

Marnhull Neighbourhood Development Plan, 2024 – 2038

Final Version, Marnhull Parish Council, January 2026

Marnhull Neighbourhood Development Plan, 2024 - 2038

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Summary



The status of this document

This is the first Neighbourhood Plan for Marnhull parish. It has been prepared by local residents, shaped by feedback from various consultations, with technical input from a range of planning and other experts, on behalf of the Parish Council (which is legally responsible for Neighbourhood Planning). Following the referendum, it will officially be made part of the "development plan" for the area, to be used by Dorset Council to determine planning applications, and therefore what is built (and what isn't). Local residents, businesses and other interested bodies were consulted on draft plan in early 2025, following which further changes were made before it was submitted to Dorset Council, who is responsible for organising its examination. Further changes were then recommended by the independent Examiner, in order for the plan to meet the 'basic conditions' set out in legislation. Marnhull residents will get the final say (through our own referendum) in early 2026 as to whether the plan should be used.

This Plan looks ahead to 2038. But we will need to consider reviewing this Plan before then - probably within about 5 years' time, when we can check how effective it is and whether there are any significant changes in the wider planning system (both nationally and at the Dorset level).

What you told us

Our early consultations illustrated how much residents value the character of the countryside and of the village. The rural setting was one of the main reasons why people come to Marnhull, and many of us feel that the amount of development planned in Marnhull could undermine its distinctiveness and village feel. The loss of green space, as well as the scale and density of proposed housing, were raised as key concerns, although the need for housing for younger people and for those wishing to downsize in their retirement, as well as more eco-friendly housing, was recognised. Significant concerns were raised that further growth will lead to additional traffic on our narrow lanes and at road junctions not designed for motorised vehicles. The lack of pavements was also cited as an issue for pedestrians. The impact of flooding, which may get worse as the climate changes, was also a major concern for many respondents.

The history of our village has been very important in shaping its character – and to help understand this better we embarked on an appraisal of the historic environment, including the influence of people like Thomas Hardy (the author of Tess of the D'Urbervilles), and generations of landowners of the larger estates such as Nash Court. The fact that the village as we know it today resulted from the growth of various hamlets, with a distinctive settlement pattern and easy access to the countryside in between, is something that people do not want to lose.

The various facilities available in the parish are considered to be very important, and funding exists to improve some of these as the population grows. The facilities are spread about the village, but there was no real appetite to create a "new" village centre with a larger foodstore and other commercial units, although permission for this has now been granted by a Government-appointed Planning Inspector at appeal. The reinstatement of full medical (GP) services

was seen as important, but this is not something that can be controlled through planning as it is more dependent on other factors, including the availability of trained doctors.

So what is planned?

Housing: at the time this Neighbourhood Plan was drafted (2024/25), there were approved plans to build new homes on four large sites, as well as some smaller sites, giving a total supply of about 250 dwellings. This has now been increased to more than 330 dwellings with the Tess Square appeal decision. When these are built over the next 5 – 10 years, Marnhull will have grown by more than 30%, which is quite a significant population increase over a comparatively short period of time. This plan does not propose any more development, but includes policies for the sites that have planning permission but have not yet been built, so that we can influence how these are developed.

- for more information on housing, see Policies 7, 8 and 9 and Maps 3 to 5.

Employment: we have also considered the need for employment opportunities, to ensure that Marnhull does not simply become a dormitory settlement. Our survey showed that the typical needs for premises from people living locally were relatively small, ranging from retail / takeaway, consultancy and building-related trades. We have therefore included a policy that would allow small-scale employment uses that would be compatible with the rural character of the area and highway network to come forward, focusing these on locations with direct access onto the B3092 (such as the Church Farm complex if the farmyard is relocated) and through the re-use of previously developed land.

- for more information on employment, see Policies 8 and 10, and Maps 3 and 5.

Community facilities: there are funds to improve some of the existing facilities, and a community building was permitted as part of the development off Crown Road. We have also identified land for the potential expansion of the cemetery and recreation ground, as well as for additional allotment space.

- for more information on local facilities, see Policies 8 and 11, and Maps 3 to 6.





Traffic and Transport: given the strong concerns about the impact of more traffic on our local roads, we have explored options to make it safer to walk or cycle around the village, and discussed these with the transport teams at Dorset Council. While these measures will require funding, this work has highlighted the lived experience of residents to inform any future transport assessments, as well as identifying possible solutions to help address these points.

- for more information on this, see Policy 12, and Maps 7 and 8.

Design and Heritage: there is also design guidance in the Plan, spread across 6 policies. These are intended to help make sure that any new development reflects the distinctive character of our village (including the use of Marnhull stone), and does not destroy its historic charm and interest, or the rural character of the surrounding landscape. The policies look to safeguard the important green gaps and spaces that have shaped the village and relationship with the countryside and the many magnificent views that are deserving of protection. They also support changes that may be needed to support zero-carbon homes and biodiversity (such as the potential to use green roofs and the installation of solar panels).

- for more information on design / heritage, see Policies 1 to 6 and Maps 1 and 2.

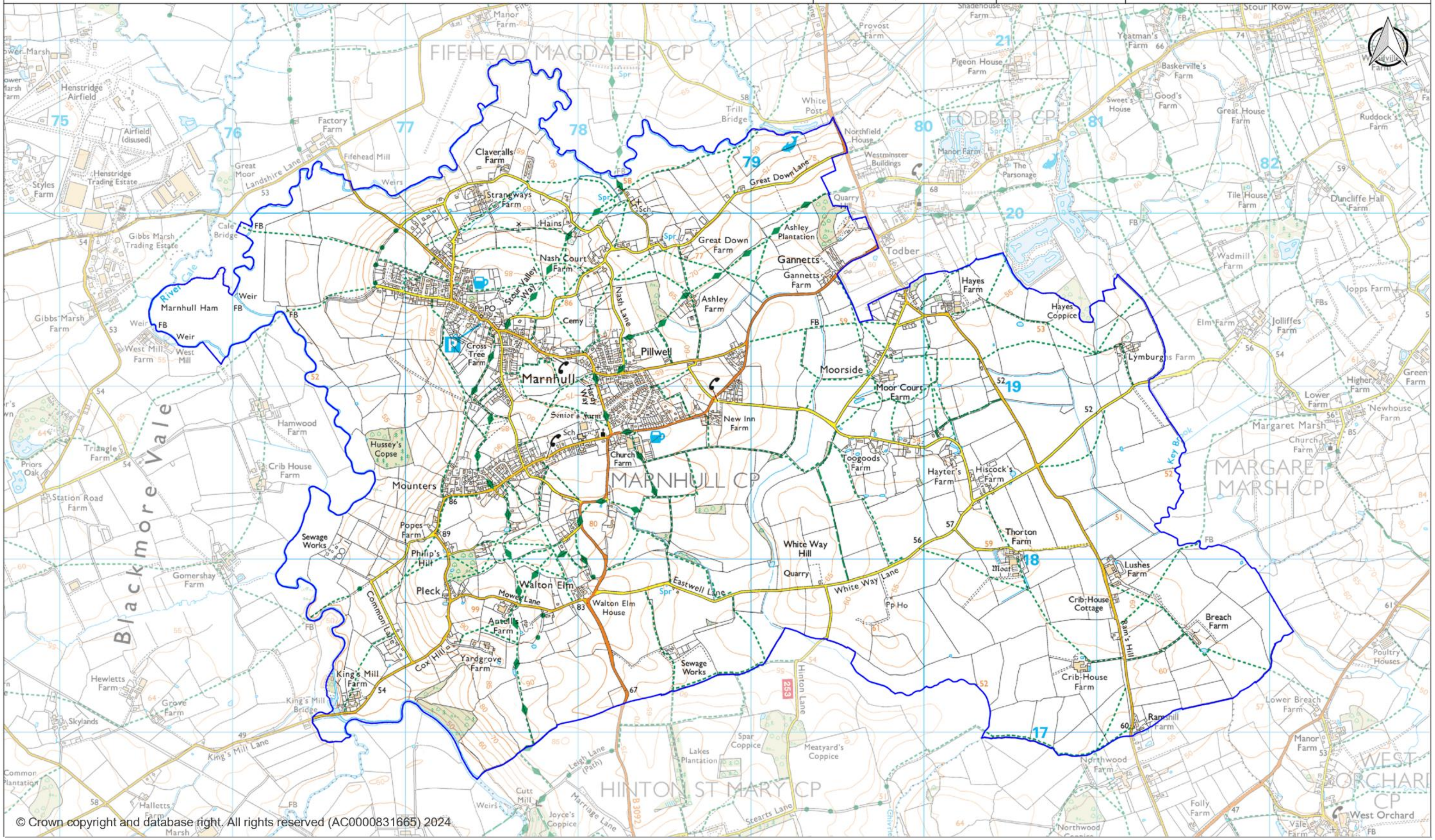
Flood Risk: we ask developers to use the latest information on flood risk to ensure that development does not take place in the flood areas or worsen flooding off-site. This includes local knowledge of the geology and surface water drainage patterns but also recent flood events which have adversely impacted homes and businesses, and made roads impassable.

- for more information on flood risk, see Policy 13.

For more information and to view the supporting documents, please visit the Parish Council website https://marnhull-pc.org.uk/.

The Neighbourhood Development Plan Area

Marnhull Neighbourhood Plan Area	Marnhull		PARISH ONLINE
Designated January 2020	**Author:**	0 100 200 300 400 500m	
	Date: 02/11/2024		



1. Introduction

Why have a Neighbourhood Development Plan?

1.1 The Localism Act 2011 gives local communities the power to produce a Neighbourhood Plan and develop a shared vision for their area.

1.2 The planning policies contained in a Neighbourhood Development Plan are referred to when a planning application is decided, alongside the policies contained in the Local Plan for the area. Collectively, these are the 'development plan' for the area, and are the starting point for decisions on planning applications. By law, planning applications must be determined in accordance with the development plan for the area, unless material considerations[1] indicate otherwise.

1.3 Marnhull has been subjected to a wide range of speculative planning applications since the former North Dorset District Council conceded that they did not have a sufficient housing land supply (which they announced in July 2017). Whilst some of these speculative applications were strongly opposed by the Parish Council and local residents because of the harm that they would cause, several large sites were allowed because the need for housing across the wider North Dorset area was given much greater weight in the decision-making process. Having an up-to-date Neighbourhood Development Plan that meets the housing requirements for our parish (taking into account the strategic policies of the Local Plan) will prevent this situation from recurring (for at least 5 years), as development that conflicts with our Plan will not be easily outweighed by the wider housing needs of the area. This doesn't mean that there will be no development – but it should mean that speculative development that would be harmful should be prevented. It also means we have the chance to set out where and what type of development we do want to see come forward, taking into account the amount of development already permitted.

The process of preparing a Neighbourhood Development Plan

1.4 Whether or not a Neighbourhood Development Plan is prepared is a decision that starts with a local community. In areas where there is a Parish Council, the Parish Council has the responsibility for this.

> "Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan."
>
> *National Planning Policy Framework, MHCLG 2024*

> "Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies."
>
> *National Planning Policy Framework, MHCLG 2024*



New homes at Joyce's View

[1] There is no set definition of what constitutes a material consideration, but this includes national planning policies and guidance, issues such as highway safety, noise, loss of light, and can take into account previous planning decisions where these are directly relevant. As planning is intended to work in the public interest, issues such as loss of a privately enjoyed view, or impact on the value of adjoining properties, are not material considerations.

1.5 The Parish was designated as a Neighbourhood Plan area in January 2020[2]. In May 2023, Marnhull Parish Council agreed that, in view of the increasing pressure of development locally, it was important for Marnhull to prepare a Neighbourhood Development Plan, and a Steering Group was set up to help. The job of the Steering Group was to oversee the preparation of the Plan and engage the local community to ensure that the Plan would be truly representative of the ambitions of Marnhull. The Steering Group was made up of a cross-section of volunteers from the community, including Parish Councillors.

1.6 The purpose of this Plan is to provide an agreed vision and policies to guide the development of the village over the next 15 years, in particular to protect the distinctive character of the parish while allowing for necessary growth, to give the community a voice and to champion local needs. As part of the work underpinning this Plan, the Steering Group organized a Parish Survey in late 2023, with nearly 500 households or individuals responding. The Group also working with various local groups and advisors to produce:

- Conservation Area Appraisal
- Design Guidance and Codes (produced by AECOM[3])
- Green Infrastructure Assessment (local biodiversity, important green spaces and views)
- Housing Needs Assessment
- Strategic Environmental Assessment and Habitats Regulations Assessment (produced by AECOM)
- Traffic Surveys

1.7 The Neighbourhood Development Plan was then consulted on for a period of more than 6 weeks, with feedback invited from both the local community and a range of statutory consultees. This has resulted in further changes being made to the Plan. The final steps are for the Plan to be independently assessed by an Examiner (and everyone had a further opportunity to raise any concerns at that stage), and subject to a local referendum.

