



Fontmell Magna Neighbourhood Plan Review

Dorset Council's Modifications Statement under Regulation 17(e)(ii) of the Neighbourhood Planning (General) Regulations 2012 (as amended)

The Government's Planning Practice Guidance (Paragraph: 106 Reference ID: 41-106-20190509) states that there are three types of modification which can be made to a neighbourhood plan or order. The process will depend on the degree of change which the modification involves:

1. Minor (non-material) modifications to a neighbourhood plan or order are those which would not materially affect the policies in the plan or the permission granted by the order. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.
2. Material modifications which do not change the nature of the plan or order would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.
3. Material modifications which do change the nature of the plan or order would require examination and a referendum. This might, for example, involve allocating significant new sites for development.

In terms of legislation, paragraph 7 of Schedule A2 of the Planning and Compulsory Purchase Act 2004 requires the local planning authority to consider whether the proposed modifications are **so significant or substantial as to change the nature of the neighbourhood plan**.

The table below looks at the extent that policies in the 'made' Fontmell Magna Neighbourhood Plan will be modified by the submitted proposed. This allows us to assess which type of modification is being made, and thereby come to a view on whether an examination and/or referendum is required. The table only lists policies that the qualifying body have proposed for modification.

Proposed policy modifications (track changes)	Qualifying Body comments	Dorset Council comments
<p>Policy FM2. Local Wildlife Corridors and Protected Species</p> <p>All new development should have due regard for the network of local wildlife corridors and sites of nature conservation interest identified on Map 4; taking into account national policy to provide net gains in biodiversity where possible. To achieve this, the potential adverse or beneficial impact of the development on these ecological networks should be fully evaluated, and a Biodiversity Mitigation and Enhancement Plan submitted with any Planning Application on sites over 0.1ha or which are likely to give rise to an adverse impact on biodiversity. <u>safeguard local wildlife-rich habitats and wider ecological networks, wildlife corridors and stepping stones that connect them, and to provide net gains in biodiversity where required.</u></p> <p>The wildlife corridors should where possible be:</p> <ul style="list-style-type: none"> enhanced through improved wildlife-friendly management, reducing sources of harm such as pollution; protected through the creation of 'buffer zones' around their perimeters; extended where there is opportunity to do so. <p><u>New buildings and landscaping schemes should incorporate wildlife-friendly features into their design and layout.</u></p>	<p>Simplification of the policy and updates to the supporting text to reflect the latest changes on biodiversity net gain and mitigation being introduced through the Levelling Up Act and subsequent updating of the Dorset Biodiversity Protocol, including reference to incorporating wildlife-friendly features into the design and layout of new buildings and landscaping schemes.</p> <p>Minor wording change included post Regulation 14 following advice of Dorset Council to improve clarity and links to legal requirements.</p>	<p>The changes to this policy maintain the overarching objective of the policy which is to protect and enhance local biodiversity. In our view, these changes are material modifications which do not change the nature of the plan.</p>

Proposed policy modifications (track changes)	Qualifying Body comments	Dorset Council comments
<p>Policy FM3. Important Views</p> <p>Any development that would harm an important view of the North Dorset Chalk Escarpment or negatively affect views of the parish and Blackmore Vale from the AONB-CCNL (as identified on page 5, on Map 5, and listed below) will be resisted.</p> <ul style="list-style-type: none"> • View of Fontmell Magna and the Blackmore Vale from Fontmell Down (Photograph 1); • View of Fontmell Magna and the Blackmore Vale from Littledown (Photograph 2); • View of Fontmell Magna and the Blackmore Vale from Brandis Down (Photograph 3); • View of the Cranborne Chase chalk escarpment from St Andrew’s Churchyard (Photograph 4); • View of the Cranborne Chase chalk escarpment from Bedchester (Photograph 5); • View of the Cranborne Chase chalk escarpment from Gupples Lane (southern end) (Photograph 6); 		<p>In our view, this is a minor, non-material modifications</p>

