed that they had in the past experienced difficulties with insufficient parking for their business, but the landowner lets them use land at Ashley Farm when necessary. The tourist accommodation providers reported that there were various reasons for visitors in the village - including friends/family of residents, people who were thinking of moving here, holiday in a rural village, seeking relatives in the churchyard, Thomas Hardy fans and those seeking some solitude/peace and quiet.

Landowners shared their proposals.

### *Church Farm, Crown Road*

The landowner is considering moving the farmyard to another more appropriate location on the farm. This is necessary to mitigate issues with having a working farm with livestock and produce in adjoining the village. The farm buildings are close to homes, and there is a footpath through the farmyard, which brings the public in contact with farm machinery and livestock. There have been a number of complaints about gates etc. The public do not always stick to the footpath and can wander in the farmyard. They are concerned about safety of the public and the livestock, as gates are not always closed. They have also had a number of thefts recently, and consequentially they have installed more gates. It would be better for the farmyard to be relocated elsewhere. With this in mind, and to future proof the farm, they are thinking of utilising the existing farmyard and barns as a site for small industry. They are willing to embrace change and support opportunities for local employment. Possible compatible uses could be businesses such as dog grooming, gym, hairdressers, coffees shop / farm shop, office space etc. Something that will be not too loud, or require HGV vehicles. The farmyard site would be available for development only after they had identified a suitable spot for the new farmyard, which would need to go through the appropriate

planning etc. The site is of a considerable size, and has its challenges - old buildings and a slurry pit etc.

### Land east of Church Farm, Crown Road

The landowner of the field East of Church Farm confirmed that they were considering a potential scheme to deliver between 50 -60 dwellings, ranging from 1 bed flats to 5 bedroom larger homes, and which would include affordable homes, and homes designated to people over 55. 1 bedroom properties would be designed as a house subdivided into 4 apartments (e.g, two flats on each level with a shared garden). The scheme could also include a few plots for people to buy and build their own property (self-build plots). The properties would have generous gardens. The scheme could also include:

- a small convenience store and a coffee shop, along with a play area.
- an area for allotments (approximately 20)
- wildlife / biodiversity areas within and surrounding the site, including at least two ponds and a woodland area (potentially adjoining Church Farm to provide a buffer)

### Land around Marnhull (various)

Mr Crocker conveyed his plans regarding Tess Square, but initially said that he had not made-up his mind about other developments. A leaflet was produced in the second half of 2024 to accompany the planning appeal against the refusal of the development.

#### Future development

**Tess Square & Butts Close+**

MB Crocker will be appealing Dorset Council's decision to refuse hybrid application ref: P/OUT/2023/02644 for the development of new retail facilities at Tess square & an additional 81 homes (over & above the existing outline consent at Butts Close).



Tess Square would lie at the heart of Marnhull within easy walking / cycling distance of the majority of the village & would promote linked trips with the neighbouring first school, doctors surgery & pharmacy, as well as the nearby village hall & pub. Whilst it is acknowledged that some people would still choose to drive, the proposed development would afford people the choice. At present, residents have little choice other than to drive to surrounding towns for goods & services or otherwise arrange for regular deliveries, generating vehicle movements & invariably involving longer distances. Tess Square & the range of shops & services therein have been specifically sized to meet the needs of Marnhull. Enabling development came in the form of 120 new homes at Butts Close (although there is already permission for 39. MB Crocker are also looking at a variant scheme for 160 homes on the land off Butts Close. Development would take a number of years through to 2032.

**Land south of Musbury Lane**

MB Crocker is looking to submit a revised outline application for a small-scale, sensitive scheme of seven homes, inclusive of two affordable discounted market homes and two self-build homes.

**Future sports pitch, cemetery extension, allotment provision and school playing field**

MB Crocker believe that as the population of Marnhull grows, there will be a need for enhanced and expanded facilities. Opportunities for the creation or expansion of the above facilities within MB Crockers landholdings have been identified—see plan on central pages.

**Future care and / or retirement living**

With an aging population, care and / or retirement living accommodation would allow residents to remain in the village and maintain family networks. An opportunity has been identified within MB Crockers landholdings next to the proposals for Tess Square —see plan on central pages.

#### MARNHULLS FUTURE

The existing population of Marnhull is c.2,036 across 950 households (2021 census data). The demographic is heavily skewed towards older persons.

Marnhull is fortunate to have retained a good range of facilities including a first school, post office, shops, village hall, sports facilities, pubs, churches, doctors surgery & pharmacy; although a number of these owe their existence & / or survival to the intervention of MB Crocker.

Marnhull is located c.2km from Henstridge Airfield, an established employment area that has seen significant investment & rapid growth over the past decade.



Committed developments, that is those in build or benefitting from planning permission, equate to c.260 homes. The housing trajectory suggests that these homes will be built-out & occupied over the next 8-years, allowing residents to integrate into village life & add to its vitality.



MB Crocker entered into an innovative partnership agreement with CG Fry, selecting a Dorset based partner with an enviable track record of delivering high-quality, attractive homes. This is something that they are looking to replicate.





Committed Residential Development

A number of permissions for single dwellings have been approved in the village [Source: Dorset Council APS 2024]. Two small housing developments have recently been completed at the end of Kentisworth Road at the south-western end of the village & six net additional homes are at an advanced stage of construction adjacent to Joyces, New Street pursuant to Reserved Matters ref: P/RP/RES/2021/05447.

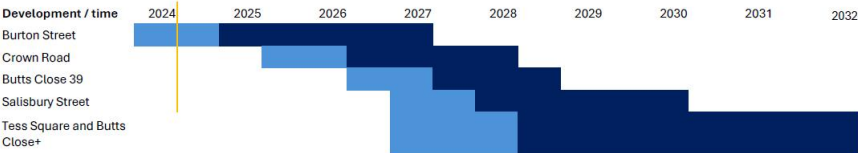
Renowned local housebuilder CG Fry are currently building-out 61 homes at Burton Street pursuant to Reserved Matters ref: P/RES/2022/05524. MB Crocker (in its capacity as landowner) has a partnership agreement with CG Fry, whereby it receives a share of receipts from house sales. This is very different 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. The consented scheme includes a blend of 2, 3 & 4 bed homes, with one 5 bed home. A policy compliant level of affordable homes is proposed. The first residents are expected to move in later this year, with the development due for completion by April 2027 [Source: Dorset Council APS 2024 supported by correspondence from CG Fry].

Outline consent for 72 homes & new community facilities north of Crown Road was granted on appeal (ref: APP/D1265/W/21/3289314) on 1st July 2022 subject to conditions & a legal agreement. Following a non-material amendment to change the description to ‘... up to 72 dwellings ...’, Hampshire Homes submitted a reserved matters application ref: P/RES/2024/03588 to erect 69 homes & associated infrastructure. At the time of writing this is still pending determination, but it is evident that the proposal is biased towards family housing. It is understood that Aster Group are likely to manage the site on completion, with a blend on affordable rented & shared ownership accommodation. Subject to a timely approval of Reserved Matters, & allowing for building regulation & other approvals, it is feasible that construction will commence in mid-late 2025. Given the secure tenure, we would anticipate homes being occupied from late 2026 & completion sometime in mid-late 2028.

Outline consent for 39 homes at Butts Close was granted (ref: P/OUT/2021/03030) on 2nd March 2023. MB Crocker are the landowner & are currently in discussions with prospective development partners. It is anticipated that Reserved Matters will be submitted in 2024. Subject to a timely approval of Reserved Matters, & allowing for building regulation & other approvals, it is feasible that construction will commence in 2026. We would anticipate a 1.5-year build programme, with homes being first occupied in late 2028 & final completion in late 2030.

Outline consent for 69 homes at Salisbury Street of Crown Road was granted on appeal (ref: APP/D1265/W/23/3323727) on 2nd July 2024 subject to conditions & a legal agreement. MB Crocker are the landowner & are currently in discussions with prospective development partners. It is anticipated that Reserved Matters will be submitted in 2025. Subject to a timely approval of Reserved Matters, & allowing for building regulation & other approvals, it is feasible that construction will commence in 2027. We would anticipate the homes being first occupied in late 2028 & completion sometime in late 2030.

It is worth highlighting that the aforementioned schemes will contribute over £3million towards new offsite infrastructure, including additional education capacity, open space & play equipment, sports facilities, transport improvements. Such financial contributions are secured by means of legally binding agreements.



Some 214 consultation responses were received from local residents in relation to the above committed developments at outline stage. Many, some 23% objected on the basis of a lack of shops & services; 10% on additional traffic generation & 34% on the basis of lack of employment opportunities. MB Crocker concur that growth should be matched by new & bolstered infrastructure. Whilst the financial contributions secured by means of legal agreement will help to fund some forms of infrastructure, it will not provide for shops & services.

## Design Codes and Conservation Area Appraisal consultations, May / June / July 2024

### *What was done*

Two initial meetings with the households of the areas identified for inclusion in the revised Conservation Area boundary were held in May 2024 (with letters posted to each household potentially affected by a change to the boundary). Representatives of eight households attended the session on the Nash Court and Burton Street proposals, and 15 residents attended the presentation and discussion on the Walton Elm / New Street proposals. Their responses were considered and amendments made to the proposals. One resident raised strong objections to the inclusion of their property. This was followed by the Annual Parish meeting on the 29 May which was open to everyone<sup>2</sup>. A total of 30 people attended this session, and the overall reactions were largely positive and constructive.

The draft version of the Design Guide and map of the proposed revision to the Conservation Area boundary was posted on the Parish Council website on 13 June. Flyers were posted around the village, articles included in the Marnhull Messenger and the consultation was also promoted at the Parish Council and on the two village facebook sites, and the parish council website. Householders that could be directly affected by the further changes were sent a personal invitation. Hard copies were made available at the Village Hall and Royal British Legion Club.

The draft Design Guidance and Codes were also sent to the key external consultees for their comments at this time. This was:

- ✓ adjoining parishes:
- ✓ Dorset Council - link officer
- ✓ Natural England
- ✓ Environment Agency

**Marnhull Neighbourhood Plan  
Consultation 2nd July 2024**



**18:30 2nd July 2024  
at the Village Hall**

**We are having a consultation on the  
Conservation Area and Marnhull's  
Design Guidance and Codes**

**A chance for us all to develop a shared vision  
of Marnhull's future. Further details at  
[marnhull-pc.org.uk](https://marnhull-pc.org.uk)**

 **Mark Turner**  
18 June 2024 · 🌐

**Neighbourhood Plan - Conservation Area and Design Code update**

We are consulting with the parish on two important pieces of the Neighbourhood Plan. We would like to invite all residents of the Village to a meeting at **The Village Hall at 18.30 on Tuesday 2nd July**. We will be covering:

Conservation Area Appraisal - we are proposing changes to the conservation areas in the parish. More details can be found on the Marnhull Parish Council Website. (see below for the link) We have had one round on consultation with the residents of the affected dwellings and at the Parish Meeting and we will provide a further update at the above meeting.

Design Codes - we have a draft set of design codes that set out the design codes to which we would like future developments and developers to adhere. These again can be found on the MPC website.

What we would like you to do:

1. Read the documents at: <https://marnhull-pc.org.uk/neighbourhood-plan/>
2. Attend the meeting at the Village Hall on Tuesday 2nd July at 18.30pm
3. Provide feedback to the Marnhull Neighbourhood Plan email [marnhullndp@gmail.com](mailto:marnhullndp@gmail.com)
4. Tell your neighbours too !

Look forward to seeing you on the 2nd July

MARNHULL-PC.ORG.UK

**Neighbourhood Development Plan – Marnhull Parish Council**  
Neighbourhood Development Plan What is a Neighbourhood Development Plan? A Neighbourhood Development Plan (NDP) is a way of helping local communities to influence the planning of the area in which they live and...

<sup>2</sup> Progress update on the ongoing work on green spaces, flooding and traffic was also made available at the annual meeting

✓ Historic England

A further consultation event was held on 2 July at the Village Hall, with about 60 people attending. The Steering Group also attended the Marnhull Flower Show and Marnhull Fest events on 6 July and 20 July respectively, and had a stall with updates and maps on the Conservation Area, green gaps and views, traffic and transport, flooding, as well as the Design Codes and Guidance (as at the Parish Meeting). The consultation formally closed on 26 July 2024.

### *Main Findings*

The work that had gone into the two reports were generally appreciated and there was a lot of interest at the meetings. There was generally positive of the Design Codes and Guidance from the community and also from Historic England, who advised “the production of such documents remains relatively rare in Neighbourhood Planning and your example is impressive in its clarity, accessibility and ease of use, and the demonstration of evidence on which the guidance and codes are based”.

