

# Shillingstone Neighbourhood Plan Review - Consultation Statement

November 2025

*Prepared by Jo Witherden BSc(Hons) DipTP DipUD MRTPI in conjunction with the Shillingstone Neighbourhood Plan Review Steering Group, on behalf of Shillingstone Parish Council*

This Consultation Statement summarises all the statutory and non-statutory consultation that has been undertaken with the community and other relevant statutory bodies and stakeholders in reviewing the Shillingstone Neighbourhood Plan. It describes how concerns have been addressed and what changes have been made to the final Plan as a result of the pre-submission consultation.

The purpose of this document is to demonstrate that the Neighbourhood Plan has been developed on the basis of wide and thorough community engagement. More specifically, the neighbourhood planning regulations require a consultation statement to be produced which—

- (a) contains details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan or Neighbourhood Development Plan as proposed to be modified;
- (b) explains how they were consulted;
- (c) summarises the main issues and concerns raised by the persons consulted; and
- (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified.

The main consultation was undertaken at Regulation 14 (pre-submission), the Neighbourhood Plan Review Steering Group having reviewed the Plan in light of recent planning decisions and appeals, and changes to national and local planning policies (noting that the latter had not changed), and ascertained that the scope of changes was likely to be limited. Prior to commencing this consultation, an SEA screening was undertaken. The views of the Environment Agency, Natural England and Historic England were sought and all concurred with the view that a full SEA is not required for the Shillingstone Neighbourhood Plan Review. Details on the screening are included separately as part of the submission material.

## Pre-Submission (Regulation 14) Consultation

The Regulation 14 consultation period initially ran from 1 June until 14 July 2025, and was then extended to 8 August 2025 due to the unintended late notification of some of the Statutory Consultees, in order to provide all parties with a minimum 6 week period to respond.

Documents were published on the Parish Council's web site and these included the revised Neighbourhood Plan, the Modifications Statement, and the SEA Screening Report, as well as a downloadable survey (in addition to the online version). The survey could be completed and returned by post to the Parish Clerk, by

e mail or hand delivered to a Parish Councillor. Printed copies of the Shillingstone Parish Neighbourhood Plan and the survey sheets were also be made available at Shillingstone Church Centre; the Old Ox Inn; and the Portman Hall.

To alert local residents to the consultation, the consultation was publicised at the Annual Parish Meeting of the Parish Council in May, it was advertised in the Parish Council update in the June / July edition of the Parish Magazine at the end of May (distributed to every household and business in Shillingstone), through posters placed on the notice boards around the village, and on facebook (<https://www.facebook.com/groups/Shillingstone/>), as well as through word of mouth. The statutory consultees were alerted to the consultation by email either prior to or on 1 June, or in some cases on 27 June 2025 (the latter due to an unintended administrative error). This contact included links to all the relevant documentation. The statutory consultees contacted were:

- Dorset Council
- Adjoining parish councils (Child Okeford Parish Council, Durweston Parish Council, Hammoon Parish Council, Okeford Fitzpaine Parish Council, Stourpaine Parish Council)
- The SEA consultees (Natural England, Environment Agency, Historic England) and also the Dorset National Landscape team
- Road / Rail infrastructure operating in the area (National Highways)
- Utility / Service providers operating in the area (Scottish and Southern Energy, Southern Gas Network, Wessex Water)
- Healthcare services (NHS Dorset, Dorset HealthCare, Royal Bournemouth & Christchurch Hospitals NHS Foundation Trust)

### *Responses to the Consultation*

We received 15 responses to the consultation, seven of which were from local residents (CH, EF, JB, JJ, KK, LS, VB), the remainder from the following Statutory Consultees:

- Dorset Council
- Adjoining parish councils (Durweston and Stourpaine)
- The SEA consultees (Natural England, Environment Agency, Historic England) and also the Dorset National Landscape team
- Road / Rail infrastructure operating in the area (National Highways)

### *Main Issues and Concerns Raised, and how they were considered*

The following table looks to summary the main issues raised, and what if any further changes should be made to the Neighbourhood Plan in response to these.