Proposed policy modifications (track changes)	Qualifying Body comments	Dorset Council comments
<ul style="list-style-type: none"> View of the Blackmore Vale from Hartgrove Hill (Photograph 7); View of North Dorset Chalk Escarpment and Blackmore Vale from the AONB (Photograph 8). 		
<p>Policy FM4. The setting of the AONB<u>Cranborne Chase National Landscape</u></p> <p>Proposals for development within the visually sensitive area skirting the eastern extent of the village (shown on Map 5 overpage) which would harm the setting or natural beauty of the AONB<u>Cranborne Chase National Landscape</u> will not be permitted unless it is clearly in the public interest to do so.</p>	<p>Amended policy title and text to reference new name (Cranborne Chase National Landscape)</p>	<p>In our view, this is a minor, non-material modification.</p>
<p>Policy FM5. Local Landscape Features</p> <p>Wherever appropriate, development should protect, and should reinforce, the local landscape character and its typical features, including:</p> <ul style="list-style-type: none"> Collyer’s Brook / Fontmell Brook / Sturkel Brook, and their associated features – including the historic bridges, the sheep wash and the structures associated with the mills; the character of rural lanes such as Mill Street, Parsonage Street, the road from the Village Hall to Bedchester, Penn Hill, Woodbridge Lane, the road 	<p>Amendment of ‘footpaths at the side of the road’ to ‘footways’ for clarity.</p>	<p>In our view, this is a minor, non-material modification.</p>

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<p>from Bedchester to Hartgrove, Gupples Lane, Hannah’s Hill and the roads across Blackven Common and Marsh Common, with occasional wide historic verges, verge-marker stones and finger posts;</p> <ul style="list-style-type: none"> the traditional field and plot boundaries of hedgerows and hedgerow trees; native deciduous mature trees and small native copses. <p>The character of rural roads is deemed to include the hedgerows and the absence of raised kerbs and footwaysfootpaths at the roadside.</p>		
<p>Policy FM6. Dark Skies</p> <p>Development should be designed to conserve and enhance the intrinsic quality of the dark night skies. Lighting which is proposed to be installed should meet or exceed the level of protection appropriate to environmental zone 1 (as defined by the Institute of Lighting Professionals). and prevent glare. External lighting should be avoided unless required for security or safety reasons. Where lighting is considered necessary it should be sufficient to meet the local needs and no more, and its design should minimise its impact on landscape character and the Cranborne Chase Dark Sky Reserve. Measures should be taken to ensure any light spillage is directed downwards.</p>	<p>Additional detail added to policy with reference to Dark Sky Reserve status of the Cranborne Chase National Landscape, including reference to correlated colour temperature max (2700K Lux) and requirement to ensure any light spillage is directed downwards.</p>	<p>More detail is added to the policy. In our view, these changes are material modifications which do not change the nature of the plan.</p>

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<p><u>As a way of assessing the level of light that may be emitted as a result of development, and the degree of harm, external lighting schemes should meet or exceed the level of protection appropriate to Environmental Zone 1 (as defined by the Institution of Lighting Professionals), and not exceed a correlated colour temperature (CCT) of 2700K Lux.</u></p>		
<p>Policy FM8. Development layout</p> <p>The layout of new development should generally reflect the pattern of existing village lanes, with a variety of plot sizes, shapes and variation in building lines, with opportunities for social interaction created by open spaces, verges and front doors and windows overlooking the street. The design, layout and orientation should be appropriate to the character of the surrounding area and should avoid adverse impacts of overlooking or loss of privacy to neighbouring properties. <u>The orientation of the building should also look to provide roof slopes within 30degrees of south in order to maximise opportunities for solar energy through roof-mounted photovoltaics.</u> Particular regard should be had to the layout and landscaping of schemes proposed within the sensitive transitional areas lying between the village and the open countryside.</p>	<p>Additional text to reference the orientation of buildings to provide roof slopes within 30degrees of south in order to maximise opportunities for solar energy through roof-mounted photovoltaics.</p>	<p>More detail is added to the policy. In our view, these changes are material modifications which do not change the nature of the plan.</p>