The main responses and how these were considered is included in Appendix 1. These were passed to the report author (AECOM) who updated the guidance where appropriate (their responses are also recorded). This included checks on whether the guidance was sufficiently clear, and those circumstances where it should be more rigidly applied.



## Local Greenspace Landowner consultation, early 2025

### *What was done*

Landowners of the proposed Local Green Spaces were identified via local knowledge and, where necessary, Land Registry Title searches, and sent a letter at the end of January 2025. The letter explained that they were being contacted to let them know that there are areas of their land being considered for local green space designation through the Marnhull Neighbourhood Plan, and a map of these spaces was provided. Information about the designation criteria was also provided, and the landowner was invited to make any comments on the proposal. The deadline for responding was 31 March 2025.

Responses were received from:

- The landowner of sites LGS 4, LGS 5, LGS 7, LGS 8, LGS 16;
- The landowner of site LGS 11;
- The landowner of site LGS 12.

### *Main Findings*

The consultation overlapped with the Regulation 14 consultation and therefore the responses from landowners are considered as part of those responses.

## Regulation 14 pre-submission consultation February / March 2025

### *What was done*

The consultation period on the Regulation 14 draft of the Neighbourhood Plan ran from 10th February to the 31st March 2025. This was publicised throughout the village with flyers, articles in the Marnhull Messenger, at the parish council meetings, on the parish council website, and an email was sent to those who had expressed an interest in the Neighbourhood Plan. We also ran an on-line campaign on the two facebook village sites. An email was sent to all the clubs and business, as well as statutory bodies, and the draft was available to view in a hard copy in several locations around the village. We held two drop in events at the Village Hall - Saturday 22nd February from 14:30 to 17:00, and Friday 14th March from 16:30 to 18:30. These were well attended, with about 120 villagers in total present.

Respondents were encouraged to complete a response form (either online or paper copies) which were processed via Survey Monkey software.

The Neighbourhood Draft Plan will be available to view from 10th February 2025 until 31st March 2025.

**Marnhull Neighbourhood Development Plan**

**Public Consultation**  
Pre-submission (Draft) Neighbourhood plan



**Drop-in-events at Marnhull Village Hall**

**Saturday 22nd February from 14:30 to 17:00**

**Friday 14th March from 16:30 to 18:30**

Residents are invited to come along to these drop-in events to learn more about policies and ask any questions relating to them.

The draft will be available on the Parish Council's website (from 10th February) at [www.marnhullparishcouncil.gov.uk](http://www.marnhullparishcouncil.gov.uk). There is a consultation form to fill in online, paper copies available at the drop-in events. Copies can be viewed from the following places from 10th February:

Village Hall, Surgery, Robin Hill Stores, The Spar shop, the Churches, St Gregory's and St Mary's primary Schools (for parents), Blackmore Vale Inn, The Crown Inn, The Royal British Legion.

**Marnhull**  
PARISH COUNCIL

6 New Street, Marnhull, Dorset DT10 1PY  
01258 821231 [clerk@marnhull-pc.org.uk](mailto:clerk@marnhull-pc.org.uk)

### Draft Neighbourhood Plan for Consultation

9th February 2025

The Neighbourhood Plan Working Group are pleased to present the Draft Neighbourhood Plan with supporting documents, for consultation from 10th February 2025 until 31st March 2025.

Links to the draft plan for your review, and key supporting documents, are below:

- [Marnhull Neighbourhood Development Plan 2023 -2028](#)
- [Design Guidance and Codes](#)
- [Draft Conservation Area Appraisal](#)
- [Strategic Environmental Assessment](#)
- [Traffic Management Survey](#)
- [Marnhull Views Report](#)

Drop-in events where you can learn more and ask questions about the plan are being held at Marnhull Village Hall on:

- Saturday 22nd February from 14:30 to 17:00
- Friday 14th March from 16:30 to 18:30

We welcome comments from you – please use the electronic comment form if possible, which is linked here: [Marnhull Neighbourhood Plan Survey Form](#) – alternatively you can send us comments via [email](#) or post them to the Parish Clerk, 6 New Street, Marnhull, Dorset DT10 1PY.

Copies of the draft Neighbourhood Plan will be made available to view at the Village Hall, Surgery, Robin Hill Stores, Spar, The Crown, The Blackmore Vale Inn, Royal British Legion, Ivy's hair and Beauty as well as at the schools and Churches.

Thank you for taking the time to read the Draft Neighbourhood Plan.

Warmest Regards,

The Neighbourhood Plan Working Group.



The following statutory consultees and local organisations and landowners were contacted, and responses were received from the those indicated in ***bold italics***:

#### ***Councils***

- ***Dorset Council***
- Somerset Council (as an adjoining Local Planning Authority)

#### ***Parish Councils***

- Fifehead Magdalen Parish Council
- Hinton St Mary Parish Council
- Manston and Hammoon Parish Council
- Stalbridge Town Council
- Sturminster Newton Town Council
- The Orchards and Margaret Marsh Parish Council (covering East Orchard, West Orchard and Margaret Marsh)
- The Stours Grouped Parish Council (covering East Stour, Stour Provost, Todber and West Stour)

#### ***Statutory consultees (other)***

- ***Natural England***
- ***Environment Agency***
- ***Historic England***
- ***National Highways***
- Scottish and Southern Energy
- Southern Gas Network
- NHS Dorset
- Dorset HealthCare
- Wessex Water

#### ***Landowners / Local Organisations***

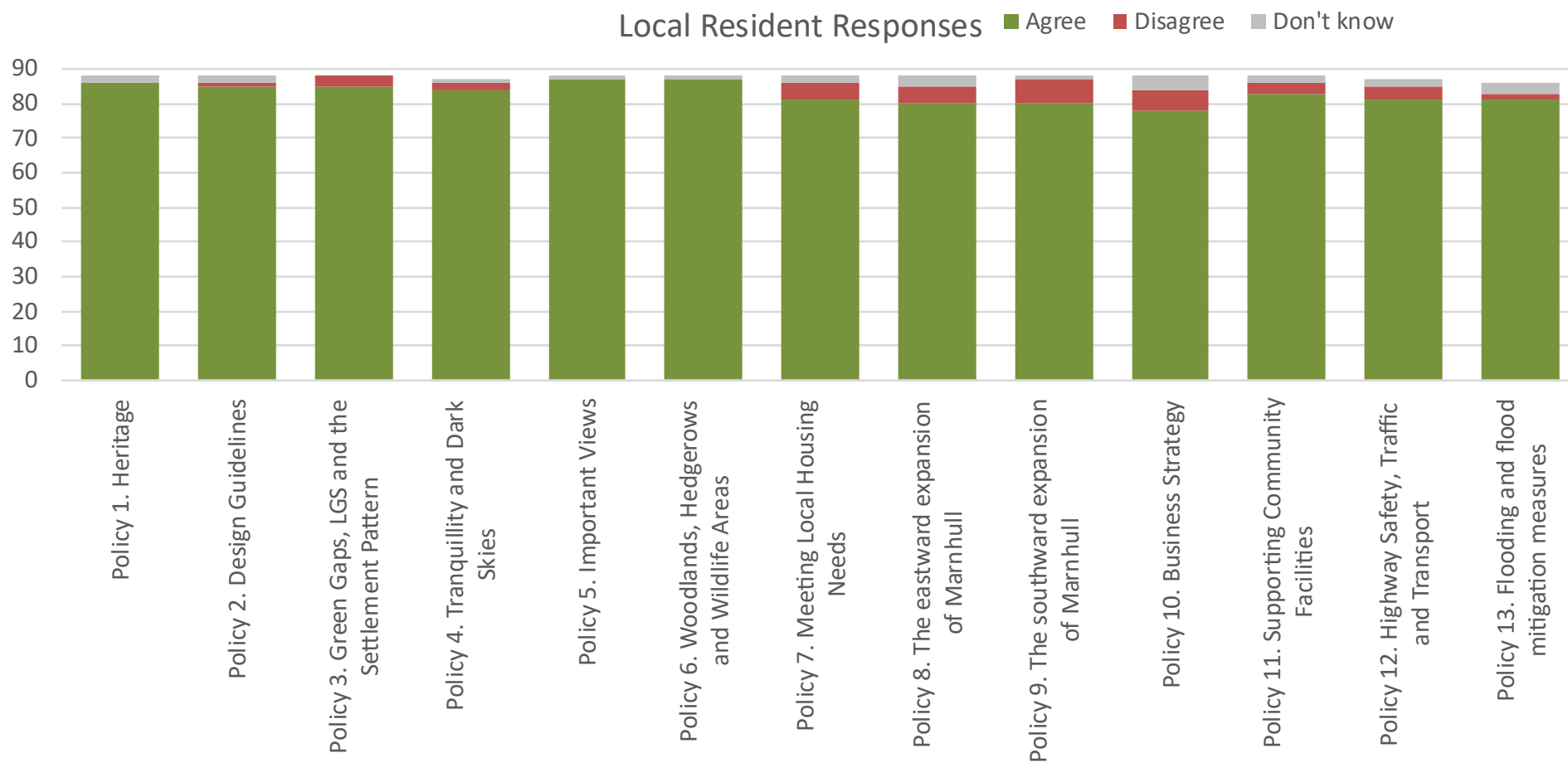
- Aster Housing Association
- Blackmore Vale Partnership
- St Gregory's Church
- St Gregory's School
- St Mary's Catholic Church
- St Mary's School
- The Stockford family (land adjoining Church Farm)
- The Wade family (Church Farm)
- The Blackmore Vale Inn
- The Crown Inn
- The Royal British Legion
- ***The Crocker family (various landholdings)***  
(response received from Chapman Lily Planning on behalf of Paul Crocker, MB Croker, P&D Crocker, Smokey Dorset Dreams Ltd)
- Marnhull Community Choir
- Marnhull Craft Club
- Marnhull Cricket Club
- Marnhull Fest
- Marnhull Flower Show
- Marnhull Garden Club
- Marnhull Green Teams
- Marnhull Hub and Repair Cafe
- Marnhull Lunch Club
- Marnhull Men's Shed
- Marnhull Players
- Marnhull Ramblers
- Marnhull Social Table Tennis Club
- Marnhull Tennis Club
- Marnhull Village Care
- Marnhull Village Hall
- Marnhull Walking Football Club
- Marnhull WI

90 responses were received from local residents, representing the views of about 126 individuals plus one response made on behalf of a local group (Marnhull Green Team). All but one response was from people who lived in the parish. Six of the responses were anonymous.

#### ***Main Findings***

Overall there was general support for the Neighbourhood Plan in terms of whether or not the respondents would support the plan (with 76% of the survey responses saying they would vote in favour as it stands, 22% happy to vote in favour but would like some minor changes, and only 2 of the returns looking for major changes, and having viewed their responses they were objecting to the amount of development (ie too much) and that the allocations weren't needed). The vast majority of respondents were in support of the policies (with at least 88% of those responding agreeing with each policy), and the comments and suggested changes made against these are discussed further in the table in Appendix 2. The full Survey Monkey results are available on request separately.

