



# Fontmell Magna Parish Council

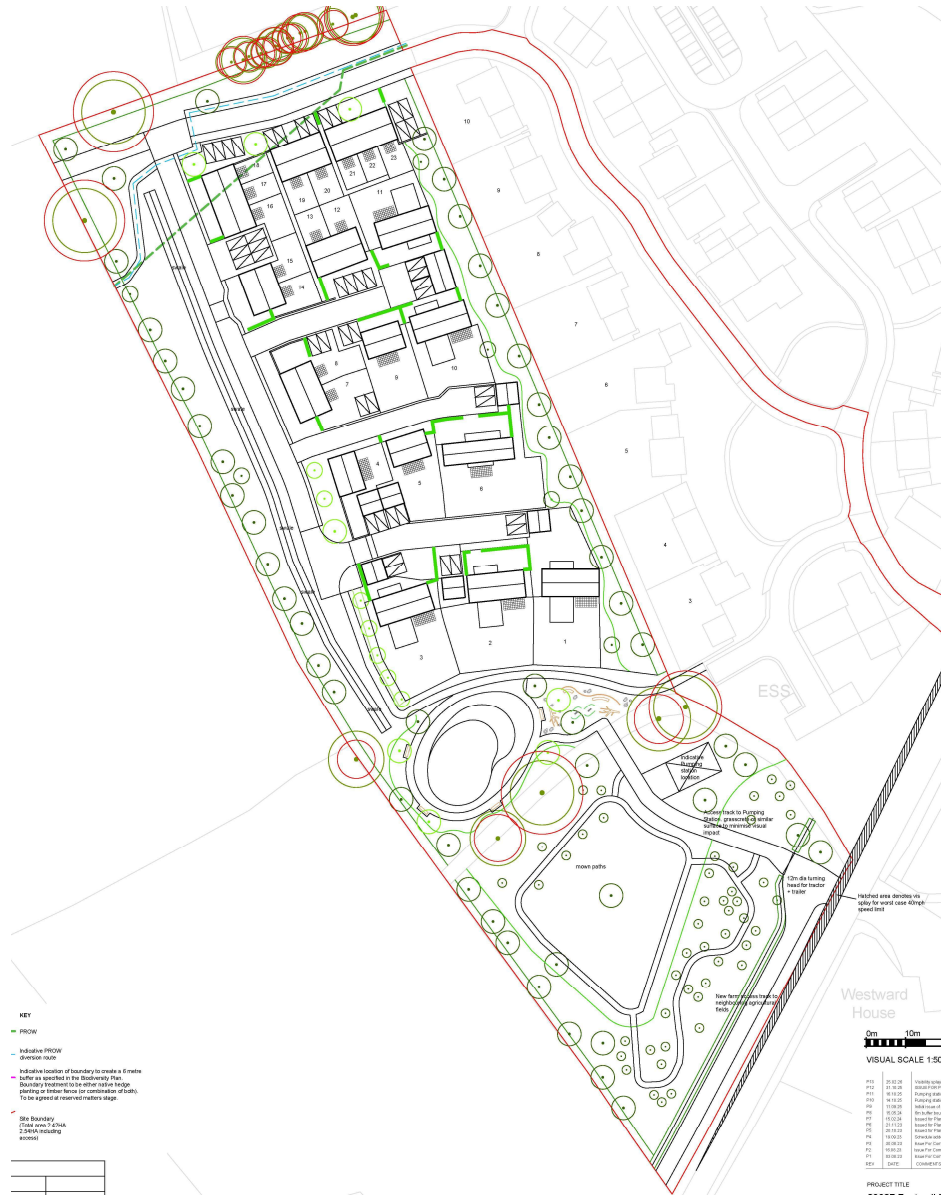
14 April 2026



# Planning

- To consider application P/OUT/2026/01593
- Proposing 23 dwellings and infrastructure
- Land west of existing Spring Meadows
- Previous application P/OUT/2023/06625 REFUSED

# About:



14/04/2026

**About:**

Market houses	2x 2 bed
	3x 3 bed
	9x 4 bed
Social/Afford/Rent	4x 2 bed
	2x 3 bed
Affordable ownership	2x 2 bed
	1x 3 bed
Space for parking 46 cars	



## Parish Council Review:

- Planning applications reviewed against our Neighbourhood Plan
- This Plan consists of 19 policies
- A review establishes if it is compliant with each policy
- Dorset offer choice from Object – Support – Comment against an application
- Parish uses compliance review to establish which choice to select
- The review is submitted with any additional information through Dorset portal for their consideration when making decision

## **Review P/OUT/2026/01593**

- 19 policies in Neighbourhood Plan
- Compliant with 3
- None Compliant with 16
- Accordingly, Parish Council do OBJECT

## Previous refusal

Previous application refused	This application	New claim
<p>The site lies on a greenfield site outside the settlement boundary as defined in Neighbourhood Plan.</p>	<p>Benefits from potential that new Dorset Local Plan has “moved” settlement boundary. Euphemistically “flexible boundaries”.</p> <p>Unclear how or if this will be applied to plans already made.</p> <p>Dorset Local Plan is not yet “made” so cannot be used?</p>	<p>Directly adjacent Spring Meadows and closely related visually and functionally. Benefits from all that Spring Meadows benefits from.</p> <p>Planning policy change whereby DC now have only 2½ years land supply does presumption in favour now apply.</p> <p>Neither speculative nor unsustainable in “countryside”</p>

## Previous refusal

Previous application refused	This application	New claim
<p>Development of the site, as the remaining field between the adjoining allocated housing site and Conservation Area extent, would erode part of the Conservation Area's historic rural context</p>	<p>This would surely remain.</p>	<p>Heritage Statement describes land as agriculturally redundant. Is this a contradiction?</p> <p>The statement also describes density as similar to Spring Meadows. The plots at Spring Meadows are average 770m<sup>2</sup>/plot this application are average 661m<sup>2</sup>/plot.</p> <p>Using Spring Meadows density this development would be 19/20 units.</p>

## Previous refusal

Previous application refused	This application	New claim
The access point and northern portion of the site lie within an area that is susceptible to groundwater flooding	<p>This would surely remain.</p> <p>We have photographic evidence of flooding from late December 2025 until finally not visible April 2026. This consists of at least 150 stills and an aerial view.</p> <p>Likely impact over 50% of dwellings.</p>	<p>Submitted Flood Risk Assessment document seems to focus upon land laying within flood risk level 1 for fluvial flooding.</p> <p>Ground water flood is recognised but diminished in report. Moreover, the report concentrates on management of water by design.</p>

## Previous refusal

Previous application refused	This application	New claim
The proposed development would be on a greenfield site outside of the settlement boundary, clearly at odds with the chequerboard spatial pattern of development that is distinctive to the character of Fontmell Magna.	This would surely remain	<p>Heritage Statement confirms movement of ecology buffer to west of development.</p> <p>Set back from South Street and design will mitigate impact.</p> <p>Recognises impact but “less than substantial harm”</p> <p>At length to point out all historic areas are not within sight – this is an extension to existing.</p>



## Other considerations

- Wessex Water Small Treatment Plant
- Traffic
- Demand for new houses
- Financial gain from development
- Use of local facilities by new residents
- Loss of agricultural land and natural habitat

## Conclusion

- Your Parish Council do Object to this application
- This follows same position as previous application
- The detailed NP review is available on parish website
  
- Q & A Forum
- Public response by 25/04/2026