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<p>Off-street car-parking will normally be required for two vehicles (or one plus a garage), together with adequate access for service vehicles.</p> <p>The precise location of affordable housing within a development will be determined having regard both to overall design and layout considerations (which must include the objective of ensuring that it is indistinguishable from other housing) and to the reasonable requirements of efficient management and maintenance.</p>		
<p>Policy FM9. Building design</p> <p>New construction and alterations to buildings should respect the local rural character of the area in terms of scale, form, materials and layout, with reference to the characteristics set out in the preamble to this policy, and an appropriate level of detailing to add interest and reinforce local character. Materials and detailing should have regard to the vernacular features described in the preamble to this policy, including those described in Table 33a and shown in Table 3b.</p> <p>Roof-mounted photovoltaic panels should be frameless to reduce their visual impact and may not be appropriate where they would be clearly visible and detrimental in the context of Listed Buildings, the Conservation Area or from the AONB.</p>	<p>Insertion of reference to Table 3b within the policy that includes examples of diagrams / illustrations of vernacular designs (that the design of development should have regard to). Additional wording added with reference to energy-efficient measures and rainwater recycling. Deletion of detailed reference to photovoltaics (moved to supporting text).</p>	<p>More detail is added to the policy. In our view, these changes are material modifications which do not change the nature of the plan.</p>

Proposed policy modifications (track changes)	Qualifying Body comments	Dorset Council comments
<p><u>The inclusion of energy efficient measures on buildings, designed to be in keeping with the character of the area, such as frameless in roof PV panels or air-source or ground heat pumps, is encouraged. Water recovery systems should be used for toilets, washing machines and gardening/ outside taps.</u></p> <p><u>The installation of public charging points in accessible locations is encouraged, provided that these do not harm the rural and historic character of the area. Where EV charging points are installed, these should be sited so as not to cause an obstruction for other road users.</u></p>	<p><i>Roof lights removed from Table 3b post Regulation 14 following advice of Cranborne Chase National Landscape Partnership. Policy wording amended to refer to water recovery systems (generic to include grey-water as well as rain-water systems) and reference added to encouraging the installation of public charging points in accessible locations, provided that these do not harm the rural and historic character of the area, and that where EV charging points are installed, these should be sited so as not to cause an obstruction for other road users.</i></p>	

Proposed policy modifications (track changes)	Qualifying Body comments	Dorset Council comments
<p>Policy FM10. Creating safer roads and pedestrian routes</p> <p>Pedestrian routes must be safeguarded. Proposals should contribute to the safety and attractiveness of the pedestrian routes, so that more people walk rather than drive locally. <u>West Street and Mill Street act as shared space streets where there is no differentiation between the footway and carriageway, therefore developments impacting on these routes should prioritise the movement and comfort of pedestrians and cyclists over vehicular traffic, by reducing the dominance of motor vehicles and keeping vehicle speeds below 20mph.</u></p> <p>In addition to safeguarding the important pedestrian routes, the design of new development will be required to<u>should improve or, where feasible,</u> create <u>new</u> footpath and cycle connections to access West Street in order to provide a connection to<u>local facilities such as</u> the school, the shop, the village hall and playground, the surgery and public amenity woodland <u>and links onto Fontmell Down.</u></p> <p>Where possible, developments will be required to enable onward vehicular and pedestrian / cycle links with adjoining sites, in order to create permeable layouts that provide for a safe environment for pedestrians and cyclists and allow traffic flows to be safely distributed.</p>	<p>Detail added regarding consideration of West Street and Mill Street which are shared spaces and the consideration of pedestrian / cyclist needs / impacts from development along these routes, including access to local facilities and links onto Fontmell Down. Removal of duplication within policy.</p> <p><i>Correction made to policy cross-reference post Regulation 14</i></p>	<p>More detail is added to the policy. In our view, these changes are material modifications which do not change the nature of the plan.</p>