*All comments were read and considered, and the main comments made (as relevant to the plan or process) have been summarised. In some cases where the comment may have been input against one area but is more applicable to another policy / part of the plan, the latter has been used. Every effort has been made to try to summarise remarks clearly, although there may be minor errors due to the wide-ranging nature of the comments received.*



## Appendix 1 – Design Codes and Guidance consultation– detailed feedback

Page	Respondent	Comment (summarised)	Response
General	Dorset Council	There is no overall vision that sets out the priorities for development. It would be useful to have a vision which provides an aim the design code can work towards, as per the recommendations in the National Model Design Code Guidance notes.	This can be addressed in the Neighbourhood Plan
General	Dorset Council	Marnhull has not been divided into character areas. Dividing the village into character areas would aid the ability to code for different parts of the village. The contrasts between different areas is alluded to in several part of the guidance and coding from ‘cul-de-sac’ locations and ‘outskirts’. There is limited assessment as to whether design features of the village are positive or negative. For example, the linear pattern of the village is a historic feature however, there is no assessment as to whether this is positive and why it should be replicated.	Noted – however this would require considerable updates which are unlikely to be possible given the limited resources. This may be possible to address in part through the Neighbourhood Plan.
General	Dorset Council	It would be beneficial if the background text was separate to a list of policies. As presented it is very difficult for a user, such as a developer to immediately understand all that is required of them in the designing of a new scheme. It would be useful if this could be made clearer so that a user is not required to read the whole document.	This can be addressed in the Neighbourhood Plan
General	Historic England	Our involvement in the preparation of Neighbourhood Plans and associated documents is meant to be light touch, and Historic England’s role is not to substitute or duplicate expertise available locally through the local planning authority. We therefore only tend to comment on Plans and related matters in detail when and where our formal interests are likely to be affected. The document is impressive in its clarity, accessibility and ease of use, and the	Support noted



Page	Respondent	Comment (summarised)	Response
		demonstration of evidence on which the guidance and codes are based.	
General	Natural England	Natural England does not have any specific comments on this Design Guidance and Codes, and have no objection to the proposed Design Guidance and Codes.	Noted
General	Dorset Council Catherine Turner	The numbering within sections 3.3 and 3.4 is confusing as it results in there being two section 1.1's in the document. Suggest numbering within the subsections to reflect this. E.g. 01.RC.1.1 on page 27 instead of 1.1.	<i>Agree – AECOM to consider (as the system results in duplication of numbering)</i>  <b>AECOM – we have updated so that the numbering is lettering instead A – Z, starting with each code, to avoid having two numbering systems.</b>
General	Louise Shaxson	Whilst keen to keep the green spaces within the village boundaries, we also need to consider the edge of the village and how it encroaches on the surrounding countryside, and how we balance these considerations.	This is broadly covered in the Design Code and can be discussed in further detail in the Neighbourhood Plan
General	Chapman Lily on behalf of Crocker	There appears to be no recognition of the recent approvals which are 'infill' within the village- These should be shown on a map	This will be addressed in the Neighbourhood Plan
General	Chapman Lily on behalf of Crocker	We have serious concerns about the rather simplistic approach and suggest that it needs a more sophisticated analysis and approach to guiding new forms of development in ways which respond to rather than avoid settings of heritage assets. Consideration of likely impacts on settings requires an informed and staged approach	The codes do not advocate avoiding the settings of heritage assets.
05	Catherine Turner	<i>The design guidance and codes are intended to sit alongside the Neighbourhood Plan to provide guidance for applicants preparing proposals in the area and as a guide for the <b>Marnhull Neighbourhood</b></i>	<i>Amend reference to read Marnhull Parish Council</i>  <b>AECOM - Complete</b>

Page	Respondent	Comment (summarised)	Response
05		<i>Plan Steering Group and Dorset Council when considering planning applications.</i>  Should read Marnhull Parish Council (as this is outside the SG ToR).	
	Annette Morley	Presumably AECOM will amend their intro following change of Government and proposed abolition of ‘Levelling up’!	Refers to policy ‘at time of writing.’ The Levelling Up Act remains in place.  <b>AECOM – As this is a very quick change we have changed references from DLUHC to MHCLG and changed the year of NPPF from 2023 to 2024.</b>
08	Dorset Council	Paragraph 2.1 suggest rewording to ‘...a village hall with a recreation ground and sports club, children’s...’	<i>Make correction</i>  <b>AECOM - Complete</b>
08	Annette Morley	Overall, Section 2 ‘Neighbourhood Area context’ appears to show a thorough observation of Marnhull and its development.	Support noted
08 & 28	Annette Morley	‘off of’ American, the more formal ‘off’ should be used instead – four occurrences in the document: 2.1.1 (twice), 1.4 and Fig20	<i>Make correction</i>  <b>AECOM - Complete</b>
09	Catherine Turner	Figure 4 Key - The mauve shaded area is titled “West Dorset” Marnhull is in North Dorset. No mauve shaded area appears on the diagram.	No change required - there is some purple shading on the left hand side.
12	Dorset Council (Conservation) Catherine Turner Annette Morley	<i>It should be noted that at the time of writing, <b>there is no Conservation Area Appraisal</b> or Local List, however many of the nonListed historic buildings may well be of local importance and qualify as non-designated heritage assets.</i>	It would be useful to acknowledge that appraisal work had started and was shared with AECOM. Developers should check with DC on current status following 2024 appraisal.

Page	Respondent	Comment (summarised)	Response
		<p>The MNPSG have drafted an Appraisal and made recommendations for additional new areas and assets to be made.</p> <p>Dorset Council are in the process of contacting those who have nominated assets. Following public consultation for verification, the results will be reported Cabinet, with a view to adopting this.</p>	<p><i>Amend to read: It should be noted that at the time of writing (early 2024), there was no Conservation Area Appraisal or Local List. Dorset Council have started work to compile a Local List for adoption, and the Marnhull Neighbourhood Plan Steering Group have commenced an Appraisal. The initial findings from this appraisal were shared with AECOM. This work suggests that a number of the non- Listed historic buildings may well be of local importance and qualify as non-designated heritage assets. The appraisal findings also indicated that it would be appropriate to make amendments to and extend the Conservation Area.</i></p> <p><b>AECOM - Complete</b></p>
19	Dorset Council	The sentence ‘There are no SSSI points...’ should be rephrased to ‘There are no designated SSSIs...’	<p><i>Make correction</i></p> <p><b>AECOM - Complete</b></p>
20	Annette Morley	Where the report refers to the largest green space being that surrounding the village hall, would it not be appropriate to comment on the new housing development under construction and its effect which presumably reduces or impinges upon that green space area?	The Green Space (IOWA) does not include the development site. The report does reference the agricultural fields and footpaths and their importance.
23	Dorset Council	Unsure of the relevance of the corresponding imagery on this page.	Noted. No change required.
23	Catherine Turner	There is no mention of the significant (70%) rejection [in the Parish Survey 2024] of new developments using street lighting. Marnhull residents appreciate their dark skies and this should be in the design code.	<p>This is covered in brief on page 23 but does not flow though in terms of a design code.</p> <p><i>AECOM to consider adding addition code relating to lighting / light pollution</i></p> <p><b>AECOM - Complete</b></p>

Page	Respondent	Comment (summarised)	Response
25	Dorset Council	<p>Paragraph 3.1 states that codes are in bold however some of these codes are in fact guidance. Codes are specific and measurable and include phrasing such as 'must'. Guidance is indicative and includes phrasing such as 'could' or 'should'.</p> <p>The National Model Design Codes seeks to have all codes appropriately illustrated, such as the illustration on p.49. Further illustrations would be welcomed</p>	<p>Noted. Further illustrations are unlikely to be possible given the limited resources.</p> <p><i>AECOM to consider whether any of the codes should be rephrased as 'must', or whether a further sentence is required, e.g.</i></p> <p><i>The following guidance and codes (in bold) should be adhered to in development. It is expected that the codes should be followed in all but very exceptional circumstances.</i></p> <p><b>AECOM – Complete. We have gone through the document and checked if any phrasing should be changed to must. We have added text which clarifies that codes use the phrasing must and guidance uses the phrasing should throughout the document.</b></p>
27	Annette Morley	<p>Section 3.3 (Design guidance and codes) intro on p. 27 states that 'The majority of new development will likely occur in sites already granted outline planning permission'. Surely that is inaccurate, given that other substantial outline planning applications are already being sought.</p>	<p>This situation may well change (and indeed a further outline permission has been granted on appeal)</p> <p><i>Delete paragraph starting "The majority of new..."</i></p> <p><b>AECOM - Complete</b></p>
27	Annette Morley	<p>More explanation of the effect of developments that are scheduled to take place could be a way to maximise the document's influence on future applications. Yet these are barely mentioned. Within such explanation, highlighting where new cluster-style developments are planned and reminding that these do not usually fit with the linear settlement pattern which predominates in Marnhull, could minimise the risk of similar applications being suggested and approved in the future</p>	<p>The importance of the settlement pattern is covered in the design codes. The Neighbourhood Plan may be better placed to reflect the extant consents and how these should not be considered as setting a precedent.</p>

Page	Respondent	Comment (summarised)	Response
27	Chapman Lily on behalf of Crocker	<p>Section 3.3 - reference to protecting the historic pattern of Marnhull is an implicit attempt to frustrate future growth. 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.</p> <p>Kevin Morris comments – ‘having a more clearly defined village centre in principle at least is assumed to be an unwelcome form from reading this draft NP. English villages with a clearly defined centre have a clear identity and are more cohesive, sustainable form and sense of place’.</p>	<p>Retaining an area’s local distinctiveness is important – the codes aim to help manage development in a way which respects the character of the village.</p> <p>Marnhull has a clear identity and a distinctive spatial form which includes the lack of a single defined village centre.</p>
27	Dorset Council	<p>The implications of continuing a linear form of development in perpetuity could be harmful regarding sustainable development patterns due to the lack of walkability of a place through linear development forms. Therefore, clear justification is needed outlining why this should continue.</p> <p>In addition, the wording of paragraph 1.1 assumes that no design can be made that would make a scheme suitable – consider highlight design types that would be welcomed.</p>	<p><i>Noted – suggest that para 1.1 could be amended to read as follows:</i></p> <p><i>The village of Marnhull has a clear linear pattern, with historic development primarily lining the two main roads of New Street/Crown Road and Burton Street/Ham Lane (see Figure 19). It is not a traditional nucleated settlement and there is no village centre. Blocks of development where they do occur have not generally extended more than 100m from this spine road before reaching open countryside. This close relationship with the countryside is distinctive, and development should not branch out of this pattern so as to significantly alter the historic form of Marnhull. Clusters of development should be limited in size and incorporate physical and visual links to the adjoining countryside that also support walkable connections between the different parts of the village.</i></p> <p><b>AECOM - Complete</b></p>



Page	Respondent	Comment (summarised)	Response
27	Dorset Council	Paragraph 1.2 identifies that the variation in plot size and shape is a key feature of the village. It would be useful for an example image to be shown adjacent to and referenced in the text on all the bold codes and guidance in this paragraph. This guidance could then be coded for with minimum and maximum widths and depths of plots.	<i>AECOM to consider whether this is possible</i>  <b>AECOM – We disagree with the need to code for maximum and plot sizes and this should be handled on a case by case basis reviewing the merits of each planning application given the observable variety of plot sizes in the village.</b>
28	Chapman Lily on behalf of Crocker	Paragraph 1.3 proposes <i>‘that any new development outside of the settlement boundary should preserve the very rural character of the area, with large gaps retained between individual and small clusters of properties.</i> ’ The guidance refers the reader onto section 3.4 which covers landscape and biodiversity. This would freeze Marnhull in time.	Protecting views is important and legitimate role for NDP. This will be considered in further detail through the Neighbourhood Plan.
28	Dorset Council	Paragraph 1.3 can the locations where more isolated forms of development may occur be identified on a map? The policy states that any development outside the development boundary should preserve this character however new development should not normally be occurring in areas outside the development boundary, in accordance with the Local plan, unless they are exception sites or an agricultural workers’ dwelling etc.	There are considerable areas where there are isolated clusters of development, and it would be difficult to map all of these as suggested. <i>These points may be better addressed through a change to the text:</i> <i>More isolated forms of development outside of the settlement boundary, such as Pleck, Walton Elm, around Nash Court and Moorside to White Way Lane. Buildings are well spaced out and there are large gaps between properties. Such areas are some distance from the main area of settlement and significant development would be contrary to the settlement strategy. Any development in these locations should preserve the very rural character of the area, with large gaps retained between individual and small clusters of properties.</i>

Page	Respondent	Comment (summarised)	Response
			<b>AECOM - Complete</b>
28	Dorset Council	Paragraph 1.4 - the explanation, set after the policy wording in bold should be amended so that the reader understands why the linear development pattern is being deviated from on this occasion. No justification or explanation as to why the depth of 100 metres has been chosen. Can information be given as to what negative impact would occur beyond 100m? Otherwise the figure is seemingly arbitrary.	<p>This is addressed through the above proposed changes.</p> <p><i>AECOM to consider whether any additional amendments are needed.</i></p> <p><b>AECOM - Complete</b></p>
29	Annette Morley	Para 1.6 should refer to figure 22 not 21	No – this is correct as the aerial shows the general and differing orientations
29	Dorset Council	Paragraph 1.8 requires boundary treatments to remain under 1.5 metres in height, however Permitted Development rights allow for fences of 2 metres. Any condition that would be applied to a subsequent planning application requiring a 1.5 metre height would be subject to a reasonableness test. There is no clear justification, outlining the difference between the visual connections between a 2m and 1.5-metre-high fence.	<p>Permitted development rights are set at 1m where constructed adjacent to a highway used by vehicular traffic, and do not apply to the curtilage of Listed Buildings. In any event it is accepted that the Design Code will not impact on the implementation of such rights where these exist, but this does not mean that the initial design should not seek to influence the boundary treatment.</p> <p>Whilst boundary walls within the area vary in height, the majority are under 1.5m in height and this allows for greater intervisibility between the highway and wider street scene.</p> <p><i>These points may be better addressed through a change to the fourth sentence as follows:</i></p> <p><i>Solid boundary treatments adjoining the highway and other public spaces should not generally exceed 1.0m in height, in order to allow intervisibility between the highway and wider street scene. Where privacy is required, this is more appropriately provided through</i></p>