Respondent/s	Page	Policy	Matters raised (summarised)	NP Group Response ( <i>italics = action</i> )
Dorset National Landscape	- -	- -	No substantive comments, noting that there are no current proposals to add any additional sites outside of the development boundary at this stage. Please check references	Noted. <i>Check AONB references are updated to National Landscape - including appropriate referencing in Policy 3 amended to</i>

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			to AONB are amended to National Landscape within the revised Plan	<i>“...be appropriate to its rural context and guided by the Dorset National Landscape’s Management Plan...”</i>
Environment Agency, Natural England	- -	- -	Confirms does not have any specific comments on this draft plan.	Noted.
Historic England	- -	- -	Notes the emphasis that has been placed on learning from the previous Plan and refining and finessing extant policies so that the special historic character of the Plan area can be best protected and enhanced. This is assisted by enhanced contextual evidence, such as the Landscape and Heritage Study undertaken by Dorset Council, which identifies sensitivities in the area and provides guidance on how these should be respected and accommodated. While three of the original sites allocated have now been developed, itself a testament to the applicability of the initial Plan, the validity of the remaining sites has been reaffirmed and site allocation policies updated to reflect relevant additional considerations. No detailed comments needed.	Noted.
National Highways	- -	- -	The Plan’s proposed policies are unlikely to lead to a scale of development that will adversely impact the safe and efficient operation of the SRN and therefore does not have any specific comments on the draft plan	Noted.
Durweston Parish Council	- -	- -	Supports the plan as drafted.	Noted.
Okeford Fitzpaine Parish Council	- -	- -	Welcome opportunities to work collaboratively on issues that affect both parishes.	Noted.
Dorset Council	- -	- -	We note the findings and conclusions of the SEA Screening report and agree at this stage that the revised plan is unlikely	Noted.

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			to cause significant adverse environmental effects, and a full SEA and HRA reports should not be necessary.	
Dorset Council	- -	- -	The plan period, vision and objective remain the same, and the plan does not identify any new development allocations. It does identify two new Local Green Spaces, and it makes a number of changes to various other policies. Overall, we agree with your conclusion in the modifications statement that despite the changes, the nature of the plan has not changed.	Noted.
Local resident (CH)	- -	- -	The claim that the changes are 'minor' (non-material) is misleading - the changes to Policy 3 could result in a significant material impact on the character of the Conservation Area. These changes cannot be lawfully or ethically adopted without full public scrutiny, consultation, and where applicable, a new referendum. Community input has been minimal. Individuals involved in the plan revision may have undeclared conflicts of interest.	The modifications statement does not state that the changes are 'minor' (non-material), but that they “are not so significant or substantial as to change the nature of the plan.” The plan is therefore being progressed under the second ‘arm’ described in the NPPG, ie: “Material modifications which do not change the nature of the plan or order” and is therefore proposed to undergo examination but not require a referendum. Ultimately the decision on whether a referendum is required will rest with the Examiner.  The plan has undergone consultation in line with the requirements for Regulation 14, as set out in the introduction to this statement.  The Parish Council is not aware of any undeclared conflicts of interest, and if there are concerns on this then there is a separate procedure (relating to Parish Council code of conduct) that would be followed should a complaint be received.
Local resident (VB)	- -	- -	Agree with the changes proposed - no further comments	Noted
Dorset Council	- -	- -	The policies map and other maps in the Reg 14 consultation document are of very low quality. This will need resolving for	Noted <i>Update maps to improve quality / resolution</i>