Proposed policy modifications (track changes)	Qualifying Body comments	Dorset Council comments
<p>Development should ensure suitable connections for safe walking or cycling access to local facilities, with any new paths and connections designed in a manner in keeping with the rural character of the area. Developments will be required to enable onward vehicular and pedestrian links with adjoining sites where such routes would contribute towards a more permeable layout that encourages walking and cycling and allows traffic flows to be better managed. The onward routes from the development should be made safe for the anticipated increase in vehicular and pedestrian traffic and designed so as to avoid creating potential rat-running problems.</p> <p><u>Any new paths and connections must be designed in a manner in keeping with the rural character of the area.</u></p> <p>Development should not be located where it would lead to a level of on-street parking or traffic that would adversely impact on the safe use or crossing of local roads.</p> <p>Development will not be permitted where an existing narrow access is not suitable for increased use. <u>unless this issue would be addressed and mitigated as part of the proposals.</u></p> <p>The design of any road improvement scheme should be consistent with the Rural Roads Protocol set out in 4.813.</p>		

Proposed policy modifications (track changes)	Qualifying Body comments	Dorset Council comments
<p>Policy FM11. Sustainable drainage</p> <p>A site specific and proportionate Flood Risk Assessment (FRA) is to be submitted in support of all development proposals that would result in increased surface water run-off. It should include an assessment of site characteristics and identify any prevailing flood risk from all potential sources (i.e. fluvial, surface and ground water, sewers, existing infrastructure).</p> <p>Whilst the supporting FRA should outline any mitigation measures that are to be adopted to ensure that proposed development is not placed at risk, or any off-site worsening generated, there will be presumption against sites or proposed developments with a significant prevailing risk.</p> <p>Equally all development proposals should be supported by a viable and deliverable strategy of surface water management that reflects relevant ground conditions and which adheres to planning guidance and best practice.</p> <p>The specific use of infiltration measures and soakaways is to be substantiated by appropriate investigation, <u>modelling, calculations</u> and testing. <u>Details of maintenance and control measures to be undertaken throughout the life of the infrastructure to prevent failure of the system must be agreed with the appropriate drainage authority</u></p>	<p>Additional detail added in relation to requiring flood risk modelling / calculation and details of maintenance and control measures to ensure these work effectively. Location of infiltration measures to avoid flooding to the highway or built development.</p> <p><i>Additional sentence added post Regulation 14 to reference that any engineered elements should be designed to be unobtrusive and using materials in keeping with the vernacular.</i></p>	<p>More detail is added to the policy. In our view, these changes are material modifications which do not change the nature of the plan.</p>

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<p><u>and any third parties if reliant on the use of their land / infrastructure. Infiltration measures such as attenuation basins and tanks must be located where there is no risk that they would overflow and cause flooding to the highway or built development.</u></p> <p><u>Any engineered elements, including safety fencing and visible elements of any overflow pipes, should be designed to be unobtrusive and using materials in keeping with the vernacular</u></p>		
<p>Policy FM12. Development impacting on the sewage treatment works <u>Wastewater Recycling Centre at West View</u></p> <p>New dwellings will not be allowed within the odour consultation zone (as shown on Map 9) unless there is clear evidence that the potential impact of likely odours and emissions on future occupants would be within generally accepted limits.</p> <p>Development will, and the development does not be permitted within this area if it would compromise the future upgrading of this facility.</p> <p>Major <u>Where new</u> development will be required <u>is intended</u> to demonstrate that any necessary upgrades to discharge into the sewage treatment works (as advised by Fontmell Magna WRC which would exceed the WRC's current capacity, the</p>	<p>Policy updated to ensure that the timing of further development beyond the current capacity in the wastewater recycling centre is phased to connect after the necessary upgrades are made.</p>	<p>More detail is added to the policy. In our view, these changes are material modifications which do not change the nature of the plan.</p>

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<p><u>developer should work with Wessex Water) will be and Dorset Council to ensure that there is sufficient capacity in place prior to the site's occupation, and a condition may be imposed to limit occupation of the development until such time that Wessex Water have confirmed that any necessary upgrades have been carried out.</u></p>		
<p>Policy FM13. Important community facilities</p> <p>Community facilities (as listed below) are important to residents and should be retained where possible. The loss or reduction of such facilities will only be supported if, after involving the local community in assessing potential solutions to retain the facility, it is clear that their retention would be unreasonable on the grounds of viability, or the change proposed has the community's backing. Proposals will be supported that allow such facilities to modernise and adapt for future needs, including diversification schemes linked to the long-term operation of that facility as a viable concern.</p> <ul style="list-style-type: none"> • St Andrew's School and Hall; • St Andrew's Church; • Village Shop, Post Office and Tea Room; 	<p>Update to recognize that the Blackmore Vale Partnership is not currently operating from the Fontmell Surgery and Clinic (but the building should still be treated as an important community facility in considering any future use).</p>	<p>In our view, this is a minor, non-material modification.</p>