1.8 The Examiner, Andrew Mead BSc (Hons) MRTPI MIQ, tested whether the Neighbourhood Development Plan met certain basic conditions. This included the expectation that it will contribute to the achievement of sustainable development, have appropriate

Stage 1: Getting started

- Setting up
- Designating the Neighbourhood Plan Area
- Building an evidence base

Stage 2: Preparing the Plan

- Drafting the Plan
- Pre-submission consultation
- Plan updated as considered necessary

Stage 3: Bringing the Plan into force

- Plan submitted to Dorset Council
- Further consultation period
- Independent examination
- Plan updated as per recommendations
- Referendum

Embedding the Design Code into this Plan:

- 01.RC.1 Settlement pattern **= Section 7**
- 01.RC.2 Building line & setback **= Section 6**
- 01.RC.3 Wayfinding & parking **= Section 9**
- 01.RC.4 Local vernacular architecture, materials & features **= Section 6**
- 01.RC.5 Extensions & additions **= Section 6**
- 02.LB.1 Landscaping & biodiversity **= Section 7**
- 02.LB.2 Settlement edge, views & gateways **= Section 7**
- 03.SD.1 Passive eco-design **= Section 6**
- 03.SD.2 New & retrofit eco-housing **= Section 6**
- 03.SD.3 SUDs & surface water management ponds **= Section 10**
- 03.SD.4 Lighting **= Section 7**

[2] https://moderngov.dorsetcouncil.gov.uk/ieDecisionDetails.aspx?Id=269

[3] AECOM are a multi-disciplinary consultancy appointed through the Government support scheme to assist Neighbourhood Planning across the UK

regard to national policy and guidance, and be in general conformity with the strategic policies contained in the Local Plan for the area. It must also not breach and be otherwise compatible with obligations that were formally part of the EU laws (and were retained), which are largely related to environmental impacts and include the Conservation of Habitats and Species Regulations. In January 2026 he recommended that eight modifications were made to the plan, and these have now been incorporated into this final, referendum version.

1.9 The referendum is the final step, and is based on the Neighbourhood Plan area as recommended by the Examiner. Anyone on the electoral roll can vote, and if more than half that vote in the referendum vote 'yes', then Dorset Council makes the Neighbourhood Development Plan part of the development plan.

The Tess Square Appeal decision

1.10 During the preparation of this Plan, a planning application for a food store and additional outlets that would form a new local centre for the village on land off Church Hill, together with additional housing on land between Schoolhouse Land and Butts Close to the south of New Street, was put forward by a local landowner. This was initially refused by Dorset Council in July 2024, and the landowner appealed this decision. The proposals therefore were considered by a Government-appointed Planning Inspector, Mr Bore, and a Public Inquiry was held in April 2025. The Parish Council took the unusual step of apply to be a Rule 6 party (meaning that the Council could actively participate in the Inquiry), given the overwhelming support from the village to oppose what local residents perceived to be a disproportionately large development and concerns around its likely impact on the area's heritage, character and highways safety. However, the Inspector ultimately allowed the appeal, issuing his decision in May 2025, which granted permission for the development. In his decision, Mr Bore wrote about the seriousness of Dorset Council's housing needs, the advantages of having more retail and commercial facilities in the village, the improvements to the footpath network that he believed would encourage walking rather than the use of the motor vehicle, and that, in his view, the harm to the character of the village and its heritage would be relatively low and on balance acceptable.



Artists impression of Tess Square food store, BrightSPACE Architects

1.11 Whilst the Parish Council was surprised and clearly disappointed by this decision, its implications have been taken into account in this version of the Plan, for example by amending the proposed Local Green Space designations that were proposed on land which is now to be developed, and seeking to ensure that the detailed design of the housing site (which will be considered through a further reserved matters application) takes on board the relevant points on design and layout that were raised as part of the appeal process.

Reviewing the Plan

1.12 The Plan period runs to 2038, but as a new Local Plan is being prepared by Dorset Council and is expected to be adopted in late 2027, this may trigger the need for an early review. The Parish Council will therefore consider whether it is necessary to review this Plan when the revised spatial strategy for the Dorset area has been decided. Other major changes to planning policy at a local or national level may also trigger the need for this Plan to be updated.

Acknowledgements

1.13 The following parishioners are thanked for their contributions to this Plan:

- **Steering Group members** past and present: Adrian Bailey; Jules Cormack (also on the Parish Council); Anna Fraser; Sarah Lyster; Steve Penson; Mark Turner (also on the Parish Council) and Stephen Boyce (past member)
- **Parish Council members**: Louella Hamer; Chris Hilder; Robert Hurlow; Misha Mantel; Olivia Palmer-Smyth; Steve Winder; Mella Worley; Sally Upshall (Parish Clerk)
- **Marnhull Traffic Group members**
- **Marnhull Green TEAMS members**

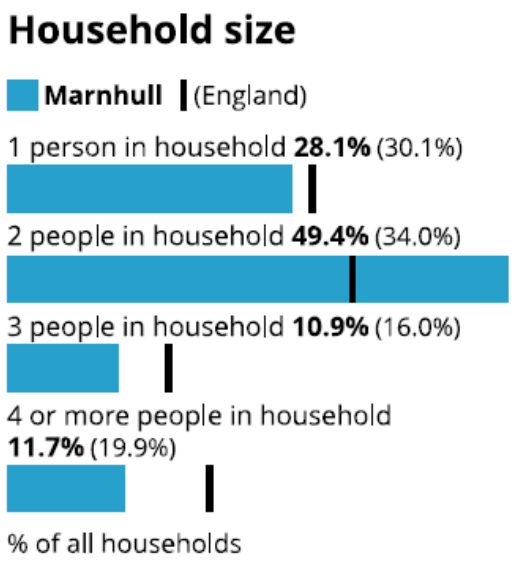


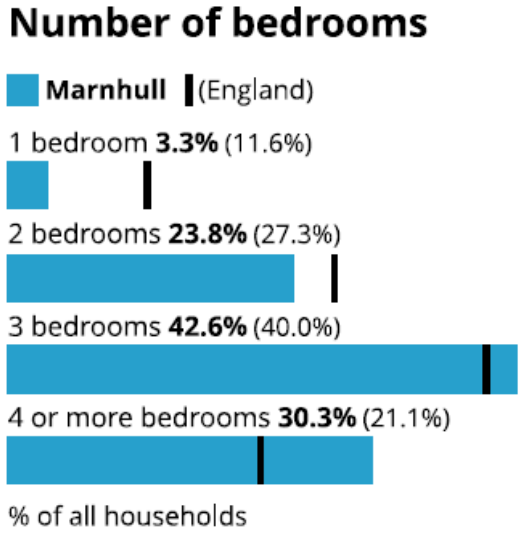
2. Parish Profile

2.1 Marnhull is a large village which was historically scattered, and associated with half a dozen hamlets and other clusters of development within a rural and agricultural setting. Its built and natural environment have particular historic significance and are valued by the community.

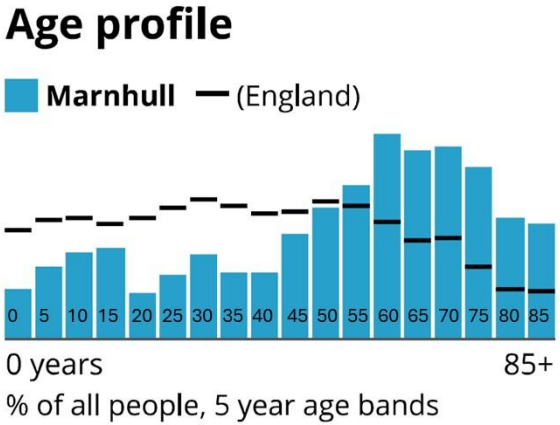
Housing, Population and other Demographics

2.2 Like many rural communities, Marnhull has on the whole seen gradual growth over the course of the last century, with periods of increased housebuilding at certain times. The largest development in the village was the Crown estate built in the 1970s between Pilwell and Crown Road and comprising about 120 dwellings. Since then, developments of a more modest scale (generally fewer than 20 houses) have included Corner Close and Chestnut Close.





2.3 The population of Marnhull was just over 2,000 at the time of the 2021 Census, comprising just under 950 households. The demographic is skewed towards older people and two person households, with nearly 40% of the population over 65 years old (compared to just under 30% in the former North Dorset area, and less than 20% across England). This has knock-on impacts in terms of lower school funding and more pressure on health services.



2.4 The area has limited access to local employment opportunities (having no industrial estate or large businesses located in the parish), and higher than average house prices (based on 2024 sales figures). Car ownership levels are high, with most workers driving to work, and commuting distances typically greater than 10km. The housing stock is skewed towards larger homes (with very few 1 bedroom properties and a comparatively high number of properties with 4 or more bedrooms), with a high proportion of homes owned outright.

2.5 Whilst the population grew by 2.4% between 2011 – 2021, a much greater level of growth is now expected to 2031 based on the substantial housebuilding planned, with a significant number of affordable homes planned.

2.6 For more data from the 2021 Census see Appendix 2.

History and Heritage

2.7 Evidence suggests an Iron Age settlement existed around 600 BC at Ashley Wood on the east side of the village, which the Romans later used as a staging post during their occupation of the southwest.

2.8 There are a total of 58 Listed Buildings in the Neighbourhood Plan area, including the Grade I Church of St Gregory, and four Grade II* buildings (King's Mill, Chantry Farm and its associated Stable / Dwelling range, and Senior's Farmhouse and barn). Much of the older part of the village along Burton Street and New Street has been designated as a Conservation Area, and work on the re-appraisal has identified parts of the outlying settlements of Nash Court and Walton Elm as worthy of protection. The local geology which has produced Marnhull Stone – a Coralian limestone - has strongly influenced the built character of the area.

2.9 The area has strong cultural links to Thomas Hardy. The famed author gave the name 'Marlott' to the village of Marnhull, this being the birthplace of the eponymous heroine of Tess of the D'Urbervilles. The story lives on in the village through association with a number of buildings (see below). The Hardy Way passes through the village.

Landscape and Environment

2.10 Much of the parish lies within the Limestone Hills character area, which is noteworthy for its diverse scenery with mixed farmland, dense hedgerows, stonewalls, and some steep wooded slopes. The Valley Pasture landscape to the west is a flat and open valley floor landscape with distinctively meandering river channels which often flood. To the east, the Clay Vale landscape is mainly grassland with a patchwork of small to medium sized fields, woods or ribbons of trees and dense trimmed hedgerows. The farmland is mostly Grade 3 'Good to Moderate' quality.

2.11 The area also benefits from unspoilt views towards key features of the Cranborne Chase National Landscape such as Melbury Hill, Fontmell Down and Hambledon Hill, and is crossed by several long-distance trails[4].

2.12 There are a number of priority habitats in the area, most notably deciduous woodlands and traditional orchards. The area is home to protected species such as badgers, hedgehogs, various species of bat and birds including owls and raptors, reptiles / amphibians such as grass snakes and Great Crested Newts, and invertebrates such as the stag beetle. Field hedgerows, mature and veteran trees, copses and stream corridors all contribute to a network of wildlife corridors and stepping stones.

2.13 Areas around the River Stour, River Cale, and Chivrick's Brook can flood, and additional areas in the parish are prone to surface water and groundwater flood risk, mostly impacting on the village roads. These flow into the River Stour, which is rated as of moderate ecological status, the main notable concern being the relatively high levels of phosphates that is attributed to sewage discharge and more intensive livestock management practices[5].

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[4] Hardy Way, Round Dorset Walk and Stour Valley Way and White Hart Link – for more information see https://ldwa.org.uk/ldp/members/show_region.php?region_id=8 - although the route of the Hardy Way shown through the centre of Marnhull differs from the OS map, and the latter (which is reflected in the associated guide book) is used in this Plan.

[5] River Stour catchment data, Environment Agency https://environment.data.gov.uk/catchment-planning/OperationalCatchment/3140

3. Planning Policy Context



3.1 This Neighbourhood Plan sits alongside the Local Plan for the area. At the time of writing, this was the North Dorset Local Plan – Part 1, which was formally adopted by North Dorset District Council in January 2016. National planning policy is also a key material consideration in both preparing the Neighbourhood Plan and in determining planning applications.

3.2 The core spatial strategy in the Local Plan identifies Blandford, Gillingham, Shaftesbury and Sturminster Newton as the key strategic settlements in the former North Dorset area where the vast majority of the growth is expected to be focused. These towns are considered to be the most sustainable locations where homes, jobs and facilities are easily accessible. Marnhull sits within the group of 18 villages plus Stalbridge where housing development is more strictly controlled, and expected to be at a level to meet the local needs of those villages and surrounding rural areas.

3.3 National planning policy places great emphasis on the importance of achieving 'sustainable development'. This includes a wide range of factors that are interdependent, including:

- ensuring sufficient, suitable homes are provided;
- supporting economic growth, innovation and improved productivity;
- identifying and coordinating the provision of infrastructure;
- fostering well-designed beautiful and safe places, with accessible services and open spaces to promote well-being;
- making effective use of land and using natural resources prudently;
- protecting and enhancing our natural, built and historic environment;
- improving biodiversity;
- minimising waste and pollution;
- mitigating and adapting to climate change, and moving to a low carbon economy.

