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FONTMELL MAGNA NEIGHBOURHOOD PLAN Regulation 16 Consultation 27 April to 8 June 2018

Response Form

The proposed Fontmell Magna Neighbourhood Plan has been submitted to North Dorset District Council for examination. The neighbourhood plan and all supporting documentation can be viewed on the District Council's website via: www.dorsetforyou.gov.uk/planning/north-dorset/planning-policy

Please return completed forms to:

Email: planningpolicy@north-dorset.gov.uk

Post: Planning Policy (North Dorset), South Walks House, South Walks Road, Dorchester, Dorset, DT1 1UZ

Deadline: 4pm on Friday 8 June 2018. Representations received after this date will not be accepted.

Part A – Personal Details

This part of the form must be completed by all people making representations as **anonymous comments cannot be accepted**. By submitting this response form you consent to your information being disclosed to third parties for this purpose, personal details will not be visible on our website, although they will be shown on paper copies that will be sent to the independent examiner and available for inspection. Your information will be retained by the Council in line with its retention schedule and privacy policy (<https://www.dorsetforyou.gov.uk/privacypolicy>). Your data will be destroyed when the plan becomes redundant.

*If an agent is appointed, please complete only the Title, Name and Organisation boxes to the personal details but complete the full contact details of the agent. All correspondence will be sent to the agent.

	Personal Details (if applicable)*	Agent's Details (if applicable)*
Title	Mr	
First Name	David	
Last Name	Stuart	
Job Title (where relevant)	Historic Areas Adviser	
Organisation (where relevant)	Historic England	
Address	██████████ ██████	
Postcode	██████	
Tel. No.	██████████	
Email Address	████████████████████	

Part B – Representation

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

<input checked="" type="checkbox"/>	Submission Plan
<input type="checkbox"/>	Consultation Statement
<input type="checkbox"/>	Basic Conditions Statement
<input type="checkbox"/>	Other <i>Please specify:</i>

2. To which part of the document does the comment relate? *Please identify the text that you are commenting on, where appropriate.*

	<i>Location of Text</i>
Whole document	
Section	
Policy	FM 19, 20
Page	53 - 60
Appendix	

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

<input type="checkbox"/>	Support
<input type="checkbox"/>	Object
<input checked="" type="checkbox"/>	Make an observation

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

In our response to the previous Regulation 14 consultation we drew attention to the likelihood of the housing site allocation proposals in the Plan causing significant harm to designated heritage assets and the need to ensure the existence of a robust and consistent heritage evidence base. We recognized the need to make provision for the housing needs of the community in what is a very environmentally constrained area and the limited options for this which exist. This highlighted the need for the justification for that housing to be amply made in terms of location, number and design, and ensuring that mitigation could reduce as much as possible any undesirable residual impacts. As detailed consideration of the evidence to demonstrate conformity with national and local policy would be involved we were, and remain, happy to defer to your authority and the Examiner.

We note from the February 2018 Consultation Statement that your authority also expressed similar concerns over heritage impacts arising from the proposed allocations. Policy FM 19 has been modified in consequence and we would ask that your authority ensure that the proposed changes are acceptable.

We also note from the Statement that the community disputes the harm to heritage assets which your authority identified as rising from Policy FM20. We would support your authority in its position on this allocation and clearly the evidence associated with this policy needs to be established unequivocally in order that the nature and scale of any impacts and the suitability of any eventual policy can be determined.

Policy FM 21 relating to Exception Sites has now been deleted. However, The amended text on p60 still gives a strong steer as to the suitability of the sites for development, concluding in the final sentence to para 9.35 that “either site could be considered favourably for a scheme of up to 9 dwellings”. Our view is that this is providing an undue indication and even though not a policy still likely to give rise to a level of development expectation not borne out by the evidence . We would

therefore suggest that this section conclude with a less assertive outcome, highlighting that a case will need to be made at the time any development is being contemplated.


Finally, we would urge your authority to ensure that the SEA Report accurately reflects the impacts arising from the Plan. For example, the Sustainability Assessment table showing the Cumulative Impacts arising from the policies in the Plan shows that policies FM 19 & 20 will generate a neutral impact on Cultural Heritage. In view of all the above we find this conclusion difficult to sustain.

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

<i>Continue overleaf if necessary</i>

6. Do you wish to be notified of the District Council's decision to make or refuse to make the neighbourhood plan? *Please tick one box only.*

✓	Yes
	No

Signature:  _____
electronically, no signature is required.

Date: 8 June 2018 *submitting the form*