Proposed policy modifications (track changes)	Qualifying Body comments	Dorset Council comments
<ul style="list-style-type: none"> • The Fontmell Pub; • Village Hall, play area and tennis court; • Fontmell Magna Under 5's; • Fontmell Surgery and Clinic (<u>currently closed</u>). <p>The provision of a new community facility to meet local needs, such as education, health services, cultural facilities, recreation and sport facilities, will be supported and should be well-located in relation to the main population that it is intended to serve.</p>		
<p>Policy FM14. Social Infrastructure</p> <p>Development should support the maintenance and enhancement of existing social infrastructure and the provision of new social infrastructure, in line with national guidance on planning conditions and obligations, through the provision on site and/or contributions to provision off site. The facilities listed below reflect the need for improvements to the pedestrian and cycle network and recreation facilities, but other projects will be considered on their merits as appropriate:</p>	<p>Additional infrastructure requirement added: Parish-wide upgrades to footpaths to ensure all-weather, all-year-round access as part of a Footpaths for All project – which will include the completion of the West Street to South Street all weather footpath link.</p>	<p>In our view, this is a minor, non-material modification.</p>

Proposed policy modifications (track changes)	Qualifying Body comments	Dorset Council comments
<ul style="list-style-type: none"> • Upgraded footpath <u>Parish-wide upgrades to South Street from West Street</u> footpaths to make it <u>ensure</u> all-weather, <u>all-year-round access as part of the Parish Council's "Footpaths for children using the school drop-off</u> All" project; • Shared footpath and cycle path to Village Hall from Gundels; • All-weather five-a-side football pitch; • Upgrade play area by Village Hall. 	<p><i>Final bullet referencing play area upgrades removed post Regulation 14 as these have been completed.</i></p>	
<p>Policy FM16. Housing Types</p> <p>Where affordable housing is provided in line with Local Plan policies, this and <u>National Planning Policy, it</u> should consist of <u>at least</u> 60% 1 and 2 bedroom homes and 40 <u>at least 30%</u> 3+ bedroom homes and. These percentages could be changed if a need is indicated by the affordable housing register from those with a local connection to the Parish. Affordable housing should be allocated to households with a local connection to the Parish, before cascading to those with a local connection to the adjoining parishes, and then to the rest of North Dorset.</p> <p>New open market housing should predominantly be of 1, 2 and some 3 bedroom properties, and be suitable for young working individuals and families (and or suitable for older residents wishing to downsize. It should also be capable of adaptation and</p>	<p>Updated to recognize Dorset Local Housing Needs Assessment (November 2021) and latest Census data reinforcing the need for 1 and 2 bedroom homes as part of the housing mix (given the ageing population and reduction in 2 bedroom homes in the parish and significant increase in 4+ bedroom homes). Additional large (4+ bedroom) properties are</p>	<p>More detail is added to the policy. In our view, these changes are material modifications which do not change the nature of the plan.</p>

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<p>extension so that residents can adapt their housing to suit their future needs without having to relocate) or suitable for older residents wishing to downsize. As the percentage of 4+ bedroom properties is already well above the figure for Dorset and the projected figure for future needs, any new applications to build 4+ bedroom properties should show evidence to support the need for their construction.</p> <p>Any changes to this housing mix (set out above) should accord with identified local needs, as evidenced in the housing needs assessment produced to support this plan (and any subsequent updates), and any more recent information specific to the local area from the affordable housing register and other relevant data sources.</p>	<p>resisted unless there is evidence to support the need for their construction.</p>	
<p>Policy FM17. Spatial strategy for new development</p> <p>This Plan makes provision for a maximum proposed site allocations, together with completions and potential infill within the settlement boundary, will exceed the housing of 40 new homes to 2031, which providing what is considered a sustainable level of growth. New built Other than infill development within the settlement boundary, and the re-use of existing building, additional dwellings must be focused on sites that lie to the west of the A350, and that are within easy walking distance of the main service amenities in the village (the shop, school and village hall, pub and</p>	<p><i>Policy updated post Regulation 14 to more clearly set out the spatial strategy and exceptions to new house building outside of the settlement boundary in response to advice of Dorset Council.</i></p>	<p>More detail is added to the policy. In our view, these changes are material modifications which do not change the nature of the plan.</p>