3.4 In recent years Marnhull has come under increasing pressure for development mainly due to the slower than expected delivery of housing in the main towns, and increasing housing needs based on more recent national housing targets. This has led to significant development outside the settlement boundary (on greenfield sites), for which there was no plan or infrastructure delivery identified through the Local Plan. The scale of housing development is significantly above that required to meet local needs arising from within the parish. A new Local Plan is unlikely to be adopted before the end of 2027.

> "Outside the four main towns, where access and proximity to services is more limited, development will be more strictly controlled with an emphasis on meeting local and essential rural needs."
>
> *North Dorset Local Plan, NDDC 2016*

> "All plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects..."
>
> *National Planning Policy Framework, MHCLG 2024*

4. Parish Survey 2023

4.1 In the late autumn of 2023 the Steering Group conducted a comprehensive public survey to inform the plan (the main findings can be found at Appendix 3). There were approximately 500 responses to the survey, which was considered to be a good sample size on which to progress the Plan, and demonstrated a good level of engagement with the community .

4.2 Among the main findings of the survey was the high value placed by residents on the character of the countryside and of the village. The rural setting was a strong attraction for those who have moved here from elsewhere and is the feature of Marnhull most highly rated by residents generally. It is not surprising therefore that a considerable majority wish to protect the village character. Many people feel that Marnhull is already becoming overdeveloped and that it risks losing its distinctiveness and becoming more like a town.

4.3 Respondents were not wholly opposed to development and acknowledged that the village has to evolve. However, it was clear from the survey that the loss of green space as well as the scale and density of proposed housing are concerns, as is the issue of the type of housing that's put forward by developers. For many the priority should be for more 'affordable' housing, one, two and three bedroom homes rather than expensive 'executive' houses. Smaller units, both affordable and open market, would provide opportunities for younger people and for those wishing to downsize while remaining in the village.

4.4 Another significant concern raised by residents was about road safety. Many respondents expressed concern about further development putting additional traffic on our narrow lanes, increasing hazards particularly for pedestrians, cyclists and horse riders. There is also a strong feeling that a limit of 20mph is needed on key routes through the village.

4.5 There is strong support for Dorset Council's climate emergency policy and respondents had a number of suggestions for improving the energy performance of local housing, encouraging biodiversity and mitigating the effects of climate change, especially flooding.

4.6 The various facilities available in the parish were considered to be very important – including the two village stores and post office, the village hall and recreation ground / sports facilities, including the allotments, the two schools and pre-school provision, the pharmacy and doctor's surgery, the two pubs and the local garage. There was little support for the idea of creating a "new" village centre with a larger foodstore and other commercial units.

4.7 More than anything the survey provided an opportunity for the lived experience of residents to inform the planning process and this Neighbourhood Development Plan in particular.

> "Having lived and worked in busy towns and cities throughout our careers we chose to live in Marnhull because we appreciate the peace and quiet of the natural landscape, the sense of community and the historic buildings."
>
> *Local Resident, Marnhull Parish Survey 2023*

> "We all appreciate the need for more housing. Marnhull needs to accept that. If they are to be built they must be in keeping and really affordable. The lack of pavements and street lighting makes it scary at times walking the village."
>
> *Local Resident, Marnhull Parish Survey 2023*

> "We do not feel large scale developments are right for the village. We feel that the character of the village is under threat. Smaller developments that provide housing which is truly affordable are ones that could see the village grow without threatening its character."
>
> *Local Resident, Marnhull Parish Survey 2023*

> "What the village really needs is sheltered housing or residential care for the older people in the village who don't want to leave the village, but need help, backed up by the surgery."
>
> *Local Resident, Marnhull Parish Survey 2023*

5. Vision – Marnhull 2038

Vision

5.1 The Marnhull Neighbourhood Development Plan seeks to support the sustainable and sympathetic development of Marnhull by representing local opinion and the needs of the community. The purpose of the Plan is to allow for growth within clearly defined parameters which are designed to reflect local needs and to protect the distinctive character of Marnhull. The Plan will guide future developments to help create the conditions – social, environmental and economic – necessary for the village to evolve and thrive, to be sustainable. The vision for our Neighbourhood Plan area reflects these aims and aspirations, and takes into account the concerns and hopes of our community:

A thriving, sociable and sustainable village that retains its unique character – specifically its collection of hamlets on a limestone ridge flanked by green fields, linked by quiet lanes and focused on the Grade I Parish Church.

What we mean by a thriving and sustainable village

5.2 We believe a thriving and sustainable village is one in which the following characteristics are likely to be found :

- A population mix in terms of age, ability, background and experience that is well balanced and integrated
- Housing that supports this mix, meets local needs, is affordable and future-proofed against the impact of climate change
- A range of amenities and facilities from schools to shops and health care that help to meet the essential needs of the local community
- A wide variety of social, voluntary and community activity
- Appropriate local business and employment opportunities
- A safe and healthy environment with a choice of public transport links to nearby towns, and a good network of walking and cycling routes
- Respect for the scale, character and rural nature of the village, its historic features, conservation areas and green spaces.
- Resilience through the ability to adapt buildings and spaces to meet changing needs.

"Successful plans are built on a thorough and comprehensive understanding of the special qualities and circumstances that combine to create an individual place."

Traffic in Villages, Dorset AONB 2011

"We must hold on to most of the old while demanding the best of the new."

England in Particular: S Clifford & A King 2006

"Just as nature is always experimenting, a locality, too, must be open to change, permeable to new people, ideas, buildings, plantings. But change may enrich or it may deplete, and richness is under siege....So much surveying, fact-gathering, analysis and policy-making leaves out the very things that make us love a place."

England in Particular: S Clifford & A King 2006

Objectives

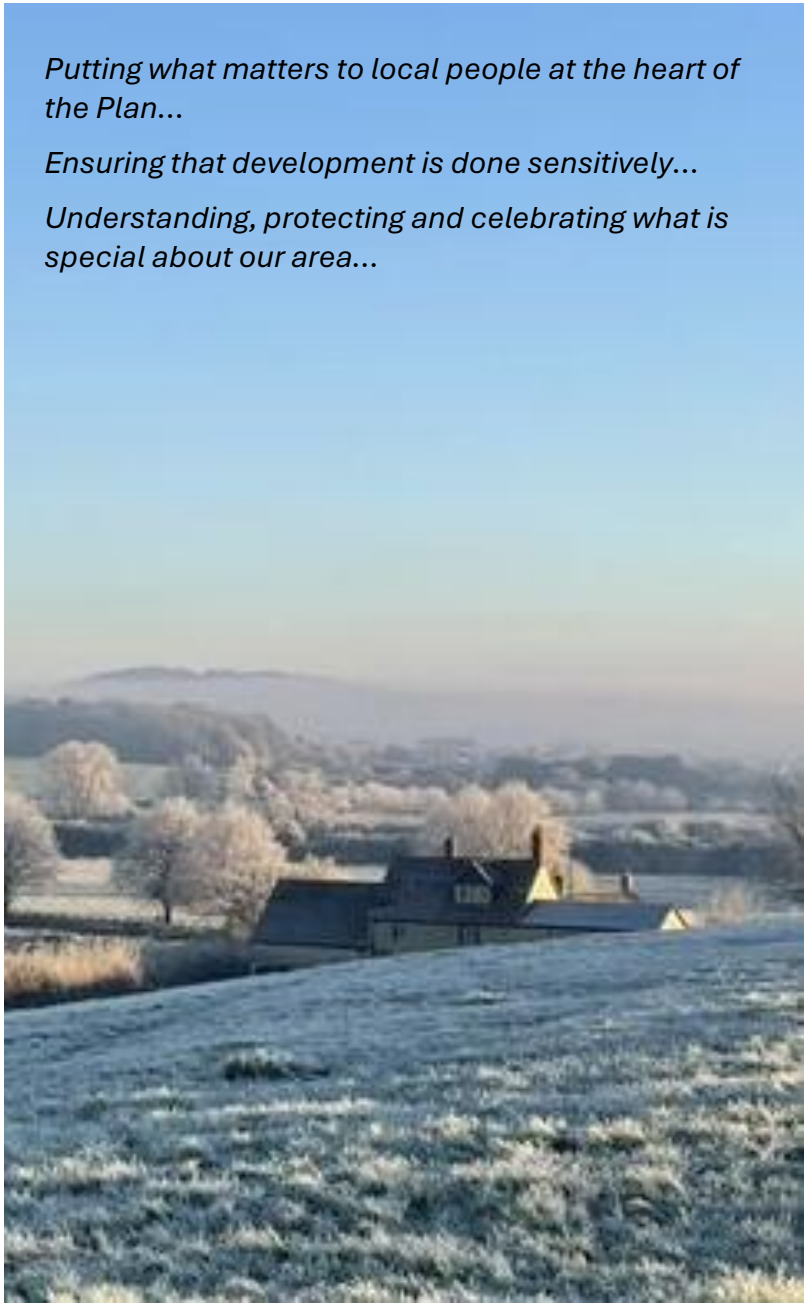
5.3 The overriding objective of Marnhull Parish Council in producing this Plan is to help create the conditions for a thriving and sustainable village. To achieve this, the Plan aims to:

- Protect the distinctive local character and heritage of the Parish by ensuring new developments are respectful of the historic built and natural environment. Ensure that new developments will contribute to the character and interest of the Parish and not harm the fabric or setting of historic buildings including non-designated heritage assets.
- Minimise the environmental impact of new buildings by encouraging the use of renewable technologies, energy efficient design, efficient use of water resources, tree planting, measures to mitigate against overheating etc.
- Maintain the important open spaces that help define our settlements, the valued views and the area's landscape character and natural amenities.
- Encourage a mix of housing and other development designed to attract people of all ages and backgrounds to enhance our thriving local community. Prioritise affordable housing for residents with a 'local connection', young and old.
- Support local businesses, the village schools, healthcare facilities, and provision of local amenities (including sports and leisure facilities) and measures to ensure their long-term viability.
- Prioritise walking and cycling for local journeys, and encourage improvements to public transport provision – primarily local bus services.
- Minimise the adverse impacts from any increases in motor vehicle traffic on the roads and rural lanes, recognising that many of our rural lanes are unsuitable for large or high volumes of traffic, and that they are frequently shared with vulnerable road users, including pedestrians, horse riders and cyclists.
- Reduce flood risk by encouraging a range of measures to minimise the potential for and impact of flooding around the Parish, recognising that climate change is expected to increase the number and severity of flood events.

Putting what matters to local people at the heart of the Plan...

Ensuring that development is done sensitively...

Understanding, protecting and celebrating what is special about our area...



6. Village Character – Heritage and Design

Protect the distinctive local character and heritage of the Parish by ensuring new developments are respectful of the historic built and natural environment. Ensure that new developments will contribute to the character and interest of the Parish and not harm the fabric or setting of historic buildings including non-designated heritage assets.

Minimise the environmental impact of new buildings by encouraging the use of renewable technologies, energy efficient design, efficient use of water resources, etc.

Heritage

6.1 Marnhull, as a parish and a village, has an outstanding historic environment. This includes a large number of old and noteworthy buildings, often grouped or strung along the well-established connecting routes. One such cluster focuses on the prominent Grade I listed church dating from the 12th century, others around prominent houses such as Nash Court. There are also many farm buildings and vernacular cottages built of local stone. The designation of the Marnhull Conservation Area, as well as the Listing of significant buildings in their own right, helps to protect the character and quality of our historic environment. However it is also important that the many non-designated heritage assets and historic and cultural associations are properly understood if we are to preserve our unique heritage.

6.2 The settlement pattern of the village arises from the joining up over time of its two elements and the separate hamlet of Pilwell, focused along two distinct east-west spines, and has developed in such a way that there is no single village centre and strong visual connections to the surrounding farmland. A map of the main clusters of development and connecting roads overlain on the 1880s OS map is included as Appendix 4. The green gaps between these spines and the nearby settlements are critical in defining the particular character of our village, most prominently the central field (Dunfords Field) bordered by Church Hill, New Street, Sackmore Lane and Burton Street, its open aspect giving views to Grade I listed St Gregory's church. These are addressed further in the next section. The dispersed nature of the parish is also underlined by other small settlements such as Kings Mill, Walton Elm, Moorside and Gannetts. While much of the focus of this plan is on the village at the heart of the parish, it is important to acknowledge this wider settlement pattern and the historic connections across the parish through farming and other activity.

"Marnhull's church tower stands magnificently. Unlike Stour Provost, which is a neat compact little place, Marnhull seems to have been blown about by a storm wind. Assuming that the church marks the centre, you find bits of it lying about all over the place..."

Dorset: Pimlico County History Guides. R Ollard 1995

"Architectural detailing in Marnhull is rich with chimneys, quoins, cills and lintels, brick banding, and a variety of porch canopies."

Sophie Smith, Senior Urban Design Officer, Dorset Council

"In North Dorset, the principal building stone obtained from the Corallian Group is known as the Todber Freestone (Stour Formation). The best building stone is found at Marnhull, where it is slightly paler than the typical Todber Freestone."

