

FONTMELL MAGNA NEIGHBOURHOOD PLAN

MONITORING GROUP

Minutes of Meeting held at 3.30pm on the 8th June 2020 at 5 Collyer's Rise

Present: Roy King (Chairman)
Andrew Davis
Michael Humphreys
Michael Hobbs
John Knight
Robert McCurrach
Dick Stainer

1. Apologies

Barry Roberts

2. Ranking of Heritage Assets

DS proposed a series of scores . These were discussed and the rankings are shown below.

3. Proposals for Blandford's Farm

An email from Simon Truick of Intelligent Land to MH had been circulated, in which he sought PC's views on various aspects of possible development of Site 22.

In answer to his question whether there was a preference for self-build/custom and affordable, MH suggested that under Policy FM20 the Parish Council would wish to see a development scheme that contained a mix of self/custom build and affordable dwellings.

There was discussion on what sort of affordable was preferred, and it was felt there was no preference.

Truick also asked whether more than 10 houses could be considered, given that that there was demand for smaller units and that the Spring Meadows development has a number of larger 4-bedroom units.

Policy FM20 places emphasis on the Blandfords Barn site being developed for smaller 1, 2 and 3-bed dwellings. MH felt that PC would be willing to consider a development of more than 10 dwellings provided these were smaller dwellings, but as it is a relatively small site of approx. 0.8 hectares there would be concern over housing density with a much larger scheme. MH felt that with the existing stock of 4-bed properties in the parish and those coming on the market from the Spring Meadows development, there is no housing need for more 4-bed dwellings.

Policy FM20 refers to the Blandfords Farm Barn, which is allocated for employment/community facilities. It was felt that PC would wish to know Intelligent Land's intentions regarding the barn

At an earlier meeting, Truick had referred to the question of access to Site 22, and it was felt that PC would also wish to know what options they were considering for access to the site, either through the connection to Site 20 or from West Street.

4. Neighbourhood Plan

MH reported that Dorset Planning Policy team have stated (email from Philip Reese 31/05/22) that the housing allocation for Fontmell Magna in the forthcoming draft Local Plan is likely to be around 62 dwellings.

With the Spring Meadows development, the 30 dwellings are now considered part of the 5-year housing land supply. It demonstrates the village is making real progress towards meeting its local housing needs. Dorset Planning Policy team states that they would be surprised if Fontmell's housing needs could not be met on the two allocations that are already in the current neighbourhood plan.

New building regulations coming into force in June 2022 will aim to significantly improve the standard of energy efficiency in new dwellings and existing properties undergoing major renovations. There are also new regulations regarding the provision of electric vehicle charging points.

With this new information, it is concluded that there is no immediate need to update the NP. It is agreed this would be better timed to get under way in 2023, when the draft Dorset Local Plan will be published with its constituent housing allocations and it would coincide with a natural review point of 5 years since the NP was made.

A fresh team should be assembled to undertake the NP update but some original team members would also be very welcome. Andrew Davis and John Gilbert so far have indicated they would wish to participate.

5. AOB

It was agreed that, as it is approaching its 5th year, the Neighbourhood Plan Monitoring Group should meet to review its progress against its Terms of Reference.

The meeting closed at 5.40pm.

RJMcC

9/6/22

Asset	Archaeological Value	Historic Illustrative Value	Historic Associative Value	Architectural Value	Aesthetic Value	Communal Value	Total Score
Bedchester Chapel	1	4	3	3	3	3	17
War Memorial	0	3	3	3	2	4	15
Town Mill Structure	1	3	3	3	1	3	14
Salkeld Memorial	0	3	3	3	2	3	14
Holbrook	0	3	3	3	2	2	13
Fontmell House	0	3	3	3	2	2	13
Raised Footway by Church	2	3	1	2	0	4	12
Springhead Gardens	2	1	2	1	3	3	12
Old Toll House	0	3	2	2	1	2	10
Bridge – Mill St	1	2	2	2	1	2	10
Bridge – Church Street	1	2	2	2	1	2	10
Bridge - Woodbridge	1	2	2	2	1	2	10
Wall - School Yard	1	2	2	2	2	1	10
Wall - Granary Mill House	1	2	2	2	2	1	10
Sheep Wash	1	2	2	2	1	2	10
Millennium Wood	2	1	1	0	2	4	10
Prince's Field	2	1	1	0	3	3	10
Bridge – Piper's Mill	0	2	2	2	1	2	9
Middle Mill and water chute	1	2	2	1	1	2	9
Telephone Box – FM	0	1	2	1	2	3	9
Telephone Box – Bedchester	0	1	2	1	2	3	9
Gossip Tree	0	2	2	0	2	3	9
Finger Posts (Middle Mill, West Street, Bedchester)	0	2	2	0	1	3	8
Collyer's Brook	0	0	1	0	3	4	8
Old Pump House	1	1	1	1	1	1	6
Fontmell Brook	0	0	1	0	2	3	6
Village Pump	0	0	1	0	0	2	3
Bridge – St Andrew's View	0	0	0	0	0	1	1