Proposed policy modifications (track changes)	Qualifying Body comments	Dorset Council comments
<p>surgery) and that are not within areas known to be at risk from flooding or otherwise protected.</p> <p>Unless a countryside location is essential, <u>is either an enabling development to secure the future of heritage assets or the design is of exceptional quality (based on the criteria established through national planning policy)</u>, new open-market development should take place within the defined settlement boundary, on allocated sites, or through the re-use of existing buildings in line with national <u>and local plan</u> policy where their existing use is no longer required.</p>		
<p>Policy FM18. Settlement boundary</p> <p>The settlement boundary as carried forward into the 2016 Local Plan is amended to more accurately define the existing and proposed built-up area, as shown on Map 11. <u>Development outside the Settlement Boundary will be treated as ‘countryside’ in respect of the Local Plan policies, with particular care taken to protect the character and significance of the Conservation Area and setting of the Cranborne Chase National Landscape.</u></p>	<p>Additional wording to clarify the consideration of policies outside of the settlement boundary (as per the Local Plan spatial strategy for development in the countryside).</p>	<p>More detail is added to the policy. In our view, these changes are material modifications which do not change the nature of the plan.</p>
<p>Policy FM19. Land South of Home Farm (Site 20)</p>	<p>No change – however the site is now largely complete, and</p>	<p>The policy is now largely redundant as development on</p>

Proposed policy modifications (track changes)	Qualifying Body comments	Dorset Council comments
<p>Land south of Home Farm, as shown on Map 12, is allocated for housing and the provision of a public car parking area to be designed to assist the needs of the school at drop-off and collection times.</p> <p>The total number of dwellings should not exceed 30 units and will comprise a mix of open market and affordable housing in line with Local Plan policies, and a range of house types and sizes in accordance with Policy FM16 Housing Types.</p> <p>Design and layout, scale, massing and materials should respect the vernacular character of Fontmell Magna, in accordance with Policies FM8 and FM9, and will be based on a thorough understanding of the character of the Conservation Area and views from the AONB.</p> <p>The layout, scale and design, including landscaping requirements, will be required to minimise the visual impact of development as seen from the strip lynchets on Sutton Hill and provide an attractive entrance and edge to the village as seen from the approach along the A350. This should include a substantial landscaped edge along the south-west and south-east boundaries, and a pepper-potting of green landscaped spaces within the site. The design must enable the retention of the tree belt along the northern boundary</p>	<p>therefore this allocation may be removed once fully built out.</p> <p><i>Policy deleted post Regulation 14 as site completed.</i></p>	<p>the site has been completed.</p> <p>In our view, these changes are material modifications which do not change the nature of the plan.</p>

Proposed policy modifications (track changes)	Qualifying Body comments	Dorset Council comments
<p>The hedgerows are potentially important as wildlife corridors and a biodiversity appraisal together with a biodiversity mitigation and enhancement plan will be required as stated in policy FM2 Local Wildlife Corridors and Protected Species.</p> <p>A flood risk assessment must be undertaken as stated in Policy FM11 Sustainable Drainage.</p> <p>A parking area for 20 cars for parents of school children should be provided in the area close to the site entrance off the A350, with a new footpath link to the School that avoids crossing roads. Provision must also be made in the northern corner of the site closest to the school for coach drop-off and collection.</p> <p>Vehicular access will be provided via a new junction off the A350, designed in a manner appropriate to the Conservation Area and Rural Roads Protocol, and with the aim of reducing traffic speeds of all vehicles travelling in both directions along the A350 to under 30mph.</p> <p>The layout of the development should include a road and pedestrian access connecting to Land at Blandfords Farm Barn (as defined in Policy 20).</p>		
<p>Policy FM20. Land at Blandfords Farm Barn (Site 22)</p>	<p>Amendments in relation to access arrangements taking into account</p>	<p>More detail is added to the policy. In our view, these</p>