Building Stones of England - Dorset, 2023

Marnhull Conservation Area

6.3 As part of the preparation of this Plan, the Conservation Area has been re-appraised for the first time since its designation in 1971. This has allowed us to consider the many changes in the village over time, and to better understand and describe the character and significance of the Conservation Area, as well as to consult the community on whether the Conservation Area boundaries should be changed.

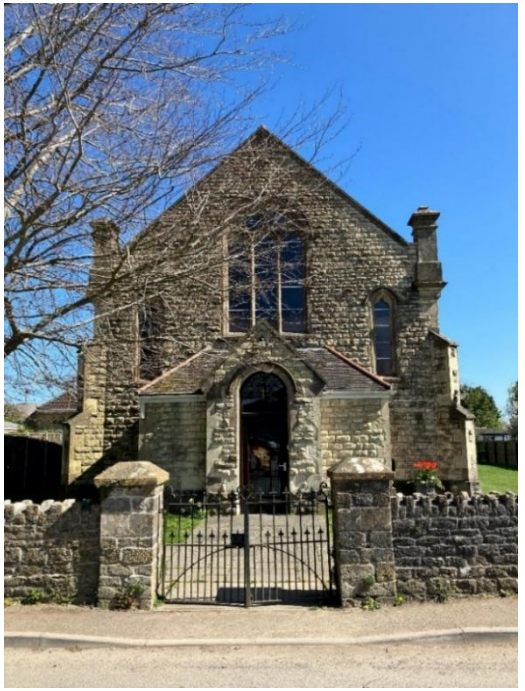
6.4 The Conservation Area Appraisal Report includes a full description of the present Conservation Area as well as recommendations to Dorset Council for its extension (taking into account supporting evidence to justify the importance of these additional areas). This includes recognising the importance of Nash Court and its environs, the unique character and historic interest of Walton Elm, and the wider setting of the church and role of the central field in how the village is understood. The older part of Pilwell was also considered for inclusion within the Conservation Area (supported by feedback from the community), but the case for its inclusion was felt to be less strong. A map of the present conservation areas is included in Appendix 6, and we intend to update this with the revised Conservation Areas when these are designated by Dorset Council.

6.5 *The Conservation Area Appraisal report was passed to Dorset Council in late 2024. It is anticipated that this should be finalised and adopted by Dorset Council in 2026.*

> "We consider the unusual and dispersed layout of the settlement to be a key aspect of its special character....Moving along Church Hill from north to south, the open agricultural land to the west provides expansive views, and the dispersed nature of the historic settlement is clearly legible: the experience is of moving from one settlement to another."
>
> *Historic England, November 2023*

Non-designated heritage assets

6.6 As part of the work on the Conservation Area Appraisal, information on wider heritage assets and features across the parish was also collated. This highlighted that there are buildings and features which, while not worthy of listing in their own right, contribute to the historic character and local distinctiveness of the parish. This may be through their form, use of materials, location or historic significance. This includes a number of finger posts, two red telephone boxes (put to new use), the war memorial and the raised footway at the shops in Burton Street. Some of these are already identified on the Dorset Historic Environment Record, but other buildings, such as the Methodist Church on Burton Street, do not appear to have been previously considered for inclusion. The Parish Council intends to nominate the full list of these buildings and features (as contained in Appendix 6) for inclusion in the local heritage list[6]. Their status will therefore be updated as part of a future review of this Plan, but in the interim it is appropriate to ensure that their



Methodist Church (built 1899), Burton Street, a potential non-designated heritage asset

[6] Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets – see https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment#non-designated for more information. The process for nominating assets for inclusion on Dorset Council's local list, and the associated criteria against which this is done, is set out on their website https://www.dorsetcouncil.gov.uk/w/how-to-nominate-an-asset-for-the-local-list.

heritage significance is considered in planning decisions.

Thomas Hardy and other historic and cultural associations

6.7 Situated in the historic Blackmore Vale, the area is also renowned as Thomas Hardy's 'Vale of the Little Dairies'. Marnhull is an important stop on the long-distance Hardy Way. There is a very special relationship between Thomas Hardy and Marnhull because he is known to have frequented the village and that it was his inspiration for 'Marlott' birthplace of Tess and resting place of her child, in perhaps his most famous novel Tess of the d'Urbervilles (published 1891).

6.8 Tess's birthplace is accredited to Tess' Cottage in Walton Elm, and her baby would have been buried in the village churchyard. The field west of Schoolhouse Lane is the field Hardy is thought to have had in mind for the May Day dancing when Tess first – and fatefully – encounters Angel Clare (this was certainly the opinion of distinguished artist, naturalist and Hardy enthusiast, Gordon Beningfield, who painted the view looking across the field towards the south side of Conyers Place and the St Gregory's church). The Crown - a traditional thatched 16th century coaching inn – was the template for The Pure Drop Inn, and The Blackmore Vale Inn claims to be the illicit drinking den that features as 'Rollivers' in Tess of the D'Urbervilles (although Old Lamb House, formerly The Lamb Inn, has perhaps a better claim to this). More detail on the Hardy connections is provided in Appendix 5

6.9 In addition, Marnhull also has a connection with Catherine Parr, sixth wife of Henry VIII, who was gifted property formerly belonging to Glastonbury Abbey. It later became the property of the influential Hussey family.

6.10 Despite the area's rich and unique heritage, in particular its links with Thomas Hardy / Tess of the D'Urbervilles and the history of Nash Court, it is not a major tourist destination. There is scope for the area to attract visitors interested in its heritage and beautiful countryside, providing that this does not change the very essence of the place that they are coming to visit, and which local residents love so much. This could be through simple measures such as the promotion of the various trails, interpretation boards or enabling the enjoyment of key views through appropriate protection, landscaping and other measures.

'Marnhull' by Gordon Beningfield
from Hardy Country and as cover image for The Darkling Thrush





Nash Court looking north (right) and The Manor House (left).

Policy 1. Heritage

a) Development within and forming the setting of the Conservation Areas should respect their key characteristics and features of special interest (as identified in the Conservation Area Appraisal), supplemented by more detailed investigation where this may be necessary to understand the impact of development on the character of the area and its associated heritage assets.

b) In addition to the protection given to the many designated Listed buildings, the historic buildings identified in Appendix 6 should also be treated as potential non-designated heritage assets and afforded protection (having regard to the scale of any harm or loss and any evidence of their significance), and support given to their restoration / enhancement and contribution to the area's distinctive character.

c) Development should retain and reflect or re-create typical heritage features found throughout the parish, including:

- the extensive use of Marnhull stone throughout the parish, including for boundary walls and roadside edges;
- the various farms that have influenced the form, focal points and clustering of development;
- the distinct enclaves of associated buildings and trades;
- the ancient droves / green lanes and tracks that follow historic routes;
- the green triangles at junctions;
- the traditional white fingerposts, red post boxes and telephone kiosks, including those identified in Appendix 6.

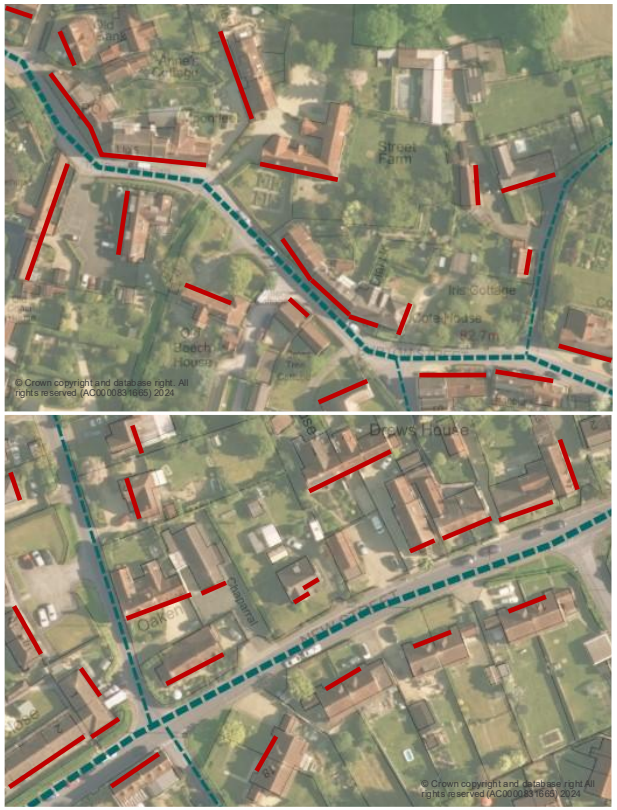
d) The area's links with Thomas Hardy / Tess of the D'Urbervilles and the history of Nash Court should be respected. Proposals that raise awareness of these associations should receive favourable consideration, provided that these are sympathetic with, and would not cause substantial harm to, the environment, heritage and rural character of the area.



Design Guidance, Sustainability and Climate Change

6.11 The Parish-wide design guidelines and codes includes advice on building lines and set-back (01.RC.1), local styles, including reference to materials and typical features (01.RC.4), as well as how to approach the design of extensions and alterations to buildings (01.RC.5) and how to make building more eco-friendly (03.SD.1 and 03.SD.2). The key points from this guidance are explained below and have been included in the policies that follow, and should be read in conjunction with the policies relating to settlement pattern and landscaping in Section 7, and the policy in Section 9 which includes the use of Sustainable Drainage Systems.

Building lines, Burton St (top), New St (bottom)



Building lines, setbacks and boundaries

6.12 There is considerable variation within the building line in the oldest parts of the village such as Burton Street. Here some properties face onto the road with very little setback, whilst others are larger and include more extensive front gardens and/or driveways, providing much 'greening' to the street scene. This variety should be reflected in new developments, although any buildings sited directly on or close to the highway should not open directly onto the street, as this would create highway safety issues. Whilst street-facing orientations are most common, many dwellings are oriented at a variety of angles. This variety is less marked in other parts of the village, such as along New Street, but even here there is still some variety.

6.13 The variation seen in the early parts of the village is a characteristic that is sought in new developments. Whilst 20th century estate-style development of bungalows and houses may now characterise large parts of the village, this does not mean that these estates with their more regular plots and layouts should be repeated going forward. Gaps between buildings, sometimes generous gardens, together with low boundary heights, all allow for views out to the wider countryside, including where buildings are placed side-on. In order to benefit from solar heat / energy, the design of the building should ensure that some of the roof and one of the main glazed elevations is within 30° due south – but this should not prevent variety.

(1) round mortar-capped stone with low brick wall



(2) red barrel tile-capped stone, of a rough course



(3) hedgerow and wooden painted gate



(4) mid-rise brick wall capped with a thin, flat mortar



(5) open timber fencing backed by landscape screening



6.14 Outbuildings (including garages) tend to either follow the building line or be set further back. If parking and/or manoeuvring can only be accommodated forward of the building line, then boundary treatment must be used to screen or soften its impact on the street scene.

6.15 Low boundary heights and large gaps between buildings help maintain the views out to the countryside that are a particularly valued element in Marnhull. Boundary treatments should reflect locally distinctive forms and materials, such as Marnhull Stone walls, open timber fencing and gates or well defined green boundaries. Local stone is preferred, but reconstituted stone may be acceptable if it is a similar colour to Marnhull stone, dependent on the site context. Tall, close-boarded fences that create a sterile and monotonous street scene should be avoided. Stone walls and close-boarded fences should remain under 1.0m in height, retaining visual connections wherever possible.



Importance of large trees in the street scene

6.16 Physical green boundaries such as native hedgerows, bushes and flower beds are an ideal rural, soft landscaping technique to enclose the street and define a clear building line. Where privacy is also a consideration that would require a higher screening element, particularly for side / rear boundaries, planting (either with or without a fence / boundary wall) should be used to help reinforce the verdant character of the village. In new streets, trees should be planted in the public realm, in line with the informal patterns found across Marnhull, such as within hedgerows or clustered to reflect the small copses found in the wider area. Permeable paving finishes should be used that reinforce the rural character of the village – this is covered under Policy 13 in section 10.

Local brick– Claveralls House



Local vernacular architecture, materials & features

6.17 The local materials and building styles used in the older properties in the village have a major influence on its character. These historic buildings tend to have walls constructed in local stone laid in a coursed or semi-coursed pattern. Occasionally, facades have a white, pale-pink or pale-yellow rendered surface over the stone wall. Although Marnhull did have its own brick and tile works at the turn of the 20th century[7], brickwork was normally limited to facade details and chimney stacks, rather than used as a walling material. There are some exceptions to this, such as at the property adjoining the brickworks (see photo). Any brickwork should therefore not dominate the street scene and aim to match the brick colours that were produced locally. Red and grey clay tiles and thatch are the predominant roofing material.

6.18 New development should reflect these locally sourced materials and colour palette, building on examples outlined in Appendix 6. Traditional materials of local stone are preferred, and Marnhull stone is the most obvious choice in this respect, but may not be suitable for all circumstances, particularly with regard to cost and durability. Alternative limestones of a similar colour but more durable are likely to be accepted. If reconstituted stone is used, it is really important that it is of a similar colour to Marnhull stone and sensitive to local character. Where brick is used in newer buildings, it is often best done when integrated with the local stone, and a complementary mix may help to reduce the bulk of larger buildings.