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			the submission version. This may require inset maps to cover a whole page (in relation to the sites) and consideration of how best to increase their resolution / clarity.	
Dorset Council	- -	- -	The Dorset Council Natural Environment Team invite the Parish Council to consider whether more could be done to incorporate biodiversity policies e.g. protecting ecological features which are of particular local importance, or that deliver mitigation and enhancement for species/habitats of local importance.	This topic is covered in part under existing Local Plan and national BNG etc policies, but is touched upon in the introduction (page 6) and in Policy 3 that states “Developments will be expected to incorporate existing mature trees and hedgerows and other landscape and wildlife features into the layout” and also makes reference to the use of wildlife-friendly features, such as sedum roofs.
Dorset Council	- -	- -	<p>The following changes are suggested by the Dorset Council Conservation Team in order to better integrate consideration of the historic environment within the Plan:</p> <ul style="list-style-type: none"> <li>• Include a vision, aims and objectives section</li> <li>• Include heritage assets as a matter of local character under the plan’s focus (page 2)</li> <li>• Expand the third paragraph on page 9 to explain how the plan provides a better understanding of the area’s heritage assets</li> <li>• Move Appendix 5 to within the main body of the document, at the beginning of the NP, given the village’s history provides fundamental context to informing the NP</li> <li>• Include a local heritage assets report to include supporting annotated maps. Reference to statutory protection regarding designated assets. Provide a list of all of the Listed Buildings and Scheduled Monuments and their respective grades. Show the Conservation Area boundary extent clearly illustrated on support</li> </ul>	<p>As explained in the plan’s introduction, the NP does not need to cover those subject areas where it would have said the same thing these other documents say, to ensure the plan remains reasonably succinct. Information is included on heritage issues across the plan, and the description of the various character areas did take into account their historic interest -and the maps show all Listed Buildings and the CA boundary (which coincides with the Central Historic Core area). The map and legend could be further refined for clarity.</p> <p><i>Amend map and legend to include noted non-designated heritage assets, and scheduled monuments.</i></p> <p>The NP was subject to a Heritage Impact Assessment by a conservation specialist as part of its initial preparation (<a href="#">link</a>), and it was felt that this did not need to be repeated. However it may be helpful to clarify in the overview table whether the landmarks referenced are Listed or non-designated, and link these to the photos.</p>

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			<p>map. Identify the value of non-designated assets and the process/ criteria for their identification.</p> <ul style="list-style-type: none"> <li>• A Character Assessment illustrating local function and identity (distinctiveness), historic character, and respective approaches toward the retention, protection and enhancement of an asset or group of assets special architectural character and appearance.</li> <li>• A Heritage Impact Assessment to compliment the justification for all proposed development site allocations.</li> <li>• Reference to policy regarding Local Heritage Assets and how each, itemised, asset is to be considered, protected, regarding any potential for impact ‘harm’ and public benefit within the consideration of the planning balance.</li> <li>• Reference to the conversion and adaptive reuse of designated and non-designated heritage assets and the protection of historic fabric and special architectural character and appearance.</li> <li>• A statement supporting a commitment to the long-term, sustainable protection of historic buildings, sites, and structures from harm.</li> <li>• A statement supporting a commitment to sustainable measures in maintaining designated and non-designated assets within the context of addressing the challenges of climate change.</li> <li>• A statement regarding a commitment toward heritage-led development/ regeneration.</li> <li>• Disclosing the active involvement of appropriate local heritage groups identified for collaboration on the development of the SNP</li> </ul>	<p><i>Check and update overview tables to clarify status of the various buildings, including cross-checks with Dorset HER and HIA regarding NDHAs which could also be added onto the map. Cross-reference to the photos.</i></p> <p>Agree that It would be reasonable to make a minor change to Policy 3 to better reference heritage features. This could be accompanied by a short support text that picks up on a number of the Conservation Team’s points, inserted prior to the paragraphs on higher environmental standards.</p> <p><i>Amend Policy 3 to read: “All development proposals should contribute positively to Shillingstone’s local identity and distinctive character, including the significance and setting of the area’s heritage assets...”</i></p> <p><i>Include additional supporting text to note that the protection of both designated heritage assets (such as Listed Buildings) and non-designated heritage assets (such as those identified through Dorset’s Historic Environment Record is already provided for in legislation and national planning policy. Clarify that the character appraisal is intended to add to the understanding of their significance and setting, to help ensure that harm to these assets is properly considered and avoided as far as possible, and that schemes allow for their appropriate re-use and adaptation.</i></p>