Page	Respondent	Comment (summarised)	Response
			<p><i>additional planting that can help reinforce the area's rural character.</i></p> <p><b>AECOM - Complete</b></p>
30	Dorset Council	Paragraph 1.9 policy could be taken 2 ways, 1. the physical line of trees or 2. in the same pattern. This needs to be made clearer with bullet points to avoid future users wrongly interpreting this. The preceding text describes the patterns found in Marnhull so it is assumed it is the second interpretation.	<p><i>Agree – move code to end of paragraph and amend to read:</i></p> <p><i>In new streets, street trees should either be planted in an informal, irregular pattern or included as clusters of trees.</i></p> <p><b>AECOM - Complete</b></p>
30	Dorset Council Annette Morley	At para 1.9, is the negative intended in [They also tend to not be arranged in a fairly informal, irregular layout ... ]?	This has been addressed in Issue 4 – there is no ‘not’ in the latest version.
30	Dorset Council	Paragraph 1.10 proposes the use of permeable paving such as loose stone and gravel. This part of the policy does not seem to have any justification other simply stating that it would be more rural to have these material types. Is there any evidence or justification in the materials found in the village or the colours of the materials found locally that make that characteristic unique to Marnhull?	<p>The use of loose stone and gravel is more typical of the informal nature of the minor tracks than would be the case with regular stone pavers etc. Loose gravel (for example) is used for the paths within the church grounds and for the parking areas in The Crown.</p> <p><i>Amend final sentence to read: This will reinforce the rural character of the village (as such materials are more commonly used in locations such as the paths in the church grounds) as well as aid in flood mitigation measures.</i></p> <p><b>AECOM - Complete</b></p>
31	Dorset Council	Paragraph 1.12 is unclear why parking in front of ground floor windows is an issue.	<p><i>This sentence is superfluous.</i></p> <p><i>Delete sentence starting “It is also best practice...”</i></p>

Page	Respondent	Comment (summarised)	Response
			<b>AECOM - Complete</b>
31	Dorset Council	Paragraph 1.13 - please confirm why 3 spaces in a row is the suggested maximum amount.	<p>Three spaces equates to approximately 15m. Over this length it is considered that parking would become visually dominant.</p> <p><i>Amend sentence to read:</i>  <i>Planting should be used to break up long stretches of parking of more than 3 spaces.</i></p> <p><b>AECOM - Complete</b></p>
32	Annette Morley	Paras 1.14 – 1.17 seem to reflect unlikely and/or impractical future scenarios in Marnhull. Wayfaring is probably not a noteworthy feature in Marnhull now or in foreseeable future, so perhaps exclude or minimise this section	This section covers a number of important aspects impacting on road safety and walking about the village, and are therefore relevant.
32	Dorset Council	Paragraph 1.14 - development shouldn't encourage connectivity but instead it should be well connected and encourage walking.	<p>Agreed – amend sentence to read:  <i>Future development should ensure new streets are well connected and encourage walking.</i></p> <p><b>AECOM - Complete</b></p>
32	Dorset Council	Paragraph 1.16 - providing signage is not a design requirement but rather a project for a Parish to implement.	<p>Disagree as this is not a consideration where new streets / spaces are being created, however the wording could better reflect the scenarios where this would need to be considered.</p> <p>Amend first sentence to be 'guidance' and to read:  <i>Where new connections are created, consideration should be given to the need for signage to encourage walking and cycling. This should indicate destinations and travel times, particularly to locations of historic importance and key community facilities...</i></p>

Page	Respondent	Comment (summarised)	Response
			AECOM - Complete
32	Dorset Council	Paragraph 1.17 - no other chamfered buildings have been discussed in the policy text as being of notable local importance. Simply the sentence could state “a distinctively designed building should be located at junctions to aid wayfinding.”	<i>Agree amendment to wording suggested.</i>  AECOM - Complete
33	Dorset Council	Para 1.19 - reconstituted stone is largely not supported in Conservation Areas due to the poor quality. Clarify which areas this would apply, specifically if the intention is to apply this in the Conservation Area. Consider providing an example, by way of cross reference to a relevant image, that illustrates a good example of reconstituted stone that may be supported.	<i>Amend to clarify reconstituted stone is unlikely to be appropriate within the Conservation Area (unless it is of a particularly high quality?)</i>  AECOM - Complete
33 - 40	Annette Morley	The section at 01.RC.4 ‘Local vernacular architecture, materials and features’ is particularly well set out and informative for future development designs. The many photographs demonstrate clearly the variety of styles of key features in Marnhull, both in historic and new buildings. The remainder of section 3.3 through to p.40 is also well identified and illustrated to provide an appropriate and distinctive design guidance and set of codes for Marnhull developments	Support noted
35	Dorset Council	Recommend putting the following in bold and rewording to ‘All future development should refer to this visual summary of roofing as reference when designing proposals’. Consideration should be given to referencing figure 28 in the supporting text.	<i>Amend to read: All future development should reflect the roof types and materials found throughout Marnhull (see Figure 28) when designing proposals.</i>  AECOM - Complete



Page	Respondent	Comment (summarised)	Response
36	Dorset Council	Recommend putting the following in bold and rewording to 'All future development should refer to this visual summary of facades as reference when designing proposals'. Consideration should be given to referencing figure 29 in the supporting text.	<p><i>Amend to read:</i>  <i>All future development should reflect the typical facades found throughout Marnhull (see Figure 29) when designing proposals.</i></p> <p><b>AECOM - Complete</b></p>
37	Dorset Council	Recommend putting the following in bold and rewording to 'All future development should refer to this visual summary of fenestration as reference when designing proposals'. Consideration should be given to referencing figure 30 in the supporting text.	<p><i>Amend to read:</i>  <i>All future development should reflect the typical fenestration design, proportions and materials found throughout Marnhull (see Figure 30) when designing proposals.</i></p> <p><b>AECOM - Complete</b></p>
38	Dorset Council	Paragraph 1.22 - the policy requires that traditional window designs should be used based on those that are found in the surrounding context. It could be argued that the context in this design code defines the context as the whole of Marnhull. If this is not the intention, either character areas or the reference to context needs to be defined. Alternatively, the policy should be reworded.	<p>Noted – the other factor that needs to be considered is the style of building (eg whether it is akin to a manor house, workers cottage, agricultural barn etc.)</p> <p><i>Amend to read:</i>  <i>Any new development should reference the traditional design of the windows that are found in the parish, and appropriate to the style of building.</i></p> <p><b>AECOM - Complete</b></p>
39	Dorset Council	Paragraph 1.24 is not highlighted in bold but reads as policy	<p><i>Amend to bold.</i></p> <p><b>AECOM - Complete</b></p>
39	Dorset Council	Paragraph 1.27 Highlighted text at the end of this paragraph reads as background information as opposed to policy. The bold should be removed.	<p><i>Agreed – this can be amended to guidance. The Fourth sentence could be redefined as a code and read "If dormers</i></p>

Page	Respondent	Comment (summarised)	Response
			<p><i>are required, they should reflect one of the two more comment forms present within the village.”</i></p> <p><b>AECOM - Complete</b></p>
41	Annette Morley	Paragraph 1.31 - correct plural of ‘storey’ is ‘storeys’ (3 occurrences)	<p><i>Make correction</i></p> <p><b>AECOM - Complete</b></p>
41	Dorset Council	Paragraph 1.31 - the use of the word precedent is not suitable in a design code document. Suggest rewording to state ‘should respect the character found in the village’.	<p><i>Agree amendment to wording suggested.</i></p> <p><b>AECOM - Complete</b></p>
41	Dorset Council	Paragraph 1.31 – code would prevent 3 storey landmark buildings, which appears unreasonable.	<p>Reference to subtle variation in scale and pitch is already contained in 1.29.</p> <p><i>Agreed – amend to read “Other than for exceptional landmark buildings, the maximum height of new homes should be 2.5 storeys. The roof pitch should be around 60 degrees.”</i></p> <p><b>AECOM - Complete</b></p>
42	Dorset Council	Paragraph 1.35 - rather than describing the locations of higher densities, it would be beneficial to identify character areas on a map that can code for specific densities..	<p>Noted – however this would require considerable updates which are unlikely to be possible given the limited resources. This may be possible to address in part through the Neighbourhood Plan and relevant allocations.</p>
42	Dorset Council	Paragraph 1.36 - unsure of the benefit or specific application of this policy as it is so generic. Further clarity is needed as to when this would apply or alternatively it should be removed..	<p><i>Noted – as the guidance largely duplicates preceding codes this can be deleted.</i></p> <p><b>AECOM - Complete</b></p>

Page	Respondent	Comment (summarised)	Response
44	Dorset Council	Paragraph 2.1 - use of the word threatens in the third paragraph should be avoided and replaced with detrimentally impacts or detracts from..	<i>Agreed – replace ‘threatens’ with ‘detracts from’</i> <b>AECOM - Complete</b>
44	Catherine Turner	Hyperlinks don’t work	<i>Make correction</i> <b>AECOM – Complete – We have checked they work.</b>
45	Dorset Council	Paragraph 2.2 - the inclusion of habitat improvements is welcomed.	Support noted.
45	Dorset Council	Paragraph 2.3 – suggest hard surfacing is not directly harmful to wildlife, but increased run off from hard surfacing can disrupt movement patterns of animals.	<i>Amend to read “If large areas of hard surfacing cannot be avoided, these should incorporate planted wildlife corridors to support biodiversity and reduce their overly urban visual impact.”</i> <b>AECOM - Complete</b>
48	Annette Morley	At 3.7 ‘discretely’ should be ‘discreetly’, as the former is used to describe something that is clearly separate from the rest or other parts. Similarly figure 46 caption.	<i>Make correction</i> <b>AECOM - Complete</b>
50	Dorset Council	Paragraph 3.13 - the link to technical guidance that evidences and justifies this policy is welcomed.	Support noted.
50	Catherine Turner	Hyperlinks don’t work	<i>Make correction</i> <b>AECOM – Complete – We have checked they work.</b>

## Appendix 2 – Regulation 14 consultation– detailed feedback

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
Environment Agency	-	General	Based on the environmental constraints within the area, we have no detailed comments to make in relation to your plan at this stage.	Noted
Historic England	-	General	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.	Noted
Natural England	-	General	No objection to the proposed Neighbourhood Plan. It would be appropriate for a conclusion of no adverse effect on the integrity of the designated habitats and International sites to be reached.	Noted
National Highways	-	General	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.	Noted
Chapman Lily Planning	-	General	In our opinion the draft NLP does little to achieve sustainable development. It fails to recognise that Marnhull is the largest sustainable village in the former ND area, and the Plan does not contribute to the achievement of sustainable development	The plan has been assessed under the SEA process and the conclusions from that assessment are that overall the MPN will have positive / neutral effects, with the recommendation that proposals are accompanied by proportionate heritage assessments, with the design of any new development areas informed by the Marnhull Design Code. Alternative strategies including higher levels of growth were assessed and the

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
				approach taken in the draft MNP was found to be most sustainable.
Chapman Lily Planning	-	General	The strategic policies in the NDLP are out of date, this is especially so since the NPPF (2024) with the new LHF figure was introduced for DC. The MNP cannot therefore be in conformity with the development plan.	Whether a NP can come forward in the absence of an up-to-date strategic policy framework was considered in Gladman Developments v Aylesbury Vale District Council [2014] EWHC 4323 (Admin) when Lewis J. said (in paragraph 58 of his judgment): “a neighbourhood development plan may include policies dealing with the use and development of land for housing, including policies dealing with the location of a proposed number of new dwellings, even where there is at present no development plan document setting out strategic policies for housing.” The basic conditions also only require the plan to be ‘in general conformity’ and also to have due regard to national planning policy, and as such the fact that the Local Plan may be considered out-of-date does not preclude the NP from considering the more up-to-date national planning policies and housing needs. Please refer to the Basic Conditions Statement for further analysis.
Local residents	-	General	Multiple comments thanking the volunteers for their efforts in producing a well written and thought out plan	Noted with thanks.
Chapman Lily Planning	-	SEA	There is no recognition in the SEA that the LP is out of date and the housing figure for Dorset will require an approximate 88% increase in housing land supply, and as such does not meet the basic conditions.	The SEA is not part of the NP and therefore the basic conditions test are not relevant. The SEA has followed the specific requirements prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations, and no concerns regarding the SEA have been raised by the statutory consultees.