[7] As evidenced by the 'Marnhull Brick and Tile Works just NE of Strangways on Hains Lane, shown on the OS maps surveyed in 1886 and revised 1900, e.g. https://maps.nls.uk/view/106024880

6.19 Most of the older properties in Marnhull have painted wooden doors and timber window frames that encase flush sash windows of a traditional design; though there are examples of side-hung and top-hung casement windows as well, and some have been replaced with more modern replicas. In general, windows exist largely with a vertical emphasis and are also multi-paned. Cast-stone window surrounds are also a common theme across Marnhull that add visual interest to windows. Bay windows are uncommon, but may be acceptable if used sporadically (and particularly where flexibility may be required should the building be used as an active shop front).

6.20 Dormers should be used with care as they are generally not a common feature, and it may be more fitting for a traditional conservation rooflight to be used in the majority of building types. Where windows are proposed within the roof, these should be aligned to the fenestration on the front facade and of a scale that is not overbearing to the roof. If dormers are used, they should be either 'gablets' (where the window pokes through the eaves in a cottage style and the window is typically of a similar size or slightly smaller than those in the façade), or in grander (2½ storey) homes they may be within the roof but should be proportionally smaller than the windows below. In these cases, dormers would also benefit from being placed closer to the eaves (rather than too far up the roof).

6.21 New developments should aspire to fit doors and windows that reflect the more traditional styles, colours, materials and detailing used as outlined above and in Appendix 7, taking care to consider the proportion, size, symmetry, and rhythm of fenestration (based on what is appropriate to the style of the building), and to use a consistent colour scheme and thickness of frame and pane detailing across different facades. The use of contrasting lintels and/or sills, decorative sides, or the use of deep reveals is encouraged to add interest to the street scene. The use of darker coloured timber on frames and doors, such as around Ham Meadows, is atypical and will generally not be suitable for new developments. If used, stone mullion window surrounds should be considered as this would help soften the darker appearance and make these windows more appropriate.

6.22 Porches are a prominent feature of historic homes within the village and should be included in the majority of new dwellings. They are typically either made of material that matches the rest of the facade (so usually Marnhull Stone) and if large enough contain windows on either side, or made from wood in a variety of styles ranging from arched roofs with wooden pillars to those with flatter roofs with frilled details.





Top: Distinctive materials such as Marnhull Stone, and vernacular detailing such as the exposed roof purlins

Bottom: Consistent use of materials, such as for the roof tiles, chimney stacks, fenestration / window dressings

6.23 Buildings should include detailing on street-facing facades to minimise the bulk and scale of buildings and provide visual interest, such as with the use of decorative lintels and quoins. It is here in particular where the use of different types of brick, wood and local stone can complement each other.

6.24 Development should ensure the form, scale and pitch of roofs integrates with the surrounding development, while ensuring subtle variation so as to avoid homogenous layouts. The larger, older properties tend to be the steepest, some with a roof pitch of around 60 °. The steepness of the pitch should also relate to roof material, i.e., thatched roofs are likely to have a steeper pitch than slate roofs. Of the more recent smaller homes, those with 1½ storeys that feature dormer windows tend to have roofs with pitches of around 45 °. The most common roof type in the village is gable (typically with the gable end perpendicular to the street), although more recently built homes do occasionally feature a hipped roof such as those to the north of Kentisworth Road. Simple roof forms, punctuated with chimneys, are typical of the parish. Overly complex designs are not typical, and therefore the number of junctions, hips, valleys and dormers should be limited. Flat and mono-pitched roofs are not found within Marnhull and should not be used in new developments.



Example of how brick, wood and stone complement each other in a single building and reduces its perceived bulk

6.25 The majority of buildings are 1½ to 2 storeys in scale, with some 2½ storeys (with the third storey in the roof which typically has a pitch of around 60 °), and only a handful of three storey buildings. The scale and mass of any new development should respect the existing surrounding context, views within and out of the settlement, and unless warranting landmark status they should not dominate the street scene. Building heights should vary from single storey to 2½ storeys, paying regard to the site's relationship with adjacent plots. Developments should ensure that there is diversity and variety in scale taking cues from the traditional buildings styles found in the area. Manor / gentry or farm houses tend to be grander and taller (2½ and occasionally 3 storeys) and typically occupying larger, individual plots, whilst other homes more reflective of the typical workers cottages should generally be 1½ storeys or very modest 2 storey homes, and should not be scaled up beyond these limits.

6.26 Distinctive building features – such as particularly notable porches or chimneys, chamfered building forms - can aid legibility, as can notable trees / tree groups and open spaces. At key junctions it will be important to consider the inclusion of such features to aid wayfinding.

Extensions and alterations eco-friendly designs

6.27 With regards to extensions, alterations, and associated outbuildings and garages, it is important to preserve and, if possible, enhance the existing building's architectural style. If there is a dominant feature on the original building, such as banding, the addition may seek to reflect this at a more modest scale, in deference to this feature. Where an extension would result in a much bulkier form than would be characteristic of the area, it may be appropriate for it to differ in its style, form or materials to help break the overall form into different parts.

6.28 The general dimensions of any extension or outbuilding should normally be less than the original building, which should remain as the dominant element of the property, regardless of the number of extensions. Extensions that reflect the proportions and detailing of the original building tend to work well. Side extensions and outbuildings should be set back from the front of the main buildings and be subservient in status to the original building. Dormer extensions should be in proportion and symmetrical to the existing roof and should be aligned with the building's existing windows below or centred in the middle of the roof.



Positive a modest side extension to a Victorian building

Eco-friendly designs

6.29 Reusing building materials such as bricks, tiles, slates or large timbers all help achieve a more sustainable approach to design and construction. Recycling and reuse of materials can help to minimise the extraction of raw materials and the use of energy in production and transportation.

6.30 Energy efficiency in buildings can be enhanced through ensuring the outer layer is highly insulated (looking at the nature of the proposed building materials first), airtight (and using heat recovery ventilation) with high performance glazing (such as triple-glazed windows). The planned gap between the outer wall and inner wall for insulation may need to be more generously estimated given that the local stone, where used, may not be flat. The aspect and orientation of a building is crucial to maximise solar gain. For that reason, one of the main glazed elevations should be within 30° due south. Any north-facing facades should be designed to minimise heat loss, ideally by having a window to wall ratio of between 15 and 40 percent, although this should be adjusted so as to remain fitting within the surrounding historical context.

6.31 The potential for overheating also needs to be considered, and may be aided by the use of louvres / blinds (which may be included as external detailing if appropriate to the character of the building) or porches as well as using natural shading and cooling such as through trees and shrubbery.

6.32 Solar panel integration (or use of solar tiles) should be designed in from the outset and fitted on all new builds. Solar panels require that the roof is structurally designed to support their fitting, and for solar energy gain to be most effective the roof on which they are placed should be oriented to within 30 ° due south[8]. For traditional buildings, creative solutions in their design and/or positioning should be sought so as to ensure these remain discreet and do not harm the building's character. For example, solar shingles and photovoltaic slates or tiles can be used as a roofing material in their own right and could cover the whole plane of a roof or gable end.



Solar panels placed discreetly in relation to the building and street

[8] Solar panels / tiles will be more efficient if within 30° of south and as such orientation for this purpose should be a consideration in the building design. However they will nonetheless be effective over a much wider arc and failure to achieve an optimal orientation should not deter the use of solar panels / tiles on less ideally orientated roofs.

6.33 The potential for ground source heat pumps as well as the sensitive placement of air source heat pumps should also be considered at an early stage. Ground source heat pumps may need to be installed vertically if there is limited garden space. It is therefore worth checking the prevailing ground conditions and considering the placement of any underground obstructions and/or utilities lines. Air source heat pumps should comply with the equivalent benchmark standards applied to permitted development rights[9], as these aim to ensure that the working mechanisms do not give rise to unacceptable levels of noise, an important factor given the value placed on tranquillity as part of the area's character.

6.34 Electric vehicle charging points are now a Building Regulations requirement for all new dwellings, and therefore their placement will need to be integrated into the design. These should be placed discreetly to the rear or side of the plot and within garages or car ports where possible.

6.35 These eco-design principles should be considered early in the design of both new buildings and extensions / alterations, as illustrated in Appendix 7.

Policy 2. Design Guidelines on New Buildings, Boundary Treatments, Extensions and Alterations

a) Development proposals should have full regard to the Marnhull Design Guidance and Codes as relevant to their location, scale and nature.

b) New development and extensions to existing properties are expected to reflect the informal and varied building line present within the older parts of the village, by using slightly scattered and irregular setbacks to create an interesting street scene, without compromising the overarching element of coherence between buildings or giving rise to highway safety issues. One of the main glazed elevations and roofing suitable for solar panels / tiles should also be within 30° due south.

c) Infill development, extensions and the choice of boundary treatments must be responsive to its surrounding context and where feasible retain gaps within the street scene allowing the close connection with the countryside to be appreciated. Such development should have regard for visual integration with neighbouring buildings by referring to the material and vernacular features palette outlined in Appendix 7.

d) In new streets, trees should be planted within streets and the public realm, where possible in patterns characteristic of the area – most commonly as copses or associated with hedged boundaries. Green triangles at junctions are also a characteristic of the area and should be considered in the design of new streets and included where feasible.

e) Proposed boundary treatments should reflect locally distinctive forms and materials, such as Marnhull Stone walls, open timber fencing and gates or well defined green boundaries, with any built elements not exceeding 1.0m in height to retain opportunities for visual connections through developments. An exception to this may be made to achieve privacy to rear garden areas, in which case landscaping schemes should be used to soften the otherwise harsh visual impact of close boarded fencing / solid walls.

f) Where parking is proposed on-plot, the required parking spaces should all be set behind the building line. Care should also be taken to ensure that manoeuvring areas for the car parking does not dominate the street frontage. Parking / turning areas will only be acceptable forward of the building line if a suitable boundary treatment can be secured to adequately screen or soften its impact on the street scene. Electric vehicle charging points should be indicated on the plans and placed discreetly to the rear or side of the plot and within garages or car ports where possible.

[9] The MCS planning standard for Air Source Heat Pump Sound Calculation https://mcscertified.com/wp-content/uploads/2025/04/MCS-020-a-Issue-1.1-Final.pdf is referenced in Schedule 2, Part 14, Class G of the General Permitted Development Order 2015

g) Developments should ensure that there is diversity and variety in scale informed by the architectural style and perceived building status. Grander buildings reflecting manor / gentry homes and farm houses will typically be 2½ storeys, occupying larger, individual plots, whilst homes more reflective of the typical workers cottages should generally be 1½ storeys or very modest 2 storey homes, and should not be scaled up beyond these limits. The mix of forms of the 20th century estates, with their limited variation and significant repetition of built form, should not be replicated.

h) The scale and pitch or roof design should be appropriate to the materials used, and ensure subtle variation amongst neighbouring properties. Typical roof forms and materials as shown in Appendix 7 are preferred. Green / sedum roofs may also be considered, but do not justify adding mono-pitched or flat roof profiles which are not typical of the area. Solar panels should be fitted unless this is demonstrably not feasible, ensuring that these remain discreet and are appropriate to the building's character.

i) Development proposals should reflect these locally sourced materials and colour palette, building on examples outlined in Appendix 7, to ensure the roof and facade materials are fitting with the historic village character and predominance of Marnhull stone as the primary facade, with more limited use of red brick, render and other materials that complement the colour palette. The re-use of existing building materials where these are compatible with local character is encouraged.

j) Detailing on street-facing facades should provide visual interest, such as with the use of decorative lintels and quoins. Development involving multiple houses should ensure a variety of detailing is utilised across the development to add visual interest and avoid homogeneous building designs and forms. Particularly attention should be paid to the design of buildings on corner plots and the termination of views, to aid in wayfinding.

k) Windows and doors should reflect the more traditional styles, proportions, detailing and reference materials outlined here and in Appendix 7, with interest added through the considered use of contrasting lintels and/or sills, decorative sides, the use of deep reveals, louvers / blinds or other features in keeping with the character of the building. Dormer windows and bay windows should not predominate, and where used should be carefully designed and sited in keeping with the character, location and status of the building, with gablets and traditional conservation rooflight preferred. The proportion of window to wall areas on north-facing facades should seek to minimise heat loss as far as possible, ensuring that the character of the building and wider historical context is not unduly harmed. The design of openings on south-facing facades should seek to avoid the potential for over-heating, together with associated landscaping.

l) Porches should be included in the majority of new dwellings, and generally correspond to the material used in the façade or made of wood.

m) Any extensions, alterations and outbuildings should ensure that the original building remains the dominant element of the property, in terms of scale and form, and be set back from the building line (unless acting as a front porch).

n) Measures to improve the energy efficiency of the building should be clearly indicated on the plans / sustainability statement. The use of ground source heat pumps as well as the sensitive placement of air source heat pumps (taking into account their noise and visual impact) should be considered at an early stage and incorporated where feasible.

7. Landscape characteristics, green spaces and important views

Maintain the important open spaces that help define our settlements, the valued views and the area's landscape character and natural amenities.