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			<ul style="list-style-type: none"> <li>A reference to evidence interaction with the Historic Environment Record (HER Dorchester) in the development of the SNP</li> </ul>	
Dorset Council	11	- -	The approved scheme was for 5 dwellings (not 3).	Noted - but this is split across two sites, with only 3 being in the area to the rear of the Old Ox, the other 2 dwellings being to the rear of Squirrels Leap - hence the wording "(part of a larger five-dwelling scheme)" - an earlier iteration did propose 7 dwellings across the two sites with 5 to the rear of the Old Ox, but this was dismissed at appeal. This is explained in greater detail on page 37.
Dorset Council	11	01	<p>Support added detail regarding the importance of sites LGS-HRC and LGS-REC. Note the addition of sites LGS-BOR and LGS-AAP. It would be useful if a sentence or footnote was added to note that these site(s) were added during the 2025 review. It might also be useful to say a bit more about the history of the sites, which might explain why they have been selected now but weren't selected originally.</p> <p>Support the proposed changes to the policy wording to help make it more consistent with the national policy for Green Belt, as required by NPPF paragraph 108.</p>	<p>Noted. Agree referencing addition of the 2 new LGS.</p> <p>The LGS report from the previous plan suggests one reason why sites may not have been considered was because the focus was on reviewing the Important Open and Wooded Areas (IOWAs), although this was not seen as a reason to limit the review. Burton's Orchard was flagged as part of the consultation, but not proposed as an LGS at that time, with the reason given being "Safeguarded as a community asset. May merit inclusion in future review when orchard more well-established and of higher landscape / wildlife value"</p> <p><i>Amend table to reference addition of LGS-BOR and LGS-AAP through the 2025 review.</i></p>
Local resident (CH)	11	01	Concerned that the policy now lacks detail, allowing future de-designation.	The policy wording has been amended to add detail, and is required (under the NPPF) to be consistent with national policy for Green Belts - which is why reference is made to "inappropriate development" and relating this to their open character and reason/s for designation. They cannot be 'de-designated' outside of the development plan process, and national planning policy makes clear that they should

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				be “capable of enduring beyond the end of the plan period”.
Local resident (JJ, KK, LS)	11	01	Can the Cookwell Brook and its immediate environs be added as a Green Space but also (subject to any required study and report) as an SSSI due to the diversity of plant and animal species; being of important local nature conservation importance within the parish, including lowland chalk grassland, and lowland wet grassland (in the floodplain). As mentioned already in the SNP the brook provides a river corridor; home to several protected species, with the Stour catchment being an internationally rare chalk stream habitat. As well providing a habitat for fish and aquatic creatures such as the insect larvae of the caddis fly, the Stour now also provides an important habitat for the otters present in the area, and may also provide habitat for beavers in due course as these are active in the Stour catchment in the area around Gillingham and it is anticipated that they will over time move down the length of the Stour into our area.	<p>Whilst it may be possible to designate the brook and its immediate environs as an LGS, this has not been previously raised. This would therefore be more appropriately considered in the next review in order to consider whether there is sufficient evidence to justify such a designation. It is not within the remit of the NP to make an SSSI designation (which is a matter for Natural England) but Cookwell Brook is identified as a Priority River Habitat. This could be referenced in the NP.</p> <p><i>Amend text on Page 6 to read: “...The river corridors are home to several protected species, with the Stour catchment being an internationally rare chalk stream habitat, and the Cookwell Brook is identified as a Priority River Habitat”. Add further text to page 11 to note that the brook and its immediate environs have also been suggested as potential LGS and can similarly be considered for designation in a future review.</i></p>
Dorset Council	12	02	Unsure whether this is an appropriate place to introduce a more general requirement for “comprehensive and efficient drainage systems”. While it is clearly important that development shouldn’t increase flood risk elsewhere (NPPF para 181), as currently worded it is not clear how this requirement specifically relates to roads, lanes and tracks. If deemed important, it might be better if this requirement was made into a separate policy specifically addressing flood risk, or else it should be better explained how it relates to roads, lanes and tracks.	<p>This is to do primarily with understanding how the drainage system impacts on local highways - local historical drainage pathways and limitations need to be properly understood. This includes specific issues in relation to Hine Town Lane and its related catchment (including Gunn Lane, the main Blandford Road, as well as the northern end of the village around Marsh Bridge.</p> <p><i>Add in supporting text to more clearly detail the local drainage issues relating to the highway network (and cross-refer to the more detailed maps in the appendices) and amend policy wording to read: “Careful consideration is required where development will drain into existing drains</i></p>