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
Dorset Council	1	1.7 and associated box	Include reference to the Regulation 16 consultation which is a statutory stage that Dorset Council must undertake prior to examination, in order to be clearer on the process.	<i>Amend text and box to include fuller explanation of the NP process.</i>
Chapman Lily Planning	3	3.4	There is no recognition of the local employment area close by around Henstridge.	Section 3 provides a brief overview of the planning policy context. Reference to employment areas including around Henstridge is noted in 8.18 in the section on business needs and opportunities.
Chapman Lily Planning Local resident	4	4 and other instances of Parish Survey results	While best efforts by the Parish Council to actively engage with the community should be applauded, the number of consultation responses received is less than a third of the adult population and therefore isn't a representative view of the village. The Neighbourhood Plan currently displays data from the survey which we believe to be flawed and not statistically relevant - references to such data should therefore be removed until accurate data can be sourced. For example, the plan says that the survey represents more than half of the households in the parish but this is not accurate. Household composition figures on page 67 do not match the original survey data. Information should be given as to why/how the data was edited to get to the figures now presented.	The survey was aimed at households and sought to ensure residents had a chance to give their views on various matters and provide some data that would provide a reasonable steer on the issues and aspirations of the community. Approximately 500 responses were returned. The personal data provided indicated that 30 households returned 2 forms. Given that there are about 950 households in the parish, the number of responses therefore equates to about 50% of all households. This level of feedback was considered to be a good sample size on which to progress the Plan and demonstrated a good level of engagement with the community. Every household received the survey, and the survey was advertised widely. However as with any survey, people could choose to respond or not and as with many democratic processes (such as the 2024 General Election) older people are more likely to respond to such surveys than younger cohorts and this was borne out in the results. Whilst this means that the results cannot be treated it as a 100% statistically robust survey (as it is not a Census nor ensured an equal response from all sectors of society), statistically speaking, with



Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
				<p>Marnhull's population of 2,000, we can be 99% confident that a sample size of 500 would only give a margin of error of 5% (i.e. the responses are within a <math>\pm 5\%</math> accuracy) – for more information on sample size and margins of error please refer to <a href="https://www.surveymonkey.com/">https://www.surveymonkey.com/</a>. The subsequent responses at Regulation 14 showed no indication that the survey was not reasonably reflective of the consensus of views within the parish. NB: the results do differ from the published survey data due to further data checks on potential inputting errors, and an explanation of this has been provided on the Parish Council website.</p> <p><i>For clarity, amend 4.1 / Appendix 3 as appropriate to include brief description of survey sample and validity, reflecting the above points.</i></p>
Chapman Lily Planning	5	5.1	<p>The vision promotes a less sustainable linear expansion that increases the distance between residents and the services and will frustrate future growth. Centralising services in Marnhull is actually an 'organic' response to how the village has developed over the years. The distribution of services only between the main two historic settlements, whilst in line with the historic 'character', no longer makes sense. The coalescence of Marnhull's various parts has been gradually happening over the last century; it is part of the natural progression of settlement expansion. There is a strong argument for services to be provided central to the village in a sustainable and accessible location to tie the three 'arms' of development together.</p>	<p>NPPF paragraph 132 states that "Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development." The need to respect local character and people's understanding and appreciation of the area is also reflected in Local Plan's design principles, which emphasise the need for development to "respond to and reinforce locally distinctive patterns of development, landscape and culture". The settlement pattern is clearly valued by local residents, and was noted by Historic England in their response to the Tess Square application, who stated "We consider the unusual and dispersed layout of the settlement to be a key aspect of its special character". The SEA of the</p>

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
				Plan does not suggest that the proposals it contains are less sustainable than making such provision more centrally.
Dorset Council	6	Policy 1	Repetition of “where necessary” in (a) – suggest deleting the first instance.	<i>Delete first occurrence of “where necessary” in (a)</i>
Dorset Council	6	Policy 1	Is reference to ‘potential’ in (b) intended given that NP’s can identify non-designated heritage assets. Please also consider rephrasing so that it is clear how a decision maker should react to development proposals.	Noted. Whilst some are already included on the Dorset HER, some are not, and therefore the Parish Council intend to submit each of the identified potential heritage assets to Dorset Council for consideration for inclusion on the local list, which will ensure that they have been robustly assessed against the Council’s criteria. As such the use of the word ‘potential’ in the policy wording is considered appropriate at this stage. <i>Explain stage of process and proposed submission to the local list in the supporting text.</i>
Local residents	6	Policy 1 / Appendix 7	Question whether Sackmore Green qualifies as a non-designated heritage asset, and that it may be used by developers to justify similar housing which would not be appropriate. The Map would benefit from being enlarged.	See above. Sackmore Green reflects a certain period in the development of the village and did not form the basis of the design guidance contained in the Plan.
Chapman Lily Planning	6	Policy 1	There is no recognition that Tess is a fictional character, far too much play is made of Hardys work of fiction and (together with preserving a linear settlement pattern) will frustrate development.	Disagree given the very special relationship between Thomas Hardy and Marnhull, which is also captured in the landscape painting by Gordon Beningfield. Considerable information has been produced on this as part of the recent Planning Inquiry, and can be included in the Plan. <i>Add information from Stephen Boyce’s proof of evidence (paragraphs 5.2 – 5.13) in the supporting text or as a further Appendix.</i>

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
Local resident	6	Policy 1	Can how it is envisaged that plans can raise awareness of the area's links with Thomas Hardy / Tess of the D'Urbervilles be better explained.	<p>This is included in the supporting text paragraph 6.7 which references simple measures such as the promotion of the various trails, interpretation boards or the framing of key views through appropriate landscaping or other measures. It is noted that the 'framing' of views may be misconstrued and therefore would benefit from clearer wording.</p> <p><i>Amend final sentence of 6.7 to read "This could be through simple measures such as the promotion of the various trails, interpretation boards or enabling the enjoyment of key views through appropriate protection, landscaping and other measures."</i></p>
Dorset Council	6	Policy 2	Consider amending (c) to "retain important views" as presumably not all views will be considered important and worthy of retention.	<p>The reference to views in this context is more general in terms of the visual links to the surrounding countryside. This may be better expressed through a minor change to the policy wording.</p> <p><i>Amend (c) to read "...and where feasible retain gaps within the street scene allowing the close connection with the countryside to be appreciated."</i></p>
Dorset Council	6	Policy 2 / Design Guidance and Code 01.RC.4	To be consistent either amend the related Design Code to reference "...will typically be 2½ storeys and occasionally 3 storeys" or amend (g) to restrict the development to a maximum of 2½ storeys. As written any landmark buildings could not be 3 stories in height.	<p>Agree to align policy with the Design Code 01.RC.4P to avoid confusion.</p> <p><i>Amend Policy 2 (g) to delete "and occasionally 3 storeys"</i></p>
Chapman Lily Planning	6	Policy 2	Part e) is too restrictive and would lead to privacy issues for the residents. There are many examples of existing houses with rear boundaries of 1.8 – 2m. Lower boundary treatments should only apply to front gardens.	<p>Whilst there may be examples of rear boundaries using close boarded fencing to achieve 1.8 – 2m height, this does impact adversely on the character of the area particularly where there is limited planting provided. However it is accepted that 2m</p>

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
				fencing is generally allowed in such circumstances under PD rights (unless a Listed Building), and as such would be unreasonable to prevent this altogether. <i>Add "An exception to this may be made to achieve privacy to rear garden areas, in which case landscaping schemes should be used to soften the otherwise harsh visual impact of close boarded fencing / solid walls."</i>
Local residents	6	Policy 2	Concerns that prioritising Marnhull Stone will significantly increase house prices. Marnhull stone can deteriorate so should not be used for roadside edges. Using stone will not allow for affordable housing. Red brick is the only way forward.	The policy does not require the use of Marnhull stone but expects that the choice of materials reflects these locally sourced materials and colour palette, the historic village character and predominance of Marnhull stone. <i>Clarify that alternative limestones of a similar colour but more durable are likely to be accepted.</i>
Local resident	6	Policy 2	Buildings with either limited or no setback from the road may suffer from damage due to increased traffic.	The policy does not require buildings to be sited on the road edge but expects the resulting layout to reflect the slightly scattered setbacks to create an interesting street scene. <i>Clarity on the need to consider traffic / safety concerns if buildings are proposed to be sited directly on the highway can be referenced in the supporting text.</i>
Local resident	6	Policy 2	Is there a local brick style that can be recommended to developers?	There was a local brick factory (Hains Lane) where red clay bricks produced. <i>Include further detail on this within the plan.</i>
Marnhull Green Team / Local resident	6	Policy 2	Solar panels can be effective over a wider arc than within 30° either side of due south – rephrase as ‘ideally’. Solar panels / solar tiles should be mandatory on sunward roofs unless there is a compelling reason why not.	A system facing east or west is likely to get around 15-20% less energy than one facing directly south, and therefore will be less efficient. <i>Amend supporting text and policy to refer to solar panels / solar tiles, and clarify that whilst solar panels</i>

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
				<i>can be effective over a wider arc than within 30° either side of due south, they will be more efficient if within 30° and as such this should be a consideration in the building design but not an over-riding point.</i>
Marnhull Green Team	6	Policy 2	We understand that - at least between 7pm and 7am – air source heat pumps are required to not generate noise greater than 42dB – if this needs to be specified suggest that the text in parentheses be replaced by “taking into account their visual impact and ensuring that their noise when operating is below 42 dB”. These should also be mandatory unless there is a compelling reason why not.	Permitted development rights for the installation of air source heat pumps does require the air source heat pump to comply with the MCS Planning Standards or equivalent standards. The MCS standards <a href="https://mcscertified.com/">https://mcscertified.com/</a> have recently been updated with a revised noise limit of 37dB. Whilst this guidance would not automatically apply where planning permission is sought, it does provide an appropriate benchmark for consideration.  <i>Include reference to MCS standard as the industry standard for determining an appropriate noise limit in relation to Air Source Heat Pumps in domestic properties.</i>
Chapman Lily Planning Local resident	7	7.3 – 7.5 / Policy 3	The continuation of the linear form of the village goes against the principles of sustainable development, and creating a sense of place. 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. A village centre should be planned for in this central location.	See earlier response to similar point made under vision (5.1)
Dorset Council	7	7.4	For clarity, please use the term Local Green Space as it is nationally recognised and defined in NPPF. It would also be useful if it was stated that the criteria for the designation are set out in the NPPF.	<i>Amend text to include reference to the term Local Green Space and NPPF definition.</i>



Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
Dorset Council	7	7.5 / Policy 3	<p>The concept of measuring density using a 200sqm grid is not widely used, and given at 20dph, 1 dwelling would take up 500sqm on average, this may be difficult to use. Please can this be reconsidered and either remove the reference to the 200sqm grid or explain its purpose and application.</p> <p>In the Design Guidance and Code 01.RC.4 - rather than describing the locations of higher densities, it would be beneficial to identify and plot the character areas on a map.</p>	<p>The reference should have read a 200m x 200m grid (i.e. 4000sqm) and was related to the property density maps produced by the Geosphere team to help public sector organisations understand their local area better (see <a href="https://support.parish-online.co.uk/portal/en/kb/articles/understanding-the-property-density-map#Overview">https://support.parish-online.co.uk/portal/en/kb/articles/understanding-the-property-density-map#Overview</a>).</p> <p><i>Amend to reference 200x200m (4,000sqm) and include property density map (as of 2023) to assist.</i></p>
Chapman Lily Planning	7	7.5 / Policy 3	<p>Requiring large gaps between houses and a max density of 20dph would encourage high proportions of larger, detached properties in the village that are less affordable and unsuitable for many younger and older demographics require more land to be developed, encouraging sprawl and greater loss of greenfield land.</p>	<p>Disagree that the retention of gaps would result in larger properties being built – as the gaps would not be development, and Policy 7 on housing mix would apply. It is accepted that dph is a relatively crude measurement of density that does not readily account for house size.</p> <p><i>Provide further guidance to ensure that the use of dph is considered flexibly so as to not deter smaller properties (such as terraces and subdivided homes) from being included in the mix.</i></p>
Local resident	7	Policy 3	<p>The designated green space to the south of Ham Lane as shown both on ordnance survey maps and also in all local authority searches should be included</p>	<p>The OS maps do not show policy designations, and the adopted local plan Inset Map 28 for Marnhull <a href="https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/adopted-local-plans/north-dorset-adopted-local-plan">https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/adopted-local-plans/north-dorset-adopted-local-plan</a> does not specifically designate this area as a green space. The area south of Ham Lane is identified on Map 3 as part of the sensitive slopes, and deemed unlikely to be suitable for development as this would be visually prominent.</p>