7.1 Marnhull has a rural agrarian landscape of fields and hedgerows sloping away from a distinct limestone ridge, and includes the beginnings and tributaries to the winding river Stour. Residents and visitors enjoy unspoilt views towards key features of the Cranborne Chase National Landscape such as Melbury Down and Hambledon Hill, as well as the tower of the grade I listed St Gregory's Church, which is an extremely important landmark within the parish.

7.2 The section on Marnhull within Dorset Council's Strategic Landscape and Heritage Study for the North Dorset villages[10] highlights a number of key attributes and provides guidance on factors that should be taken into account in determining the potential harm to the area's landscape character and how best to reduce this impact. These points are summarised below, with additional commentary added based on local knowledge and feedback, and discussed further in the design guidance and policy that follows.

"Marnhull is surrounded by undulating mixed pasture and arable farmland, characterised by hedgerow boundaries with many mature trees which integrate the settlement into the landscape"

Strategic Landscape and Heritage Study for North Dorset Area, October 2019



Traditional fingerpost at a 'green triangle' junction

Landscape attribute / characteristic	*Guidance*	*Additional notes*
▪ The village has strong rural perceptual qualities with high levels of tranquillity. The settlement is low density, laid out in a distinctive and historic linear settlement pattern.	⇒ Development should be in keeping with the vernacular, form and density of the existing settlement, and include adequate landscaping to retain the overall rural and tranquil character of the area.	*Green spaces / gaps are proposed between the different strands of development to safeguard the distinctive linear nature of the village, and due to the contribution they make to the village's rural character. Further detail on form and density is covered as part of the design guidance. The dark night skies are also highlighted as an important 'rural' characteristic, alongside tranquillity.*

[10] Strategic Landscape and Heritage Study for North Dorset Area - Assessment of land surrounding the larger villages, prepared by LUC for Dorset Council, October 2019 https://www.dorsetcouncil.gov.uk/w/landscape-and-heritage-studies

▪ The tower of the grade I listed St Gregory's Church is a landmark feature on the skyline when looking towards the village.	⇒ Proposals should not compete or otherwise detract from landmark views, including the church tower as a prominent skyline feature.	*As part of the work on this Plan we have sought to provide a better understanding of the views and local landmarks, and included a policy on this. The views include those towards St Gregory's Church as well as to Melbury Hill and Fontmell Down within the Cranborne Chase National Landscape.*
▪ The strong network of public rights of way (including long distance recreational routes) and the topography allows appreciation of the landscape, including views towards the Cranborne Chase National Landscape.	⇒ Development should not result in the loss of public rights of way or detract from views experienced from these locations, particularly from the long-distance footpaths and the views to Cranborne Chase.	
▪ The topography to the north and west of Marnhull is steeply sloping and associated with the winding valley of the River Stour. These slopes are visually prominent from the opposing valley sides.	⇒ Avoid siting development in visually prominent locations, including the upper valley slopes of the River Stour.	*This is a factor that needs to be taken into account in determining where future development may be appropriate, and therefore is made explicit in the policy.*
▪ Looking outward from the village are mostly undeveloped, wooded skylines. The pockets and copses of broadleaved woodland and network of hedgerows with mature trees are key features.	⇒ Seek to retain the deciduous woodlands and of hedgerows with mature trees, and explore whether these can be enhanced as part of any development proposals.	*This is picked up in the design guidance, and reinforces the importance of landscaping as part of the design. There may be locations where the retention of hedgerows would undermine the distinctive and historic linear settlement pattern, which is explored further.*
▪ The surrounding network of minor rural lanes have not been significantly altered by modern development and contribute to the rural character of the village.	⇒ Ensure that any required upgrades to the rural road network are sensitively designed by avoiding excessive road widening, signage, lighting etc.	*This is picked up in the section on traffic / transport. Most of the roads are historic and of substandard width with no pavements, and while improvements are welcomed it is important that these are sensitively designed.*

Green Gaps, Local Green Spaces and the Settlement Pattern

7.3 In order to better understand the distinctive settlement pattern of the village, we have identified the most critical green gaps that should be safeguarded. This has been based on an analysis of the historic settlement pattern (see Appendix 4) taking into account the further growth throughout the 20th century and further development which has planning permission. It will also be important to ensure that any further development seeks to reflect the linear nature of this settlement pattern, rather than adopting the more suburban forms of the late 20th century, and does not join up the isolated clusters of farms and estates.

7.4 Neighbourhood Plans can also designate land as a "Local Green Space" to give much valued areas special protection, and it is expected that such spaces will continue to be protected into the future. In order to be designated, the spaces have to meet certain criteria set out in national policy. The spaces do not need to have public access, and their designation does not give any additional public rights of access to these areas. National planning policy expects policies and decisions for managing development within a Local Green Space to be consistent with national policy for Green Belts (excluding provisions relating to grey belt and previously developed land), but also notes that the designation may be used to identify areas that are of particular importance to the local community where some of the standard exceptions to Green Belt policy (e.g. allowing infill within villages included in the Green Belt as appropriate) should not be applied[11].

7.5 Following consultation with local residents through the Parish Survey, and checks made by the Examiner, some 10 green spaces have been identified in or close to the village that are considered to warrant special protection, which are listed in the policy that follows. Appendix 8 includes a numbered map and description of each site and gives the reason/s for their designation. As part of the developments now planned for the village, further green spaces will be created. These spaces will be considered for Local Green Space designation in the next review of this Plan, when their extant extent is known and their value to the community can be better assessed.

7.6 The Parish-wide design guidelines and codes include advice on the retention of the settlement pattern (01.RC.1) and settlement edge, views and gateways

> "The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them."
>
> "The Local Green Space designation should only be used where the green space is:
>
> (a) in reasonably close proximity to the community it serves;
>
> (b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
>
> (c) local in character and is not an extensive tract of land."
>
> *National Planning Policy Framework, MHCLG 2024*

The central field is an important green space and gap within the village



[11] See NPPF paragraph 108 and footnote 45, and NPPG paragraph: 010 Reference ID: 37-010-20140306

(02.LB.2). This takes into account the typical range in the density of historic development (as illustrated in Appendix 9). In summary this highlights the following key points:

- Where development is proposed that branches off the main routes (typically as cul-de-sacs), this should be designed to maintain a simple, rural character and avoid being of an overly complex layout. The limited depth of development branching off the main linear routes within Marnhull helps to maintain an organic feel and visual link to the countryside, whilst also ensuring that the gaps between these roads are sufficiently maintained. Such development should therefore be of limited depth and generally not exceed 100m in depth[12]. This is covered by Policy 2(a).



Space / views out between buildings



Gardens back onto countryside

- The variation in plot size and shape is a key feature of the village, and densities should reflect the settlement's rural character. Overall, new development should not exceed 20 dwellings per hectare (dph) when measured over a 200m x 200m grid, allowing glimpsed views out to the countryside between properties[13]. Development in the wider countryside should preserve the very rural character of the area, with large gaps retained between individual and small clusters of properties. This is also covered by Policy 2(a).
- Where development abuts the wider countryside, it should avoid creating an abrupt edge. This can be achieved by using comprehensive landscaping along the outer edge with the countryside, and long rear gardens may help in this respect.

7.7 Where large-scale development is planned, it will be important to maintain the character of the settlement pattern through the inclusion of natural green spaces that blends with the surrounding pattern of pasture, hedges and woodland, and breaks up the mass of housing. The linear settlement pattern also means that properties should front onto the lanes, rather than turning their backs onto the lanes (which lends itself to a more suburban form of development pattern). Any resulting loss of hedgerows should be compensated through further planting within the internal green spaces,

[12] The historic settlement pattern has a typical depth of up to 50m (as shown on Map 1). The smaller cul-de-sac branches have extended the depth to around 100m (ranging from 80m at Joyce's View, 90m at Sackmore Green and Woodlands Mead, 100m at Butts Close, Chestnut Close, Dinhay, and Musbury Close, and between 120m to 150m at Burges Close, Fellowsmead / Fillymead, Ham Meadow, Lovells Mead and Hussey's). The larger estates to the east are not included in these calculations as they are considered to be overly suburban in character. The figure of 100m is therefore considered to be reasonable in this context having regard to the importance of the linear nature of the settlement, but should not be applied rigidly.

[13] It is accepted that a simple measurement of the number of dwellings per hectare is a relative crude tool as this does not account for the size / massing of properties or inclusion of other elements (e.g. employment space, highways etc) within the calculation. As such these additional factors can be considered in determining whether the resulting density is appropriate, taking into account that this Plan does not seek to deter smaller properties (such as terraces and subdivided homes) from being included in the mix.

including the potential for new hedgerows within these areas. The design of these green spaces can also help alleviate flood risk, and should use natural processes such as swales and reed-beds to slow and clean the water (avoiding the need for concrete or otherwise urban features within attenuation basins).

Policy 3. Green Gaps, Local Green Spaces and the Settlement Pattern

a) The extent and layout of development should seek to ensure that the countryside continues to penetrate into the heart of the village, providing a network of accessible natural, attractive green spaces within and adjoining the village, designed to enhance biodiversity and reduce flood risk.

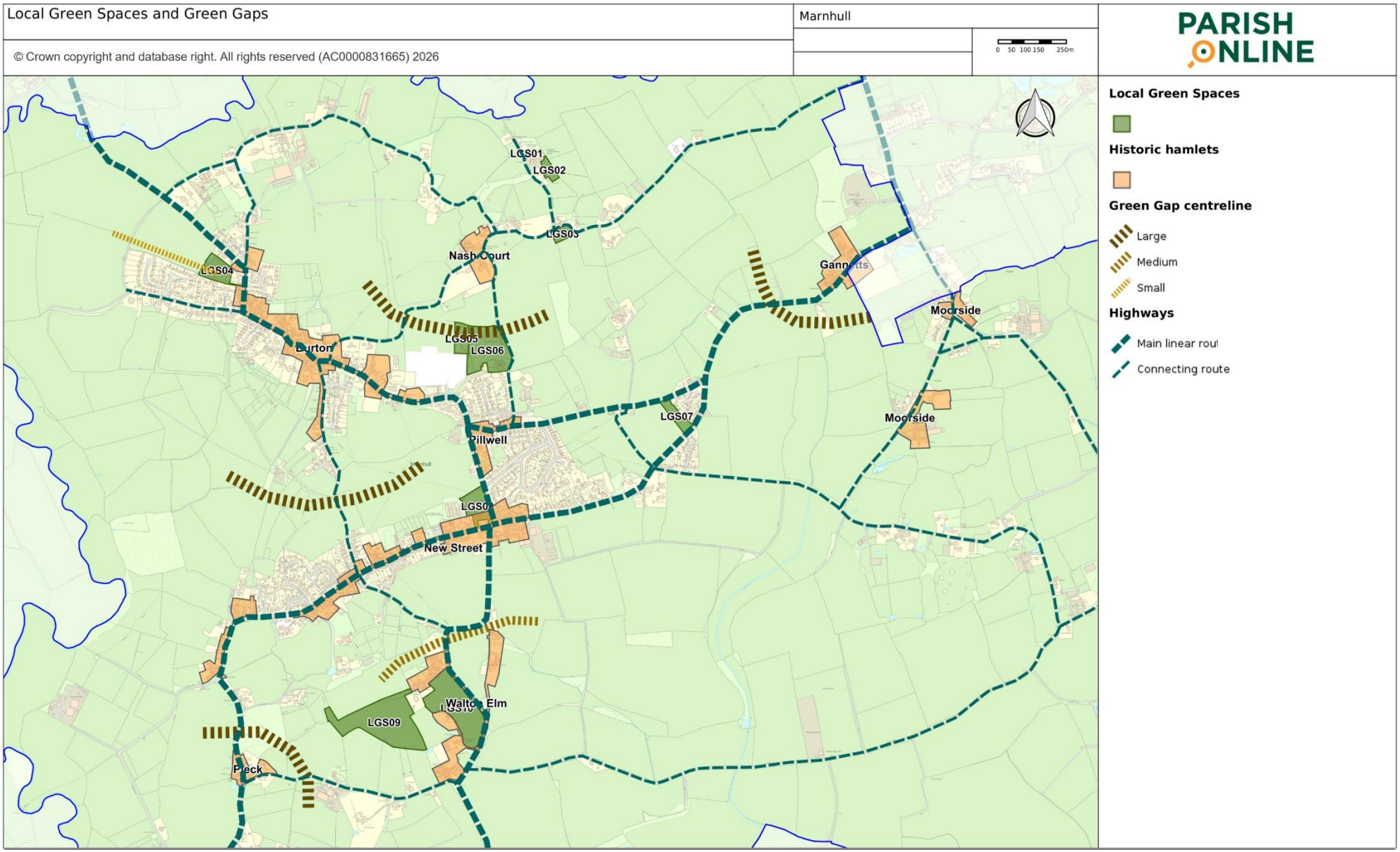
b) New buildings, structures and land uses will not be permitted which would undermine the rural, undeveloped nature of the green gaps that contribute towards this settlement pattern (these are broadly indicated on Map 1).

c) Development on the edge of the settlement where the site immediately adjoins open countryside should provide a soft, landscaped transition between the built-up area and adjoining countryside.

d) Development in the wider countryside should preserve the very rural character of the area and the extensive network of footpaths, bridleways and green / rural lanes passing through fields and alongside hedgerows, with large gaps retained between individual and small clusters of properties.

e) Local Green Spaces as shown in Map 1 and described in Appendix 8 are to be protected, and other than in very special circumstances, no inappropriate development will be permitted within them that would harm their green character or reason for designation.

