

### FMPC – Neighbourhood Plan Compliance

Application Details	<p><b>Postal Address:</b> Home Farm, South Street, Land at E 386450 N 116625 Old Crown Road</p> <p><b>Description of proposal:</b> Erection of up to 23 dwellings and associated infrastructure (outline application to determine access only)</p>
Recommendation to Parish Council	<b>Object/Support/Comment</b>

Policies	Application details	Further Action	Compliance
<b>Policy FM1.</b> Local Green Spaces p11	The Development is not within the defined areas.	None	Yes
<b>Policy FM2.</b> Local Wildlife Corridors and Protected Species p14	<p>The wildlife corridor on the western side of Spring Meadows appears to have been subsumed within “redline” of the Development. This wildlife corridor is owned by the properties in Spring Meadows abutting. It is likely that the Development will seriously harm this essential amenity.</p> <p>The density of the Development provides no buffer to the wildlife corridor which will cause harm.</p>	<p>Confirm “redline” is west of wildlife corridor. Should the Development be approved then protection in similar manner to east hedgerow during construction should be provided.</p> <p>Reduce density to establish buffer zones</p>	No
<b>Policy FM3.</b> Important Views p15	The Development fills a space deliberately created within NP to prevent massing of developments and maintain chequer board pattern.	Increase separation between Spring Meadows and the Development.	No
<b>Policy FM4.</b> The setting of the Cranborne Chase National Landscape p17	The Development is not within the defined area but will be visible.	Impact and harm to view from Cranborne Chase National Landscape may be mitigated by reduction in density and creation of buffer zone to Spring Meadows.	No
<b>Policy FM5.</b> Local Landscape Features p18	The Development is unlikely to harm the features.	None	Yes
<b>Policy FM6.</b> Dark Skies p20	The Development does not address street and plot lighting at this stage.	Consider at next stage.	No

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<p><b>Policy FM7.</b> The Conservation Area and Locally Important Features p23</p>	<p>The Conservation Area was intended to include open fields largely surrounding built development. This was to preserve the setting of the historic core of the village in the countryside by minimising urban sprawl. The cumulative impact of this proposal, so soon after the Spring Meadows development and the allocation of the Blandfords Farm development, will result in the largest single body of housing in the whole parish lying to the southwest of the village centre, making it appear unbalanced and as a large modern estate of 62 houses (in addition to Spring Meadows and Blandfords Farm) with a heritage village attached to its outskirts.</p>	<p>None</p>	<p>No</p>
<p><b>Policy FM8.</b> Development layout p25</p>	<p>The Development density does not allow for the reflection of the existing village pattern. NP states “Overarching Objective 2.(d) Encouraging the growth of the village in a way which maintains its pattern of open spaces between developments and protects the amenity of current and future residents in terms of density and height of new housing, and proximity to existing developments.” Privacy is lost for adjoining neighbours at Spring Meadows.</p>	<p>Previous application refused on this basis.</p>	<p>No</p>
<p><b>Policy FM9.</b> Building design p34</p>	<p>The Development details are insufficient at this stage.</p>	<p>Full details required.</p>	<p>No</p>

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<p><b>Policy FM10.</b> Creating safer roads and pedestrian routes p39</p>	<p>The Development will increase the number of car users. Access/egress for both pedestrian and vehicle is shared with barn conversion property traffic and farm traffic along same route.</p> <p>School drop and collection traffic could be impacted by additional traffic created by the Development.</p> <p>It should be noted that the PROW to the north was moved by landowner some 2 years ago and has never been reinstated.</p> <p>There is a suggestion of a connection for pedestrians through Spring Meadows. It is not described of what benefit this would be and if landowners have been consulted.</p>	<p>Further consideration by DC Highways.</p> <p>The impact of approved application P/OUT/2023/02893 should also be factored</p>	No
<p><b>Policy FM11.</b> Sustainable drainage p43</p>	<p>The Development is within a field that holds ground water to its northern end (flood). This can be demonstrated by regular photographic evidence between Dec 2025 and March 2026 showing continuous considerable groundwater despite relatively dry conditions.</p> <p>Likely potential impact over 50% of dwellings.</p>	<p>Previous application refused on this basis.</p> <p>Flood report p15 indicates infiltration testing contemplated but not done due to “unfavourable for ground conditions”. The testing standpipe piezometers were installed to the four corners of field.</p>	No
<p><b>Policy FM12.</b> Development impacting on the Wastewater Recycling Centre at West View p45</p>	<p>The Development relies upon this local WRC/STW. It is considered this plant is already working at capacity with regular discharges into Fontmell Brook.</p>	<p>Wessex Water to confirm their plans to increase capacity.</p>	No
<p><b>Policy FM13.</b> Important community facilities p48</p>	<p>The Development is unlikely to impact these. However, the Planning Statement dated March 2026 does rely upon a GP surgery that has not been in existence for a number of years now.</p>		Yes
<p><b>Policy FM14.</b> Social Infrastructure p50</p>	<p>The Development despite being a substantial development provides no support for any defined improvements.</p>	<p>Schemes that could be funded need to be identified.</p>	No
<p><b>Policy FM15.</b> Facilitating home working p52</p>	<p>The Development does not address internal provisions at this stage.</p>	<p>Consider at next stage.</p>	No

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<b>Policy FM16.</b> Housing Types p57	The Development consists of: Market- 2Bx2 3Bx3 4Bx9 Social - 2Bx4 3Bx2 Affordable - 2Bx2 3Bx1	NP favours at same $\propto$ Market – 1Bx5 2Bx7 3Bx2 Social - 2Bx4 3Bx2 Affordable - 2Bx2 3Bx1  Proper justified evidence is required to support local need.	No
<b>Policy FM17.</b> Spatial strategy for new development p60	The Development is outside the defined settlement boundary.	Previous application refused on this basis.  There are sufficient opportunities within settlement boundary to meet local needs without this Development.	No
<b>Policy FM18.</b> Settlement boundary p61	The Development is outside the defined settlement boundary. NPPF sect 5 Delivering a Sufficient Supply of Homes para 82 support for local needs.	Previous application refused on this basis.  The Development is considered “countryside” development and is not considered appropriate or there is no defined local need.  The important views towards the village on approaching from the south on the A350 will be predominantly of the roofs of new houses.	No
<b>Policy FM19.</b> Locations for sustainable growth p67	The Development is not within any of the defined locations.	Previous application refused on this basis.	No
Is the Applicant known?	No		