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<p><u>The barn in the SE corner of the Site 22, as shown on Map 12, known as Blandfords Farm Barn, as shown on Map 12, is allocated for employment/community facilities, and the surrounding land, within the area shown for Site 22, is allocated for housing, which may include self/custom-build housing, or and affordable housing provision according to evidence of local need and viability. The employment / community use of the barn should be compatible with the rural nature of the village and nearby residential uses.</u></p> <p>The total number of dwellings should not exceed 10 units, and the release of sites should be phased based on evidence of local need. The range of house types and size should be in accordance with Policy FM16 Housing Types.</p> <p>Design and layout, scale, massing and materials should respect the vernacular character of Fontmell Magna, in accordance with Policies FM8 and FM9 and be based on a thorough understanding of the character of the Conservation Area.</p> <p>The layout and design should enable the retention of the tree belt along the southern boundary and hedgerow boundaries, except for access to site 20, and a landscape scheme agreed that reinforces the site’s screening and enclosure as viewed from public rights of way.</p>	<p>the partial provision of the access road from Site 20 (Spring Meadows) and importance of delivering that option to reduce unnecessary traffic along West Street.</p> <p><i>Policy updated post Regulation 14 to clarify allocation / use of the barn for employment / community facilities, and include reference to the employment / community use of the barn being compatible with the rural nature of the village and nearby residential uses.</i></p>	<p>changes are material modifications which do not change the nature of the plan.</p>

Proposed policy modifications (track changes)	Qualifying Body comments	Dorset Council comments
<p>The hedgerows are potentially important as wildlife corridors and a biodiversity appraisal together with a biodiversity mitigation and enhancement plan will be required as stated in policy FM2 Local Wildlife Corridors and Protected Species. A flood risk assessment must be undertaken as stated in Policy FM11 Sustainable Drainage.</p> <p>If deliverable, pedestrian and vehicular access will be provided via land South of Home Farm (site 20), or if developed in advance of site 20, an onward link to that site must be provided. If access via site 20 has not been secured, then<u>Vehicular access into the site should be from the A350 via the onward link provided within Spring Meadows (site 20), and the developer will be required to use best endeavours to provide this link. Should the developer demonstrate that, despite best endeavours, the link road cannot be delivered to serve the development,</u> a transport assessment will be required to determine the measures necessary to accommodate the likely vehicular and pedestrian traffic flows onto and along West Street, in a manner which is safe <u>(taking into account the pedestrian use of the road)</u>, and appropriate to the Conservation Area. The<u>In any event, the</u> layout of the development should include pedestrian access connecting to land south of the village hall and the play area.</p>		

Other Modifications

Other modifications to the supporting text of the plan are considered to be minor (non-material) modifications.

Conclusion

The qualifying body (Fontmell Magna Parish Council) finds that the proposed modifications are not so significant or substantial as to change the nature of the plan. The reasons that the qualifying body give for reaching this conclusion are:

- The changes do not look to modify the plan period;
- The changes do not look to add, delete or modify the extent of any of the proposed site allocations (other than to remove the policy covering the site allocation that has now been completed), and do not compromise the Plan's ability to address local needs;
- In terms of housing, the change to the housing mix is relatively limited and should not impact on viability;
- Whilst greater emphasis is placed on design and infrastructure provision, these elements were already contained within the plan and more detail is helpful in clarifying how these issues should be considered;
- A number of changes to the policies are simply reflecting factual updates and updates to the supporting evidence that those policies were based on, but do not alter the general thrust of those policies.

Dorset Council, having considered the submitted modification proposal, agrees that while many of the modifications are material, and therefore require an examination, none are so significant or substantial as to change the nature of the plan, and therefore a referendum is not required.