Map 1. Green Gaps, Local Green Spaces & the Settlement Pattern



Tranquillity and Dark Skies

7.8 Research undertaken by the Landscape Institute[14] highlights a number of factors that contribute to or detract from people's perceptions of tranquillity, as summarised below:

Positive attributes / characteristics

- seeing, hearing and/or experiencing nature and natural features.
- experiencing the landscape or elements of it including rolling countryside as well as characteristics such as fields, woodlands, open views and the sound of water.
- seeing wildlife behaving naturally, hearing birdsong.
- the absence of noise, the feeling of 'getting away from it all' and need for solitude.

Negative attributes / characteristics

- presence of humans / too many people, particularly behaviour / activities undertaken by people which create unwanted noise and disturbance.
- impacts of various forms of transport including vehicle noise.
- impacts of various forms of development including commercial and industrial development.

> "Planning policies and decisions should … identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason…"
>
> *National Planning Policy Framework, MHCLG 2024*

> "I love living in Marnhull due to the tranquillity of my surroundings. It is a quintessential English village which is becoming rarer to find"
>
> *Local Resident, Marnhull Parish Survey 2023*

7.9 Responses to the Parish Survey highlighted the extent to which the cemetery is valued for its tranquillity, and therefore any development in its vicinity will require careful consideration.

7.10 The CPRE Light Pollution and Dark Skies information (reproduced in Appendix 10) shows that much of the parish has very low levels of light pollution. The lack of light pollution was rated 'very important' by more than half of the respondents to the Parish Survey[15] (albeit that some commented that this did make feel less safe walking on the lanes around the village after dark). Dark skies not only provide opportunities for stargazing, but also benefit nocturnal wildlife, as artificial lighting can adversely impact on animal behaviour, including feeding and mating patterns.

7.11 Where lighting is needed (such as for highway safety) then consideration should be given to whether controls are needed in relation to the design, positioning, the colour / luminescence, and duration, so that the lighting levels are the minimum necessary to address the need (see also Design Code and Guidance 03.SD.4).

[14] Tranquillity – An overview, Technical Information Note 01/2017, Landscape Institutes, January 2017 https://www.landscapeinstitute.org/wp-content/uploads/2017/01/Tranquillity-An-Overview.pdf

[15] 56.1% of those responding to the question answered 'very important', and a further 31.2% indicated that it was 'important', with less than 5% holding the view that this was not an important local characteristic.

Policy 4. Tranquillity and Dark Skies

a) Within the countryside (including the area adjoining the cemetery) development should conserve and where possible enhance the positive attributes that contribute to the perception of tranquillity, and minimise the negative attributes that would detract from it.

b) Development should conserve and where possible enhance the intrinsic quality of the dark night skies. External lighting (including street and footpath lighting) should be avoided unless required for security or safety reasons. Where lighting is considered necessary, its design should minimise light pollution and ensure any light spillage is directed downwards. Consideration should be given to controlling the lighting to the levels and times when it is required.

Important Views

7.12 The Parish-wide design guidelines and codes (found in 02.LB.2) state that existing visual connections to the surrounding landscape and long views out of the settlement should be maintained. It notes the particular importance of the tower of the grade I listed St Gregory's Church, which is a landmark feature on the skyline when looking towards the village. Linked to this, the landscape guidelines produced by Dorset Council also highlight that the steep slopes above the valley of the River Stour, to the north and west of Marnhull, mean that development here would be very prominent from the opposing valley sides, as well as creating many noteworthy views from the top of this sensitive slope, from lanes and footpaths (sometimes glimpsed through the gaps between buildings).

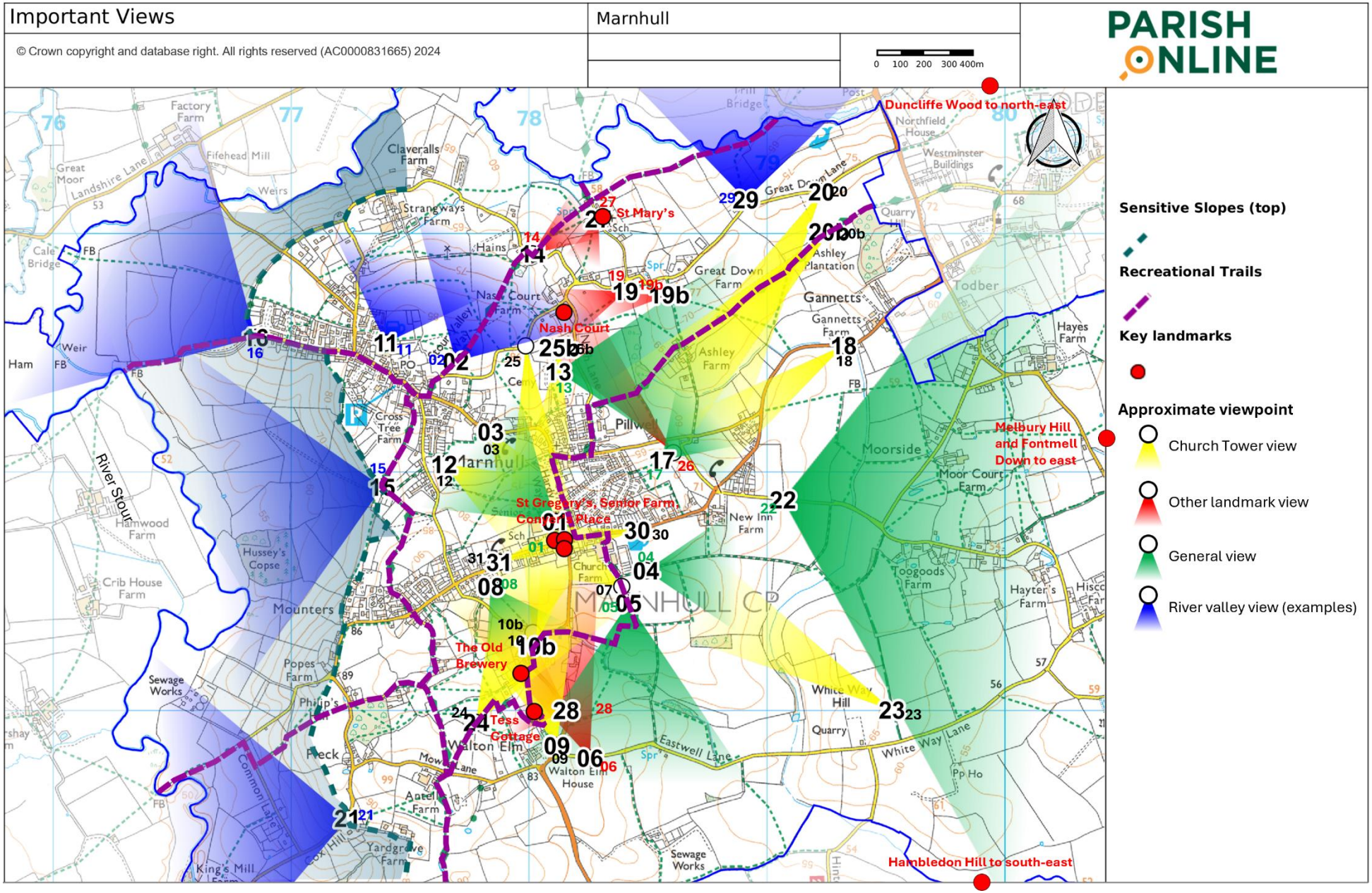
7.13 As part of the work underpinning this Plan, local residents were asked to identify the views that they particularly valued. These were then assessed in terms of their content, focus, and importance, taking into account any visible landmarks and the level of public access (with more weight being given to the areas that are more used by walkers).

7.14 The resulting views that were deemed to be the most valued are described in detail in Appendix 11. This has helped identify a number of common themes, in terms of key buildings that are visually prominent in views, and landmarks / landscapes that are particularly important.



A captivating view from high ground on the Hardy Way as you exit the village, looking across open countryside. Hinton St Mary is visible in this view in the winter months.

Map 2. Important Views and Sensitive Slopes



Policy 5. Important Views

a) Development proposals should avoid being visually prominent in the landscape, through careful consideration of location as well as scale, massing, colour and landscaping. Given the topography, the sensitive slopes of the River Stour (as indicated on Map 2) are unlikely to be suitable for development.

b) Development should respect and where possible enhance the important views (as indicated on Map 2 and described in Appendix 11), taking particular care to appreciate:

- the grade I listed St Gregory's Church as a landmark feature and important marker on the skyline;
- other prominent local landmarks, including Senior's Farm and Conyers Place, Nash Court and St Mary's Church, Tess' Cottage and the Old Brewery in Walton Elm;
- views across the Stour Valley and Blackmore Vale to the north and west from the top of the sensitive slopes;
- views of Melbury Hill and Fontmell Down to the east (part of the Cranborne Chase National Landscape), views of Hambledon Hill to the south-east (part of the Dorset National Landscape), and views towards Duncliffe Wood to the north-east;
- the importance of the area's recreational routes to residents and visitors.



Above: View of Nash Court
Below: Laburnham Cottage with Duncliffe Wood on the skyline



Woodlands and Hedgerows (and other important wildlife corridors and features)

7.15 The deciduous woodlands, copses, and native hedgerows (sometime on banks and often with hedgerow trees) are an important landscape feature as well as of value for wildlife. Land management guidance[16] for the area also picks up on other features such as the unimproved grasslands, wet pastures / water meadows and field ponds. It highlights a range of measures that should be encouraged in order to strengthen the area's landscape character and biodiversity.

[16] Taken from the online Dorset Landscape Character Assessments for the Clay Vale, Limestone Hill and Valley Pasture areas https://www.dorsetcouncil.gov.uk/countryside-coast-parks/the-dorset-landscape/landscape-character-assessment-map

7.16 Marnhull Green TEAMS, a local group with interest in, and concern for, the environment, are working to identify and catalogue areas within the parish which are of importance for biodiversity. The initial survey is being conducted using public rights of way only, which means that some areas of the parish cannot be surveyed adequately and landowners' permission will be sought to complete the survey. Interim conclusions highlight:

- the many species-rich hedgerows, and potential that some may be 'ancient' (existing prior to the Enclosure Acts);
- the large number and variety of mature trees across much of the parish;
- the loss of the great elms (once such a feature of the parish), and concerns that ash dieback may have a similar impact (although a number of mature ash appear to be surviving in good condition);
- the many uncultivated and biodiverse wild areas in the parish, including field margins, roadside verges as well as larger areas;
- the many ponds, marshy patches, wet ditches and flowing watercourses, all of which are or have the potential to be important habitats.

7.17 The Parish-wide Design Guidance and Codes includes advice on landscaping and biodiversity (found in 02.LB.1). It emphasises the importance of making sure new development reinforces the area's landscape character through protecting and incorporating features such as the thick/dense hedgerows and small broadleaved copses. It also suggests that consideration should be given to how the development's layout can create wildlife corridors. For example, aligning verges, hedgerow corridors and other elements of a green network to link through gaps to the countryside. Boundary treatment should include gaps to allow hedgehogs and other small creatures to pass where possible.

7.18 Whilst the retention of roadside hedgerows is generally sought, this may not be compatible with the historic linear settlement pattern, as it would prevent development from fronting onto the existing roads and can result in layouts that are more akin to suburban estates. In such circumstances, consideration should be given to translocating or creating new hedgerows within the site along more appropriate boundaries.

Land management – good practice:

- woodland / coppice management;
- replacement of hedgerow elms and oaks;
- maintenance of species rich hedgerow / banks, replanting of gaps where necessary;
- conservation of low impact and neutral unimproved grassland, and reversion from arable cropping back to pasture, ideally linking up areas in good condition;
- management of wet pastures and river edge fields as low intensity 'open space edges' to allow natural regeneration of habitats and restoration of the water meadows;
- restoration and creation of new field ponds.



Policy 6. Woodlands, Hedgerows and Wildlife Areas

a) The network of deciduous woodlands and hedgerows and banks, and mature deciduous trees, should be retained within developments unless their retention would undermine the continuation of the linear character of the village, or their removal is necessary to provide safe access / egress to a site.

b) Opportunities to enhance and where possible link habitats and potential wildlife corridors in a manner that reinforces the area's characteristic landscape features and encourages appropriate land management practices should be considered and taken where possible. Development should avoid large areas of hard surfacing that would separate existing linked habitats or otherwise interfere with existing wildlife corridors.

c) Opportunities should also be taken to incorporate a range of biodiversity improvements such as: wildflower planting on verges and other open spaces, the planting of trees and hedgerows, and the installation of nest boxes, bird feeders, bug hotels, hedgehog houses, bat boxes, log piles and pollinator nesting sites. All planting should be of native species.