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
Local resident	7	Policy 3	The fields below Joyce's View should be protected in order to safeguard the distinction between the hamlets of Pleck, Bat Alley and Goddards.	A green gap is identified to safeguard the distinct hamlet of Pleck. It is not considered that this gap needs to extend up as far as Joyce's View on New Street for this distinction to be maintained.
Dorset Council	7	Policy 3 / Design Guidance and Code 01.RC.1	There is no justification or explanation as to why the depth of 100 metres has been chosen. There are elements of the village that exceed this depth and the figure would preclude the allocation to the south from coming forward as it has a maximum depth of 140m.	<p>The historic settlement pattern / hamlets has a typical depth of up to 50m (as shown on Map 1). The smaller cul-de-sac branches have extended the depth to around 100m measured as follows:</p> <ul style="list-style-type: none"> <li>– 80m at Joyce's View</li> <li>– 90m at Sackmore Green</li> <li>– 90m at Woodlands Mead</li> <li>– 100m at Butts Close</li> <li>– 100m at Chestnut Close</li> <li>– 100m at Dinhay</li> <li>– 100m at Musbury Close</li> <li>– 120m at Burges Close</li> <li>– 130m at Fellowsmead / Fillymead</li> <li>– 140m at Ham Meadow</li> <li>– 140m at Lovells Mead</li> <li>– 150m at Hussey's</li> </ul> <p>This excludes the larger estates to the east which are considered overly suburban in character, and the second extension of Stour Meadow to provide an affordable housing site.</p> <p>The figure of 100m is therefore considered to be reasonable in this context having regard to the importance of the linear nature of the settlement, but should not be applied rigidly.</p> <p><i>Include further explanation of the basis for 100m in the supporting text, and clarify that this is guidance in the policy wording.</i></p>

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
Chapman Lily Planning	7	Policy 3 / Design Guidance and Code 01.RC.1	Limiting development to extending no more than 100m from the main linear routes would tend to result in a more inorganic layout, as this would not enable a more cohesive, connected layout that can better integrate landscape features and respond to its context.	Disagree – the policy would not prevent connections being made, but seeks to ensure that the resulting layout reinforces the relationship between the lanes and countryside, with the latter continuing to penetrate into the heart of the village
Dorset Council	7	Policy 3	Please ensure that you have taken all reasonable steps to identify the landowners of your proposed LGS sites and have consulted them before submission.	Landowners have been identified and consulted directly, and feedback from that consultation has been included in this summary.
Dorset Council	7	Policy 3 and Appendix 7 LGS02 and LGS03	LGS02 / 03 – can a small cemetery be said to have a high recreation value – equivalent to that of the Recreation Ground?	The high ranking is in relation to its sense of tranquillity a factor that is given as an example in NPPF paragraph 107. This is considered to relate to landscape value, but was inadvertently recorded in the recreation column. <i>Amend table in Appendix 7 to rank LGS02 and LGS03 as having high landscape value and low recreation value.</i>
Dorset Council	7	Policy 3 and Appendix 7 LGS05	LGS05 Field between Butt's Close and Schoolhouse Lane – recreation value is presumably zero as the site appears to not be publicly accessible and managed as farmland.	The low ranking was intended to include no value. This can be clarified <i>Explain low include no value.</i>
Chapman Lily Planning	7	Policy 3 and Appendix 7 LGS05	There is no justification for LGS05 (Field between Butt's Close and Schoolhouse Lane) being allocated as a green gap, development could take place here which respects views through the site and of a scale sensitive to its location. This is an ideal infill location for development.	Disagree – the eastern section of this field (as mapped) is considered to have high landscape and heritage significance and is valued by the local community (in view of the significant objections made to the outline plans for its development). <i>However, in light of the Tess Square appeal decision the site in its entirety can no longer be protected as a Local Green Space, and the designation is deleted (and LGS16 can be renumbered as LGS05). Whilst some of the site may be retained as green space, the exact area and possible designation of that element will need to be considered through a future review.</i>

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
Dorset Council	7	Policy 3 and Appendix 7 LGS07	LGS07 Field above Burton Street adj Love Lane – The entry says that this field has “mature trees in its centre”. Having visited the site and viewed the aerial photography, it’s not clear what is meant by this. The field appears to be a large arable field with trees and hedgerows around the perimeter	<i>Agree – remove reference to mature trees as mistakenly transferred from another entry.</i>
Chapman Lily Planning	7	Policy 3 and Appendix 7 LGS07	There is no justification for LGS07 (Field above Burton Street adj Love Lane) being allocated as a green gap. This site could accommodate housing in the southern part of the site, which would be in close proximity to the existing village hall and village centre. The remaining area to the north could be used for sports facilities.	Disagree – the reasons for its designation are set out clearly in Appendix 8. Whilst development has been allowed in the part of the field to the south, this will not obscure the views back to the Church. It is identified as a potential location for sports / recreation which would be compatible with the designation.
Chapman Lily Planning	7	Policy 3 and Appendix 7 LGS08	If the allotments were moved to a more central location, this would be an ideal location for infill development.	There is no clear need to relocate the allotments, as these are well positioned to serve the planned eastward expansion of the village, and would not prevent a second allotment site coming forward. The site is considered a valued green space for the reasons set out in Appendix 7.
Landowner via LGS consultation	7	Policy 3 and Appendix 7 LGS11	The woodland at LGS11 (Wooded area behind Bat's Alley) was only established in 2011 as part of the Farm Woodland Scheme. It is of no historical significance, and not particularly rich in wildlife given its immaturity, and dogs being allowed off the lead. The only recreational value for the community is a short, usually muddy. It borders New Street and noise carries easily from both New Street and Mowes Lane and therefore is not notably tranquil. The area does not warrant LGS designation.	Whilst the woodland as now exists is very much valued by local residents and is of some wildlife value, it is recognized that this is purely on the basis of the area’s current management by the owners, and that prior to 2011 the site would not have been selected for LGS status. Given LGS status cannot control the managed of the site, it is accepted that its status as a LGS should not be imposed at this time. <i>Delete LGS12, and renumber LGS14 as LGS11 to maintain numeric sequence.</i>

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
Landowner via LGS consultation	7	Policy 3 and Appendix 7 LGS12	The fields at LGS12 (Sackmore Lane paddocks) are part of a working dairy farm and are sown to long term grass ley. It is not a wildflower meadow, and is subject to normal agricultural operations, including weed control, fertiliser and manure applications, ploughing, harrowing, rolling and the making of cattle fodder. There is a footpath that runs along the adjacent farm access track, to the west of the land, but there is no public access to the actual proposed site (and therefore no recreational benefit). We are not aware of any ecology surveys that show the site is a known habitat for owls and bats.	Whilst there are areas where wildflowers are observed (particularly along the watercourse that crosses through the site) and bats and owls have been frequently observed from residents walking the track (which is included within the site boundary) it is accepted that the majority the proposed LGS is primarily sown to grass and used for grazing livestock, and its value / significance to the parish is not as evident as the other proposed LGS. <i>Delete LGS12, and renumber LGS15 as LGS12 to maintain numeric sequence.</i>
Dorset Council	7	Policy 3 and Appendix 7	Several of the sites are currently in agricultural use, and therefore taking into account the NPPF and PPG, in our view they do not appear to be obvious candidates for LGS status. While they may provide rights of way and wider views across the landscape, we are not fully convinced that this is sufficient to meet the relatively stringent LGS criteria. Where sites, such as agricultural fields, are seen to form a valuable landscape function, other designations such as “green gaps” and “important views” may be more appropriate (particularly where some of the larger sites principally serve a landscape function).	The Parish Council has considered whether any of the other proposed LGS (not discussed in further detail below) should be removed, but consider that there are good reasons to retain all of the remaining designations, noting that no objections from landowners were received in relation to these sites.
Dorset Council	7	7.9 / Policy 4 / Design Guidance and Code 03.SD.4	The addition of a design policy on lighting is welcomed in the rural setting of Marnhull. Reference to benefits that dark skies bring to nocturnal creatures and astronomy is encouraged in the supporting text.	<i>Agreed – amend supporting text to reference benefits that dark skies bring to nocturnal creatures and astronomy.</i>
Local resident	7	Policy 4	In (b): add lights should be positioned at as low a height as feasible (to aid mitigation of harm to bats)	The use of low level ground mounted lighting is referenced in the design code.

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
				<i>The position of lighting can be referenced in the supporting text at 7.9.</i>
Local resident	7	Policy 4	There is no mention of the foul smells which seem to be a significant problem here.	These are likely to be related to agricultural practices and therefore fall outside the remit of planning matters.
Local resident	7	Policy 4	The dark skies around the village are already compromised due to the number of security lights.	Whilst this may be the case in parts of the village, Appendix 8 does show light pollution overall to be relatively low, and 87% of those responding to the parish survey consider the lack of light pollution an important characteristic of the parish (with 56% stating this was very important).
Local resident	7	Policy 5	Include the view south from Crown Road to Hinton St Mary and Okeford Hill.	This view is better appreciated from the Hardy Way (indicated as View 5).
Local resident	7	Policy 5	Include the view from the bottom of Mill Lane across the River Stour.	This forms part of the sensitive slopes area, and is protected in that respect.
Local resident	7	Policy 5	The prominence of Marnhull Church tower is also very important to the Blackmore Vale as well as the Parish itself, and needs stressing more.	The policy wording refers to the grade I listed St Gregory's Church as a landmark feature and important marker on the skyline. Whilst the tower can be seen (for example) as far away as Hinton St Mary, the Neighbourhood Plan can only influence development within the parish and the main views have been recorded.
Dorset Council	7	Policy 6	Move “Development should avoid large areas of hard surfacing” from (b) to a separate paragraph if this is intended to apply to all development (rather than just schemes that seek to enhance and link habitats).	The intent under this policy is to avoid large areas of hard surfacing that would separate / block existing habitats / wildlife routes. <i>This can be clarified through an appropriate amendment to the policy.</i>
Marnhull Green Team	7	Policy 6	It is unclear how the retention of existing woodlands etc could “undermine the continuation of the linear character of the village”.	This point relates primarily to the retention of roadside hedgerows, which prevents development from fronting onto the existing roads and results in



Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
				a development pattern that is not typical of a linear settlement pattern and generally results in layouts that are more akin to suburban estates. <i>Include explanation of the above within the supporting text.</i>
Marnhull Green Team	7	Policy 6	Point (c) should not be limited to “small-scale” and tree- and hedgerow-planting should be added to the list, with a rider that all planting should be of native species.	<i>Agree amendment to (c) to read: “Opportunities should also be taken to incorporate a range of biodiversity improvements such as: wildflower planting on verges and other open spaces, the planting of trees and hedgerows, and the installation of nest boxes, bird feeders, bug hotels, hedgehog houses, bat boxes, log piles and pollinator nest sites. All planting should be of native species.”</i>
Local resident	7	Policy 6	Some of the hedgerows are amazingly thick to the extent that they could be halved in depth/or replanted to allow the addition of metal footpaths alongside lanes and roads.	The width of the hedgerow does add to their ecological interest and robustness.— however the policy includes a clause to enable some changes where necessary (with reference to the continuation of the linear character of the village and provision of safe access / egress to a site).
Local resident	7	Policy 6	We do not need woodlands within the village. The inclusion of trees and hedges is an individual choice of the home owner.	The NP applies parish-wide, and is not limited to sites within the village. Whilst the ongoing maintenance of private gardens is a matter for the occupant, this does not negate the benefit is initial landscaping schemes, and the policy also covers public spaces.
Dorset Council Chapman Lily Planning	8	8.2	The 5-year supply position will only last until 31 Oct 2025. Consider revising statement as it is likely not to be the case when the plan is adopted/made.	<i>Amend final two sentences to read: “This issue was first recognised in July 2017, and has meant that the Local Plan housing policies in the North Dorset Local have been given much less weight in the decision (as they are not up-to-date) for much of the intervening period.”</i>

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Chapman Lily Planning	8	8.4 / Policy 7	The MNP does not alter the settlement boundary to include for those outline planning permissions. There is no evidence that these sites won't come forwards as reserved matters applications.	The sites are allocated and do not need to be within the settlement boundary to benefit from the allocation. Paragraph 8.4 explains that the reason for this is that it may be appropriate to leave the green spaces they will include outside of the revised boundary, and therefore the sites will be incorporated in a future review when these have been built out.
Chapman Lily Planning	8	8.4 / Policy 7	The pharmacy and doctors surgery should be included within the settlement boundary, given they were built over 20 years ago.	Disagree, the inclusion of this site in the settlement boundary would signal that it would be appropriate for further infill development, whereas further development in this location is not supported. The area includes a large element of parking / landscaping where further building is not supported. Whilst permission has been granted the development of the adjoining areas as part of the Tess Square appeal, construction has not yet commenced, and as such it is considered inappropriate for it to be included in the settlement boundary as there is no certainty that it will be built as permitted.
Chapman Lily Planning	8	8.4 / Policy 7	The school, Seniors Farm and Conyers Place are not areas of 'greenspace' and therefore should remain within the settlement boundary	This area includes the land around the school, the Grade II* Seniors Farm and Grade I St Gregory's church (and all within the Conservation Area). This area is considered particularly sensitive to infilling which is unlikely to be acceptable, unless the public benefits would clearly outweigh the great weight afforded to heritage harm. As such, infilling is not encouraged and the removal of this area from the settlement boundary is justified. Should the school buildings need to expand this can be considered under Policy 11.