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				<i>crossing Hine Town Lane and Marsh Bridge, to ensure that drainage systems managing surface-water run-off do not exacerbate, and were possible alleviate, the current highway flooding experienced during periods of heavy rainfall. Schemes to allow these highways to drain more efficiently are encouraged.”</i>
Okeford Fitzpaine Parish Council	12	02	Please note that, with the primary school in Okeford Fitzpaine having closed, and at least two agreed housing developments, another in progress, and potentially others being prepared as a result of government policy, these developments will impact in localised traffic.	Noted - this could be referenced in the supporting text. <i>Amend second paragraph on page 12 to footnote examples of the developments in surrounding areas and add the following on to the second sentence “... as well as accessing services and facilities within the village” and footnote the expanded catchment of the primary school.</i>
Local resident (CH)	12	02	Concerned that the transport policy (11) is wholly aspirational with no clear funding mechanism.	Assume that the respondent intended to refer to Policy 2, as Policy 11 is not on transport. The inclusion of appropriate projects is encouraged by Dorset Council’s Transport Planning team. Whilst aspirational, there may be opportunities to fund these from planning obligations where such improvements would be required to achieve any necessary mitigation, which would be more difficult to coordinate without their inclusion in the plan.
Local resident (JJ, KK, LS)	14	02	I do NOT support the suggestion to put a roundabout at the northern end of the village.	Noted - the proposal includes reference to “roundabout / revised junction” and relates to measures to physically slow traffic coming into the village. Whilst Dorset Council Transport Planners were engaged with in early discussions on the issues and possible solutions, the exact nature of any improvements will need to be subject to further consultation, refinement and safety checks, and will depend on available funding. This can be clarified in the supporting text.


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				<i>Clarify in supporting text that the range of measures identified by the Parish Council will be subject to further consultation, refinement and safety checks once funding becomes available. Amend table header to make clear that these are potential solutions. Amend policy to read "...and where feasible secure <u>appropriate</u> solutions <u>such as those identified in the table...</u>"</i>
Local resident (JJ, KK, LS)	14	02	The dangers around the Coop need to be reflected in the plan regarding dangerous parking and manoeuvring of large vehicles pulling up and parking on the edge of the road as well as the backing in of the delivery vehicles which creates danger with vehicles trying to overtake the manoeuvring lorry to avoid queuing / delays.	The proposals for this location are for a crossing or refuge island to link pavements and make access to the Co-op much safer for pedestrians. Having a refuge would also deter on-street parking and over-taking in this section. As noted above, the exact nature of any improvements will need to be subject to further consultation, refinement and safety checks, and will depend on available funding. <i>Include additional text to specifically reference the concerns raised and potential solution.</i>
Local resident (JJ, KK)	14	02	More detail should be included in relation to the flooding of the A357 junction with Bere Marsh / Haywards Lane, as a result of surface water run-off from Okeford Hill joining with Cookswell Brook and Lawsbrook. This is significant as it affects the local properties but also causes road closures on a major link through Dorset.	This area is shown within the flood risk zones. It can be referenced in the supporting text for clarity, in line with the responses to Dorset Council (see above). <i>Add commentary on this issue within the supporting text, in addition to the comments regarding Hine Town Lane.</i>
Dorset Council	23	03	The new policy allows for deviations from traditional vernacular where there is a significant improvement to the sustainability credentials of a building. This is a reasonable compromise and as such we support this change, in line with NDLP Policy 24 which states: "In certain circumstances, a well-designed 'contemporary' or 'modern' scheme will be acceptable."	Support noted

