

Fontmell Magna Parish Council

P/PAAC/2022/05529 St Andrew's Farm Barn, Woodbridge Lane

The Parish Council strongly objects to this application.

A development of three dwellings on this limited rural site, accessed through a narrow lane, in our view constitutes inappropriate over-development.

The proposal to build a 3-bed dwelling plus two 5-bed dwellings is contrary to Policy FM9 of the Fontmell Magna Neighbourhood Plan which states that “new construction and alterations to buildings should respect the local rural character of the area in terms of scale.....”. Please refer to the full policy below.

Building two new 5-bed homes on this site is also contrary to Policy FM16 which advocates that “.....new open market housing should predominantly be of 1,2 and 3 bedroom properties.....”. It is highly questionable whether the parish needs more 5-bed homes to meet its housing needs. Please refer to the full policy below.

In relation to transport, the site is accessed via a rural lane, Woodbridge Lane, which is single track and lacks passing places. The traffic analysis provided by the applicant is based on out-of-date data on movements, as we understand from neighbours the farm has not been a working farm for nearly 50 years. The site is currently accessed by only 1 or 2 vehicles, so with the proposed parking provision for 9 vehicles on the site it follows there will be a significant increase in traffic volume using the lane, particularly if the properties are going to be used for holiday lets. Thus, we believe the proposed development is contrary to Policy FM10 which includes the clause “Development will not be permitted where an existing narrow access is not suitable for increased use”. Please refer to the full policy below.

For these reasons the Parish Council strongly objects to the planning application P/PAAC/2022/05529 St Andrew's Farm Barn, Woodbridge Lane.

Fontmell Magna Neighbourhood Plan – relevant policies

Policy FM9. Building design

New construction and alterations to buildings should respect the local rural character of the area in terms of scale, form, materials and layout, with an appropriate level of detailing to add interest and reinforce local character. Materials and detailing should have regard to the vernacular features described in the preamble to this policy, including those described in Table 3.

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.

Policy FM16. Housing Types

Where affordable housing is provided in line with Local Plan policies, this should consist of 60% 1 and 2 bedroom homes and 40% 3+ bedroom homes and 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.

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 capable of adaptation and 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.

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.

Policy FM10. Creating safer roads and pedestrian routes

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.

In addition to safeguarding the important pedestrian routes, the design of new development will be required to create footpath and cycle connections to access West Street in order to provide a connection to the school, the shop, the village hall and playground, the surgery and public amenity woodland.

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.

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.

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. Development will not be permitted where an existing narrow access is not suitable for increased use.

The design of any road improvement scheme should be consistent with the Rural Roads Protocol set out in 4.8.