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				<i>Further explanation regarding the changes to the settlement boundary can be annotated on the map at Appendix 11 for clarity.</i>
Dorset Council	8	8.5 and Appendix 10	How Dorset Council 3,219 homes (per annum) target will be met is a matter for the emerging Dorset Council Local Plan. A draft plan will be consulted on in August 2026 at which point it should be clearer what Dorset Council's preferred spatial strategy and preferred allocations will be. In the meantime, it is probably reasonable to consider 17dpa for Marnhull as a minimum, which equally distributes the target across Dorset based on existing population distribution.	<i>Noted – this confirmation can be reflected in the supporting text.</i>
Chapman Lily Planning	8	8.5 and Appendix 10	The MNP was written having regards to the earlier NPPF (2023). There are references to the MNP having regards to the NPPF (2024), and in particular how the PC accept they would need to allow for a 'proportionate uplift' to 17 dwellings a year. This is overly simplistic and there is no evidence of Dorset Council advising to use this figure.	The MNP was drafted based on the 2024 version of the NPPF, and Dorset Council have confirmed that it would be reasonable to consider 17dpa for Marnhull as a minimum.
Dorset Council	8	8.5 / Policy 7	Check plan period start date (2023 on the cover and policy, 2024 in para 8.5).	The intended start date in 2024 (the latest monitoring year available at Reg 14 stage), with the plan period running to 2038. At a (minimum) of 17dpa this would equate to a (minimum) housing target of $14 \times 17 = 238$ dwellings. <i>Amend paragraph Policy 7 and references to plan period accordingly.</i>
Chapman Lily Planning	8	8.5 / Policy 7	Insufficient land has been allocated - no new sites are proposed as allocations.	The proposed housing target - a (minimum) housing target of $14 \times 17 = 238$ dwellings – is already exceeded by the indicated supply of 256 dwellings. On this basis there is no justification to allocate further housing sites at this time, a position

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				which can be reviewed following the Dorset Council Local Plan being adopted. <i>The potential review of the plan is mentioned in the summary but could usefully be referenced in Section 1.</i>
Chapman Lily Planning	8	8.7 / Policy 7	With reference to ‘age friendly’ housing – is this the equivalent of part M4(2)? We would propose that the 33% figure quoted for ‘age friendly housing’ is too high. It should also only be a trigger for major development. We would have expected there to be a policy for a retirement village as well.	The definition / requirements for age-friendly housing are set out in the box on page 35, and are not the equivalent of the M4(2) standards. The Census data in Appendix 2 clearly shows the high level of older people currently resident in Marnhull, and Table TS003 - Household composition shows that 43% of households are solely occupied by residents aged 66 years and over (compared to the Dorset average of 33%). On this basis 33% is considered a reasonable minimum. The policy would not preclude a retirement complex being part of the mix on any of the proposed site allocations.
Local residents	8	Policy 7	Various points regarding need for more social housing needed, homes to support the families with school-aged children, prioritise local people, smaller and more affordable open market homes e.g. 2 bed terraced houses or small blocks of 2 bed or even 1 bed apartments more attractive to first time buyers.	The policy has considered local needs and the existing housing stock and has sought to reflect many of these points in the policy. There is no clear need for larger family homes given the existing stock which will be released with the provision of homes more suitable for older residents.
Local resident	8	Policy 7	Can it be stated that affordable homes should be well built, using good quality materials	This is covered in Policy 2 which applies equally to affordable and open market housing design.
Dorset Council	8	Policy 8	For clarity consider including some sort of map / diagrammatic form showing how elements of (b) can be achieved.	Agree that this could be useful. <i>Include indicative plans / layout annotated as appropriate to reflect the policy contents</i>
Dorset Council	8	Policy 8	References to north and south in the second and third bullets of (b) are the wrong way round. Sodom Lane is to the north, and Crown Road is to the south.	<i>Agreed</i>

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
Chapman Lily Planning	8	Policy 8	The requirement for a green corridor (fifth bullet) does not appear to recognise that the site(s) have outline planning permission and is not justified, and reference to public open space to meet the standards of Natural England isn't a recognised standard to test development against and contrary to the S.106 which required an area of 1525sqm in the form of parks and gardens, amenity green space and/or natural greenspace as described within the Fields in Trust Guidance.	<p>The NE standards were produced “to define what good green infrastructure ‘looks like’ for local planners, developers, parks and greenspace managers and communities, and how to plan it strategically to deliver multiple benefits for people and nature”. These are more recent than the guidance produced by Fields in Trust.</p> <p>The layout west of Tanzey Lane includes a green corridor, and the outline nature of the site to the east could readily accommodate such a corridor, and therefore the criteria is considered reasonable.</p> <p>The reference to the doorstep greenspace of at least 0.5ha is combined across the two sites. The area to the west of Tanzey Lane is expected to provide an area of informal outdoor space of no less than 0.9ha as informal outdoor space, plus a LEAP of site LEAP of 400sqm (as per the signed planning obligation). The area is expected to provide an area of informal outdoor space of no less than 1,525sqm in addition to a play area comprising an on site LAP and LEAP. These agreements also do not prevent a larger area of green space from being provided as part of a reserved matters application.</p> <p><i>Amend wording to read “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.”</i></p>
Chapman Lily Planning	8	Policy 8	The requirement (sixth bullet) conflicts with the Inspectors’ consideration of both sites which did not consider that the development would have any material impact on views from the Hardy Way.	The site is visible from the Hardy Way (see views report pg24) as well as the public rights of way more immediately to the north (such as N47/85) but the impacts can be adequately mitigated through

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				appropriate landscaping / design, which is what this policy aims to achieve.
Chapman Lily Planning	8	Policy 8	Translocating hedgerows (seventh bullet) may not always be achievable. Consideration should be given to adding 'new hedgerows'.	<i>Noted – rephrase to clarify translocation applies if feasible, and removal (and replacement) is also supported.</i>
Local resident	8	Policy 8	A footpath / pavement along the B3092 to St Gregory's church is needed as the current footpath is incomplete/ insufficient.	Whilst such an improvement would be welcomed and encouraged (under Policy 12), the Inspectors for the two appeals considered that the link through Ashley Road (via footpath N47/34), would be acceptable to provide a safe and attractive off-road walking route into the village, and this is reflected in the second bullet. However it is something that could nonetheless be encouraged. <i>Clarify the above points in the supporting text, and include reference to westwards in third bullet as something to be encouraged.</i>
Local resident	8	Policy 8	Query the need to translocate the hedgerow, given that this forms an important wildlife corridor.	The historic linear settlement pattern as observed along Pilwell further west (such as Grafthayes and 24 Pilwell and The Cottage) has houses facing onto and driveways accessed directly off the lane. The retention of the hedgerow (as proposed in the current layout on the parcel west of Tanzey Lane) results in properties backing onto the lane which is not typical of the historic linear settlement pattern. Whilst the loss of native hedgerow is a consideration, there are opportunities for further planting within the site.
Local residents	8	Policy 8	Various points regarding too many houses which would dominate the skyline / too large for the area and may introduce additional issues along Sodom Lane e.g.flooding and traffic / this housing is not needed.	The principle of this quantum of development on these sites has been accepted through the extant permissions. The policy includes a requirement for the scale of development and landscaping proposals



Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
				pays due regard to the topography and potential prominence of the site in views from the north, as well as surface water drainage and highways measures.
Dorset Council	8	Policies 8 and 9	The policies should ensure cycle parking is provided in line with latest standards adopted by the Local Highway Authority.	The need for cycle parking is a generic matter and can more appropriately be covered in Policy 12. <i>Having checked with Dorset Council re their current standards, they are currently advising using the LTN1/20. Amend Policy 12 to reference the provision of cycle parking facilities in line Section 11 of the LTN1/20..</i>
Historic England	8	Policies 8, 9 and 10	Given the context and planning history of the proposed allocation sites in Policies 8 – 10, 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.	Noted – see Dorset Council comments
Dorset Council	8	8.14	Reword as an “extant permission” to avoid confusion with a “live” application, i.e. one in the system yet to be determined.	<i>Agreed – although this section will be reworded in light of the Tess Square appeal decision.</i>
Dorset Council	8	8.15	The first line of the first bullet point is unclear and should be revised	<i>Agreed – amend to read “The site sits below the east-west ridge that New Street runs along, on land that falls away to the south...”</i>
Dorset Council	8	8.15	It’s unclear why vehicles have become “very damaged” – is it because they have fallen in the ditch or have entered deep flood water?	This is due to both elements – when the road is flooded the ditch is not visible, and therefore both occur, and has been observed to happens at least twice a year (as local residents living nearby are often involved in helping call recovery vehicles). <i>Clarify the above in the supporting text.</i>

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
Chapman Lily Planning	8	Policy 9	3rd bullet point - clumps of trees in the higher northern end to soften the impact would obscure close up views of the church tower.	It should be possible to accommodate the proposed landscaping without obscuring views of the church tower. This section is also being updated in light of the Tess Square appeal decision.
Chapman Lily Planning	8	Policy 9	4th bullet point - the test should be 'material' harm.	Both terms would be appropriate – the key point being to ensure adverse harm is mitigated to an acceptable level. <i>Amend to refer to “the amenity of existing and future occupants of the homes and private garden areas of the properties” and use the term “materially harmed”</i>
Chapman Lily Planning	8	Policy 9	The reference to public open space to meet the standards of Natural England isn't a recognised standard to test development against and contrary to the S.106 which secures enhancements to existing areas of public open space.	The NE standards were produced “to define what good green infrastructure ‘looks like’ for local planners, developers, parks and greenspace managers and communities, and how to plan it strategically to deliver multiple benefits for people and nature”. These are more recent than the guidance produced by Fields in Trust. The site extends to approximately 2.7ha, and the illustrative plan provided at outline stage indicates the provision of an area in excess of 1ha of public open space (including play area and surface water attenuation basin) demonstrating that a doorstep greenspace of at least 0.5ha should be feasible. <i>Amend wording to read “the public open space should aim to meet Natural England’s Accessible Greenspace Standards (ensuring a doorstep greenspace of at least 0.5ha within 200 metres) if feasible.”</i>
Local residents	8	Policy 9	Various points regarding too many houses which would dominate the skyline / need for wildlife protection and flood prevention/ housing is not needed.	The quantum of development on this site has been accepted through the extant permission. The policy includes a requirement for the scale of development and landscaping proposals pays due regard to the

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
				topography and potential prominence of the site in views from the south, as well as surface water drainage and highways measures.
Local residents	8	Policy 9	Pavements are needed from the access point on the B3092 towards the church.	The proposals included in the draft plan were for the western end of the site and did not propose to extend the development up to the B3092. This section will be updated in light of the Tess Square appeal decision and Inspector's views on this matter. <i>Update policy and text regarding pedestrian access in light of appeal decision.</i>
Historic England	8	Policies 8 and 10	Clarify whether the overlap between Policies 9 and 10 ensure there is 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.	Policy 10 does not set a minimum quantum of business / commercial buildings to be provided as part of the eastward expansion allocated through Policy 8, and is therefore optional and should not create any tension between the two policies. No concerns on this matter have been raised by Dorset Council.
Chapman Lily Planning Local resident	8	Policy 10	The re-use of the Church farm would result in more people driving than if the facilities were located adjacent to the pharmacy/doctors surgery (as considered through the Tess Square proposals) which also enables linked trips	The alternative strategy of 'Tess Square' was considered as part of the SEA options appraisal, but performed notably worse and was not therefore preferred.
Chapman Lily Planning	8	Policy 10	With regards to the references for a sequential test, this would prevent retail uses to serve the village and should not introduced thresholds different to the NPPF.	NPPF para 94 is clear that thresholds below the national default of 2,500m2 of gross floorspace may be set locally (which would include through NPs). The thresholds as set are justified (see footnotes 27 and 28) and are considered appropriate to the reference to small scale rural development contained in national policy. For