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Local resident (EF)	23	03	Could the Neighbourhood Plan highlight the need to archaeological surveys as a more generic point, given the historic interest of the area, in particular the abandoned settlement around the parish church and also the potential for surviving Roman remains.	<p>Agreed. Whilst this is considered in relation to the site allocations, the potential for archaeological remains could be noted in the descriptions of the three character zones and requirement for appropriate investigation made clearer - although there is adequate policies in both the NPPF/NPPG and Policy 5 of the NDLP.</p> <p><i>Insert new paragraph to supporting text box preceding Policy 3: “Due to the high potential for archaeological finds, both from the medieval period and Roman occupation, developers are likely to be required to submit an archaeological assessment including field evaluation where such remains may have not been previously disturbed. This will be necessary in order to determine their presence and significance, prior to determining the application. The assessment will inform measures to be taken to secure the retention of such remains (if present) or their recording, in line with national and local planning policies.”</i></p>
Local resident (CH)	23	03	Concerned that the revised text introduces permissive language that explicitly opens the door to contemporary and modernist designs, provided they are claimed to be 'sensitive to context', removing the requirement for traditional materials and form, and opens the village to inappropriate development incompatible with its historic character, particularly within the Conservation Area.	<p>Both the Local Plan and national policy emphasise the need to support outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings. The policy wording reflects this, and includes the caveat that the overall development must still reflect the character of the area and be broadly in keeping with its immediate context.</p>
Dorset Council	25	04	The added wording is a little unclear, and could be amended to: “...or that there is clear, independently verified evidence that <del>their</del> <u>partial</u> loss <u>will</u> <del>should</del> not compromise <u>the</u> <del>viability</del> <u>viability</u> ”	<p>Agreed.</p> <p><i>Amend text in line with Dorset Council’s suggested phrasing.</i></p>

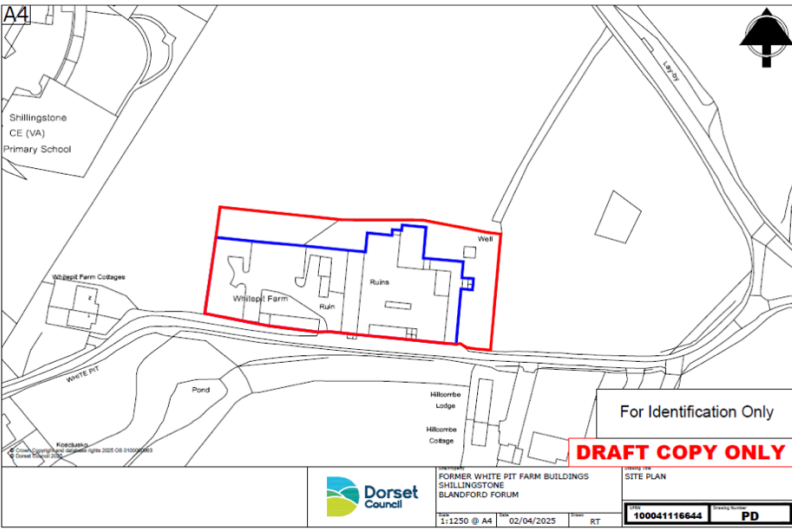
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			of the remainder of the facility <del>that facility's ongoing viability....</del> "	
Okeford Fitzpaine Parish Council	25	04	Please note that the primary school in Okeford Fitzpaine having closed, and at least two agreed housing developments, another in progress, and potentially others being prepared as a result of government policy, these developments may require additional places at Shillingstone School.	Agreed that this update could be usefully included in the supporting text. <i>Add further text regarding changes to the primary school catchment area to include Okeford Fitzpaine.</i>
Dorset Council	28	- -	Until a new spatial strategy starts to emerge, the updated figure of 54 dwellings appears to be reasonable as it is based on the existing planning strategy. The supply of sites, as set out in Table 3, exceeds this target by a margin, which suggests that NPPF paragraph 14 could be engaged for applications outside of allocated sites and the settlement boundary. However, if wider housing needs cannot be met elsewhere in Dorset, then additional development sites at villages such as Shillingstone may be needed, either through allocations in the Local Plan or through speculative applications.	Noted - this suggests that at the current time the Plan is in accordance with the basic conditions, including taking an appropriate uplift in light of the wider housing needs. It does not restrict the Local Plan from allocating sites or bring in an alternative spatial strategy, which would in any event take precedent as the latest adopted plan. In the interim paragraph 14 of the NPPF would apply and the wider unmet housing needs would be a material consideration.
Dorset Council	29	05	We note the addition of a second paragraph to this policy, which refers to the next review of the neighbourhood plan. This would be better placed in the supporting text as it is expressing an intention to review the plan in the future and does not help the decision maker now (contrary to NPPF para 16d).	Noted - similar text to that adopted in the recently reviewed Fontmell NP can be used in its place. <i>Move existing second paragraph to supporting text. Insert the following amended text in its place: "Development outside the Settlement Boundary will be treated as 'countryside', where development will be strictly controlled unless it is required to enable essential rural needs to be met."</i>
Local resident (CH)	29	05	Concerned that the policy introduces flexible phrasing ('modest rounding-off'), enabling boundary creep.	The policy does not include reference to 'modest rounding-off' and was intended to clarify the weight given to the existing boundary. Alternative wording is suggested in response to Dorset Council's comments.

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Local residents (JJ, JB, KK, LS)	29	05	<p>Greatly concerned about possible development of the field bordered by the Cookswell Brook and Little Lane, which may be considered under the next review of this Neighbourhood Plan, which will extend the plan period. The Plan should make clear that this option for development is ruled out at this time. The reasons for this would be:</p> <ul style="list-style-type: none"> <li>• The site floods (on its eastern side) and would also cause extended flooding and road closures on A357 around the junction with Haywards Lane</li> <li>• Its development would degrade an important local green space responsible providing recreational opportunities and biodiversity / climate change benefits, including habitats for bats and an abundance of wild birds</li> <li>• The undulating farmland landscape profile characterises the rural northern approach to the village would be replaced by urban sprawl</li> <li>• It is high grade agricultural land</li> <li>• Its cannot be safely accessed - particularly for pedestrians</li> <li>• It would degrade and urbanise the track along Little Lane which is an important local recreational route that provides an extension of the trailway and links to Okeford Fitzpaine.</li> <li>• This land can provide only vehicular access to village amenities without substantial roadworks</li> </ul>	<p>This site has not been promoted through either the 2024 published SHLAA or as a potential opportunity site in the 2025 Issues and Options consultation on the Dorset Council Local Plan. As such it would not be appropriate to make a specific statement in the NP about the suitability or not of this site, and not include similar review in relation to all the other potential sites around the village. Nor could such a statement be binding on a future review - although many of the factors may remain as described and caution against development on such a site.</p>
Local resident (CH)	29	06	<p>Concerned that the policy now supports subdivision and densification, eroding village character.</p>	<p>The reference to plot subdivision is to ensure affordable housing provision is not sidestepped through bring forward a site in two phases, that separately are below the size threshold requirement for affordable housing, but as one parcel would not be. The design of the site/s (in relation to</p>

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				village character) would be guided by Policy 3. Whilst the provision of smaller houses may increase the housing density measured crudely as dwellings per hectare, the experienced density is much more complex and relates more to the size and spacing of buildings and use / landscaping of the spaces, and again Policy 3 seeks to ensure that developments “incorporate existing mature trees and hedgerows and other landscape and wildlife features into the layout, and provide landscaping and sufficient spacing, appropriate to the rural character of the area.”
Dorset Council	30	- -	Table 3 - The Cobbles (ref 2/2018/0694/FUL) was for an annexe and not a separate dwelling, and the 2 dwellings on land adj to the Cobbles (ref P/FUL/2021/04865) are recorded as completed for the year 2024-25.  The rest of the information in this table is accurate.	Noted - the Table and related totals can be updated <i>Amend Table 3 to record 2018/0694 as 0 (footnote to explain annexe) and move up 2021/04865 to completions. Amend the total number of completions to 23, the number of extant consents on 1<sup>st</sup> April 2025 to 15, and the overall total housing supply to 76.</i>
Dorset Council	30	06	Changes noted. If the neighbourhood planning group have any examples where they believe that sites have been artificially subdivided, we’d be interested to know, as we may have to consider a wider policy response in the emerging Local Plan.	Noted. The potential for this did arise with the field north of the Old Ox (HTL-N) where an earlier application was submitted in 2015 covering part of the field for 5 homes. A subsequent application in 2017 for the whole field was for 10 dwellings (NB the Local Plan policy requirement only refers 11+ dwellings) - although a different housing mix with fewer 4 bedroom properties could have allowed more homes- and still proposed no affordable housing, without giving detailed viability justification for this.
Dorset Council	34	08	The application for a replacement dwelling was granted 1 August 2025. Given the footprint of the new dwelling is roughly the same as the footprint of the old dwelling, we	Noted. <i>Update text to note the approval, and clarify that this was in relation to the adjoining Anthorn property and did not</i>