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				comparison, the existing Spar has a rateable floorspace of 80.7sqm, and Robin Hill Stores has a rateable floorspace of 83.5sqm, and as such 180sqm (gross) would still provide a significantly larger floorspace but still focused on meeting local needs, and the requirement for the sequential test and retail impact assessment only applies for proposals in excess of 280sqm.
Local resident	8	Policy 10	New commercial outlets should show a clear benefit for current population / projected population growth.	Agreed that this is appropriate given that Policy 11 of the Local Plan on the economy envisages “enabling rural communities to plan to meet their own local needs, particularly through neighbourhood planning” <i>Amend policy / supporting text to clarify that additional development is expected to meet a local need, either in terms of services / facilities or long-term local employment opportunities.</i>
Local resident	8	8.31	Are details about the pharmacy's tenure known?	The pharmacy is independently owned and operated, and the details on the tenancy of the building in relation to this service is not known.
Local resident	8	8.33	The men’s shed’s current location is temporary, and therefore should not be directly referenced.	<i>Agree change to temporary – and emphasise that new premises for this activity are needed, ideally within the village.</i>
Local resident	8	Policy 11	The curtain shop and the beauty place have not been listed	These are considered as existing businesses rather than community facilities, and are mentioned in the section on business needs and opportunities.
Local resident	8	Policy 11	More parking space is would be needed in order to provide EV charging points at the Village Hall.	The potential need for additional parking at the village hall site is referenced in 8.33

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Local resident	8	Policy 11	The Methodist Hall and the St Gregory's School both have hall facilities available for village activities and available to the public, and should be included under the Community Halls listing	<i>Noted – amend policy to remove categorisation as unnecessary given that some of the facilities are multifunctional.</i>
Dorset Council	8	8.34	The general rule for Section 106 money is 10 years in order to allocate it to a specific project.	<i>Noted – include reference to the reasonable period as generally 10 years.</i>
Dorset Council	8	Policy 11	The reinstatement of full medical (GP) services in the village, and greater voluntary participation in the uptake of village facilities, goes beyond what can be reasonably achieved through planning	Noted – the NHS have raised the need for additional clinic space (as reflected in recent planning obligations) and the reference can be amended to relate to facilities. <i>Amend policy to reference facilities, and move reference to uptake to improvement to community venues.</i>
Dorset Council	8	Policy 11	The connection between reducing the running costs of venues and providing EV charging points is not clear	It is possible for EV charging hosts to add a surcharge. However the provision of public charging points would be a wider community benefit and therefore not intrinsically linked to the running costs. <i>Amend to reference EV public charging points separately.</i>
Dorset Council	9	9.6 / Policy 12	Junction alterations - a fully signalised junction could be expensive and is unlikely to be funded through development allocated in the Neighbourhood Plan - small scale improvements could be considered, and if found to be required (through the Transport Assessments of the development sites), then a contribution to the junction improvement would be secured through a planning condition.	Noted. However it is not clear at this stage what other solutions may be possible to provide the safe environment needed in this location, which would both slow the traffic and provide opportunities to provide a raised footway and pedestrian crossing point. <i>Amend the Marnhull Village Traffic Survey 2024/25 to reflect that funding for a signalised junction may be prohibitively costly, and all options including small-scale improvements can be explored.</i>

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Dorset Council Local resident	9	9.6 / Policy 12	Paragraph 9.6 refers to implementing ‘painted pavements’ where actual pavements are impossible to deliver. Dorset Council does not support the solution of painted pavements, also known as virtual footways due to safety concerns. Perhaps 20mph restrictions could be imposed in specific parts of the village where there is a lack of footway provision and pinch-points, specifically near the schools – please contact Dorset Council’s Road Safety team (roadsafety@dorsetcouncil.gov.uk) to explore the feasibility of 20mph speed limits in the village.	There is a virtual pavement in the area adjoining the church on the junction at New Street / Schoolhouse Lane / Church Hill (which can be seen on the junction / top of Church Hill dating back to 2009 on Google Street View, and later being extending further along New Street to connect to the pavement at some point between 2016 and 2021). It is not clear how a 20mph restriction could work in this location.  <i>Amend final sentence to read: “...or the use of ‘painted pavements’ where actual raised footways are impossible and no safer alternative solution can be found” and footnote example above and Dorset Council’s concerns.</i>
Dorset Council	9	Policy 12	The Plan does not mention public transport provision in any detail or clarify that internal layouts should be designed to allow the development to be effectively served by a bus route. Whilst development may not secure adequate funding for better bus services, there could be an opportunity to request improved and upgraded bus infrastructure such as bus shelters, flags and timetable information at stops for individual development sites.	Reference is made to improving public transport provision, although it may be helpful to include details of funding secured through the S106 agreements to date. However despite this funding Dorset Council has recently agreed the re-routing of the CR4 service to omit Marnhull <a href="https://www.firstbus.co.uk/somerset/news-and-service-updates/updates/summer-network-changeeffective-april-20th-2025">https://www.firstbus.co.uk/somerset/news-and-service-updates/updates/summer-network-changeeffective-april-20th-2025</a> , effectively reducing the service overall. In terms of designing the internal layouts for bus routes, the southern expansion of Butts Close is unlikely to warrant diverting the bus service to serve this area specifically, and the existing stops likely to serve the eastward expansion that are used by the CR3 service are on Sodom Lane as opposed to the B3092, and given the limited access again it is highly unlikely that a service would be diverted



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				<p>through the new development, and therefore it is not considered appropriate to reference this requirement.</p> <p><i>Amend 9.2 and related Appendix to reference recent changes to the local bus services and funding towards service improvements currently secured. Highlight consideration of improvements to bus stops serving the locations closest to the proposed housing sites, if feasible.</i></p>
Local resident	9	Policy 12	The local bus companies should be encouraged to consider smaller, more agile buses / minibuses.	This is a commercial decision and will depend on fleet vehicles available and the nature of the route served.
Local residents	9	Map 5	School traffic and pedestrian conflicts along Nash Lane / Great Down Lane for St Mary's should be noted on the map - sometimes the traffic backs and there is a blind corner junction with Sodom Lane / Pilwell.	<p>Pinch points and the blind junction are noted in the traffic report. The use of these roads for school traffic can also be referenced.</p> <p><i>Update survey to reference school traffic.</i></p>
Local residents	9	Map 6 / Policy 12	The proposed 20mph zone should not be limited to Sackmore Lane but should also include Church Hill, Burton Street and Mill Lane, and also Love Lane. One consistent speed limit would help to avoid confusion about the speed limit within the village.	<p>The Plan proposes Quiet Lanes on Sackmore Lane, Chippel Lane, Love Lane, Nash Lane – this measure could be reinforced by a 20mph limit. Other areas where there are pedestrian safety concerns, such as the eastern end of New Street (by the school). Mill Lane, and the section of Burton Street and Church Hill (and also Pilwell) and indicated as requiring pedestrian safety / traffic flow measures could possibly be assisted by inclusion within a wider 20mph zone. This is reflected in the traffic report and could be conveyed more clearly in the Plan.</p> <p><i>Update Plan text to clarify that measures to improve pedestrian safety in these locations could include designating a wider 20mph zone.</i></p>

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Local resident	9	Map 6 / Policy 12	Church Hill is one of the principal routes through Marnhull and deserves greater prominence in the Neighbourhood Plan – issues as identified in the Tess Square appeal including the Health Centre/pharmacy entrance. A case could be made for a section of 20 mph signing and or flashing sign for the section of Church Hill adjacent to the Medical centre site access and consideration of road painted signing as undertaken in Pilwell and Sodom Lane	Agreed. <i>Include further details on Church Hill in the updated report and Plan.</i>
Local resident	9	Map 6 / Policy 12	Reconsider placement of gateway on B3092 at Schoolhouse Lane – should this include Walton Elm?	Walton Elm is proposed to change to 30mph, but is outside the main village of Marnhull and as such a gateway sign here may undermine the distinct / historic nature of this hamlet. Agreed that a further physical gateway is not needed on Schoolhouse Lane, but this section of road could benefit from road narrowing markings as part of a package of measures to slow traffic approaching the junction. As a result of the Tess Square appeal the potential to include a footway within the verge was highlighted, and this can be noted as desirable in light of the proposed development. <i>Amend diagram / supporting text to reflect the above points.</i>
Local resident	9	Map 6 / Policy 12	The village 30mph speed limit should start at the Chippel Lane junction.	Map 6 indicates that this area should be 30mph, but starting from the further south at the junction before Walton Elm.
Local resident	9	Map 6 / Policy 12	Could traffic calming be included on Sodom Lane?	Map 6 indicates the need for pedestrian safety / traffic flow measures in this location.
Local resident	9	Map 6 / Policy 12	There is no need for hardstanding footpaths across agricultural field areas as this is a village and not a town.	The off-road routes are suggested due to the difficulty of making improvements to segregate

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				vulnerable road users from motor traffic on the roads.
Local residents	9	Map 6 / Policy 12	'Lived experience' suggests that the volume of traffic has increased significantly in recent years, and therefore a further monitoring and updating traffic volume, traffic flow would be beneficial.	Agreed that an understanding of traffic flows is necessary. <i>Amend first bullet of (b) to read “an understanding of the existing traffic levels, together with the likely increase in traffic resulting from the proposed development plus extant planning permissions, and how...”</i>
Dorset Council	10	Policy 13	Flood risk evidence is constantly being updated with new data published by the Environment Agency and new SFRAs commissioned by Dorset Council every few years. It therefore might be better for the policy to refer to the latest evidence set out in a published SFRA rather than the map in Appendix 13, which is at risk of being superseded.	Agreed <i>Remove reference to Appendix 13 from the policy wording, and include reference to the SFRA within 10.3 where Appendix 13 is referenced.</i>
Dorset Council	10	Policy 13	If (b) is trying to re-state / paraphrase the sequential test approach to flood risk set out in NPPF this should be made clear so it is evident how a decision maker should react.	Agreed <i>Amend (b) through the addition of “in line with the sequential risk-based approach set out in national planning policy”.</i>
Local resident	10	10.3	Flooding events at the bottom of Cox Hill are related to the clogging of drains (lack of maintenance) compounded by vegetative debris and soil run-off.	It is correct that flooding occurs at Kings Mill near bend, and hopefully this may now improve following the installation of new drains. <i>Reference flooding at Kings Mill and installation of drains.</i>
Local resident	10	10.5	Marnhull Common STW also takes sewerage from Stalbridge and is already overloaded - EDM monitoring data <a href="https://environmentagency.blog.gov.uk/2025/03/27/what-are-the-2024-edm-annual-returns/">https://environmentagency.blog.gov.uk/2025/03/27/what-are-the-2024-edm-annual-returns/</a> indicates 2,464 hrs of discharge of untreated water from the storm tank in 2024	Wessex Water was contacted and advised that monitoring data for Marnhull Common STW is approaching capacity, suggests that following improvements made to the system in June 2022, including additional storm storage, there should be sufficient treatment capacity for the proposed scale

Respondent/s	§	Para / Policy	Matters raised (summarised)	NPG Response ( <i>italics = change to NP</i> )
			due to insufficient hydraulic capacity. Also significant spills associated with the Sodom Lane pumping station. This needs to be addressed.	of development now planned. Whilst periods of very heavy rain may still overwhelm the system occasionally, further storm flow improvements are being scheduled across the network, with areas at greatest risk being prioritized. There are currently no plans to increase capacity in the smaller Marnhull Reed Beds STW, which could need to be programmed for any significant scale of development. They have begun the process of forecasting what infrastructure will be required based on the amount of development now likely to come forward in the area. They hope to reach agreement with the developers and the Local Planning Authority to ensure that the necessary improvement works are in place early enough to mitigate the risks of pollution. Developers should therefore contact Wessex Water at an early stage to discuss this issue and continue to liaise with them to ensure that these works are completed prior to the occupation of the new homes. <i>Reflect the above feedback in the Plan.</i>
Local residents	10	Policy 13	Consider using slow draining water butts?	This would be included in 13(d) which references the use of water recovery systems for rainwater and greywater where feasible, but could be specifically referenced in the supporting text. <i>Reference the use of slow-draining rainwater butts (that include a mechanism so that any excess water drains slowly into the drainage system, whilst retaining some water for use in the garden) in 10.7</i>
Dorset Council Local resident	A	Appendix 7	LGS sites 9, 10 and 11 are omitted from the map	<i>Agreed – revise map to ensure all LGS are shown</i>