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			would agree that this shouldn't create an additional constraint to this allocated site.	<i>require the allocated land which therefore remains achievable.</i>
Local resident (EF)	34	08	The map is in error and differs from the original.	<p>The maps have not changed the location but are at a greater scale. However the reference to the planning application relating to Anthorn (outline in red) may be part of the confusion as this is the adjoining land, and not part of the site allocation (which is shown hatched).</p>  <p>© Crown copyright and database rights 2025 OS AC0000830671. Use of this data is subject to terms and conditions. © Dorset Council 2025.</p> <p><i>Amend supporting text to clarify that P/FUL/2024/07332 relates to the adjoining site, by adding “on the adjoining site relating to Anthorns, including access off Candy’s Lane”. Amend the text to clarify that the site is part of the adjoining paddock, and retains its potential for a further dwelling.</i></p>
Dorset Council	36	10	Note and agree additional text description of planning history. The penultimate paragraph regarding a site-specific flood risk assessment has been amended, but unfortunately, the phrase “will be required” has been deleted.	<p>Agreed.</p> <p><i>Add ‘will be required’ to end of penultimate paragraph.</i></p>

Respondent/s	Page	Policy	Matters raised (summarised)	NP Group Response ( <i>italics = action</i> )
Local resident (JJ, KK, LS)	36	10	Agree with guidance on building heights, but consider that a fewer, larger homes would be more likely to protect the privacy and amenity of residents whose properties back onto the site and reduce levels of surface water run-off. Can the NP be clearer that applications must adhere to the requirements of the SNP?	There is no credible evidence to suggest that smaller homes cannot be designed and sited to protect the privacy and amenity of residents whose properties back onto the site or that they would increase levels of surface water run-off. These have been specified in relation to local housing need.
Dorset Council	37	11	The title of the policy is labelled “Completed” - which doesn’t seem accurate since to our knowledge the scheme for 5 dwellings approved on 28 February 2025 hasn’t been commenced let alone completed.	Reference to completed was in respect of the 3 dwellings approved in 2016. The additional dwellings contrary to policy remain undelivered ‘windfall’ infill development. This may be made clearer with the inclusion of an annotated Inset Map. <i>Include annotated Inset Map identifying the ‘completed’ element, the land to be retained as open space and parking provision, and area covered by the intervening permission.</i>
Local resident (CH)	37	11	Concerned that the Old Ox Site policy (1) lacks enforceability and fails to address non-compliance precedent.	Assume that the respondent intended to refer to Policy 11, as Policy 10 is not the policy on the Old Ox. Whilst the non-compliance with the previous policy is regrettable, and the Parish Council undertook significant efforts to highlight this to Dorset Council, the Neighbourhood Plan can only influence planning applications in the future, and therefore would only be triggered in the event of a fresh application. Any enforcement of the plans and conditions for the existing planning permission is a separate matter for Dorset Council.
Dorset Council	38	13	Support changes to policy. The site remains in the ownership of Dorset Council, but we are in the process of selling it. The Council’s property team have requested that the boundary be amended to align with the current fenceline on the ground.	Noted that this would provide greater flexibility and aligns to the 2019 outline application site boundary that was expected to deliver 19 dwellings. <i>Agree boundary amendment.</i>

Respondent/s	Page	Policy	Matters raised (summarised)	NP Group Response ( <i>italics = action</i> )
				
Dorset Council	42 46	Appx1	<p>Please provide a link to the original document: <a href="https://www.dorsetcouncil.gov.uk/w/landscape-and-heritage-studies">https://www.dorsetcouncil.gov.uk/w/landscape-and-heritage-studies</a> and also make clear that the LCA is from a separate source and clearly attribute and link to that source.</p>	<p>Agreed. <i>Add links and clarification as requested.</i></p>