8. Meeting local needs for housing, employment and community facilities

Encourage a mix of housing and other development designed to attract people of all ages and backgrounds to enhance our thriving local community. Prioritise affordable housing for residents with a 'local connection', young and old.

Support local businesses, the village schools, healthcare facilities, and provision of local amenities (including sports and leisure facilities) and measures to ensure their long-term viability.

Housing needs and opportunities

8.1 The housing strategy set out in the Local Plan directs the strategic growth needed to the four main towns, with the smaller town of Stalbridge, together with Marnhull and similar larger villages, considered as suitable locations to meet local needs. Housing development is expected to take place within the defined settlement boundaries, unless it is intended to provide mainly affordable housing (as a rural exception scheme), reuses an existing building, or needed for a rural worker (such as a farm manager) who has to live at or near their place of work[17].

8.2 Despite this strategy, significant open market housing sites have been approved outside of the village's settlement boundary, even though this would cause some harm to the character of the village, its landscape and heritage. This is because the strategic growth at the main towns has been slower than expected, housing need (as calculated based on the Government's standard method[18]) has grown since the Local Plan was adopted in 2016, and North Dorset as a whole has struggled to meet its housing targets. This issue was first recognised in July 2017, and has meant that the Local Plan housing policies in the North Dorset Local have been given much less weight in the decision (as they are not up-to-date) for much of the intervening period.

8.3 At the time this Neighbourhood Plan was drafted, there were approved plans to build new homes on four large sites, as well as some smaller sites, giving a total supply of about 250

"Dividing the anticipated growth across Stalbridge and the 18 villages in proportion to the relative pre-LP [local plan] size of the settlements, Marnhull can be seen to have received around 3 times its anticipated growth. The figure was said to be around double in the other settlements."

M Bale, Inspector, Salisbury Street Appeal, May 2024

Marnhull Housing Land Supply (May 2025) includes:

- **Land north of Burton Street** adjoining the access to the Village Hall = 61 dwellings including 40% (25) affordable homes (reserved matters P/RES/2022/05524 approved May 2023), construction started 2024.
- **Land north of Crown Road**, west of Tanzey Lane = up to 72 dwellings, all of which are now intended to be affordable homes (reserved matters for 69 dwellings P/RES/2024/03588 approved April 2025)
- **Land West of Church Hill and land off Butts Close**, west of Schoolhouse Lane = 2 flats and up to 120 dwellings including 40% (48) affordable homes (outline permission P/OUT/2022/02644 approved May 2025)
- **Land north of Salisbury Street**, east of Tanzey Lane = up to 67 dwellings including 40% (27) affordable homes (outline planning permission P/OUT/2023/00627 approved May 2024)
- **Small windfall site permissions** are likely to provide a further 20+ homes

[17] For more information on the Local Plan Policies relating to housing please refer to Policies 2, 6, 20, 29 and 33.
[18] Based on 2014-based household growth projections and factoring in levels of affordability based on average wage levels and household prices

dwellings (see Appendix 12). This has now been increased to more than 330 dwellings with decision on the Tess Square appeal issued in May 2025. When all of these homes are built, Marnhull's population will have grown by more than 30%, which is quite a significant increase over a comparatively short period of time.

8.4 Some of the larger sites only have outline planning permission, which means there is still the opportunity to influence the kind of housing built on these sites when the reserved matters are considered (although the amount of affordable homes has been agreed in principle). It should also be possible to influence the character of the development and how it relates to the village through careful design and layout (accepting that the overall amount of development is fixed). It is also possible that the landowner may wish to consider an alternative option despite having planning permission (as was the case with the land off Butts Close). We have therefore included policies (known as site allocations) for the sites that already have planning permission but have not yet been built. The settlement boundary has also been updated to include the sites that have been built (or which are well underway to being completed) since it was last revised, and minor changes made to follow plot boundaries as seen on the ground where this makes sense. The Recreation Ground (as a Local Green Space where infilling is highly unlikely to be appropriate) has also been removed from the settlement boundary. The amendments are shown in Appendix 13. The site allocations are not included in the revised settlement boundary (as it may be appropriate to leave the green spaces they will include outside of the revised boundary), but they will be incorporated in a future review when these sites have been built out.

8.5 Dorset Council is preparing a new Local Plan, which will replace the existing Local Plan and should set the housing targets for all of the Neighbourhood Plan areas, including Marnhull. This will be based on the new housing target calculation set in national planning policy, which now equates to more than 3,200 homes per annum (compared to around 1,800 homes under the previous method). How Dorset Council will meet this higher target is a matter for the emerging Dorset Council Local Plan, and a draft plan is expected to be ready for consultation in August 2026 at which point it should be clearer what Dorset Council's preferred spatial strategy and preferred allocations will be.

Settlement boundary changes

Additions:

- Higher Stour Meadow (completed);
- Joyces View (completed);
- Butts Close (completed);
- Land north of Burton Street (under construction).

Deletions:

- Land adjoining St Gregory's / School / Conyers Place – infill inappropriate;
- Recreation Grounds – infill inappropriate;
- Land north of The Retreat, New Street – infill not required;
- Paddock land east of Church Hill – infill not required.

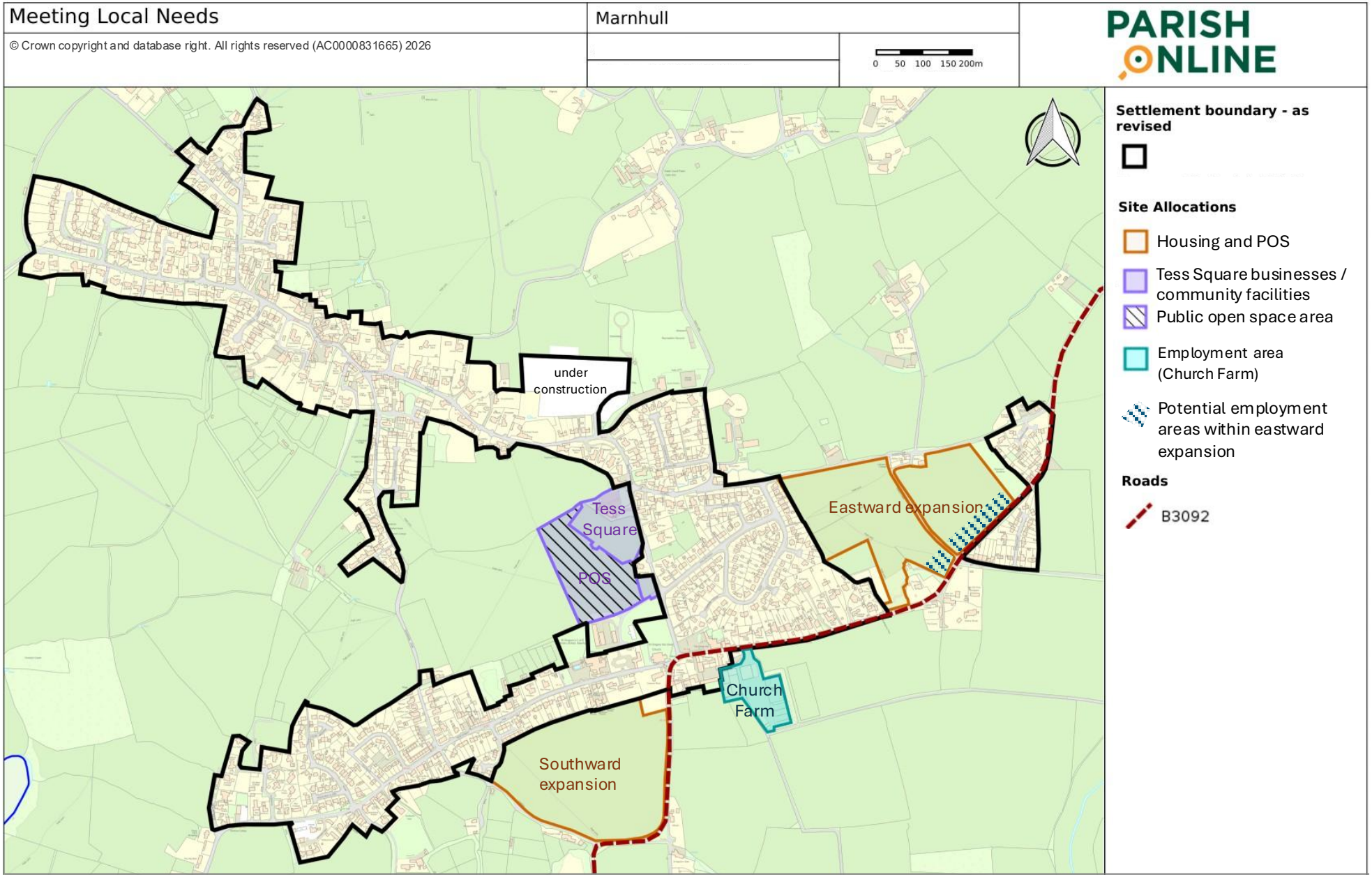
"Marnhull is lacking sheltered accommodation / nursing home. It is so sad when long term residents of Marnhull have to spend their final year away from friends, say in Dorchester. Especially when their friends can no longer drive."

Local Resident, Marnhull Parish Survey 2023

"My main hopes for the development of the village are that younger voices are heard. That the schools and preschools are considered and that any affordable/shared ownership houses are offered initially to local residents and this is well advertised so that those who are keen to stay in the village have the best opportunity to do so."

Local Resident, Marnhull Parish Survey 2023

Map 3. Settlement boundary (revised) and Site Allocations



8.6 In the interim, an indicative housing target has been calculated for the area in conjunction with Dorset Council. This proposes a target of at least 17 dwellings (distributing the new target across Dorset based on existing population distribution), and equates to 238 homes in the 14 year period 2024 – 2038. Dorset Council has confirmed that there is no requirement for this Plan to include the allocation of additional housing sites, and our policy reflects this. For more background on the housing target and local needs and supply see Appendix 12.

8.7 In terms of house types, the Parish Survey showed that, among those residents who support further development, the clear preference was for affordable housing – i.e. within the means of first time buyers and those with young families, particularly those with a connection to the village. Housing for older people living in the village and wishing to remain here was also a priority – and over 40% of households in the 2021 Census were either single or couples aged over 66 years[19]. Affordable housing need, as evidenced through Dorset Council's Housing Register, has about 11 households recorded who are looking for an affordable home in the parish and who have a local connection. These households primarily need 1 and 2 bedroom dwellings[20]. Whilst not everyone in need will be on the Housing Register, the projected supply of affordable homes (in excess of 140 homes) is much greater.

8.8 The latest data for the Northern Dorset area[21] also suggests that about one third of open market homes should be two-bedroom homes, and about 2 in 5 built as three-bedroom homes, and makes the case that there is also the possibility of a wider need / demand for retirement accommodation, particularly if they are well located in terms of access to facilities and services, and environmentally attractive (e.g. have a good view). This could be in the form of bungalows or well-designed apartments with communal facilities (and ideally both to promote choice). In all cases smaller dwellings are preferred to larger 'executive' homes, and this has been highlighted in our policy. The mix of house types within the existing stock is also worth considering, and reinforces the case for ensuring that new development includes an appropriate mix and is not dominated by 4+ bedroom detached homes. The average house size (in terms of total rooms / total bedrooms) is higher than the average across the North Dorset area, with only 27% of the stock comprising 1 – 2 bedroom homes (compared to a North Dorset average of 34%), a higher proportion of 4 bedroom homes (30% compared to 25%)[22].

Age-friendly housing

Housing for older people should have a practical layout suited for people with limited mobility, including easy access for storage, the homes will normally have smaller or communal gardens that are easier to maintain, and should be well located in terms of access to social and community facilities that encourage and support health and well-being in old age. Higher standards in terms of wheelchair accessibility and options that allow greater flexibility for care provision can also increase the success of such schemes. Further guidance on appropriate design is provided in the HAPPI principles.

Northern Dorset modelled size requirement	1bed	2bed	3bed	4bed+
Open market housing	5%	34%	44%	17%
Affordable home ownership	20%	39%	30%	11%
Social / affordable rented	39%	34%	24%	3%

[19] TS003 - Household composition, Dorset 005C super output layer, https://www.nomisweb.co.uk

[20] Data requested November 2023, for more details see Appendix 10

[21] As contained in Table 9.23 of the BCP and Dorset Local Housing Needs Assessment, November 2021

[22] TS050 – Number of bedrooms, Dorset 005C super output layer and North Dorset area (based on aggregate of wards), https://www.nomisweb.co.uk.

8.9 Linked to this is the relatively high number of detached homes (61%) and fewer terraced homes (5%) compared to the North Dorset average (which is 40% and 19% respectively)[23]. Whilst the low number of flats and apartments is not unusual for rural North Dorset, the amount of terraced stock is less than half the amount typically found in the more rural wards. The inclusion of a higher proportion of attached homes (whether semi-detached, terraced or otherwise subdivided) should ensure that these homes are more affordable. Whilst apartment blocks would not be appropriate to the character of the area, a creative approach can be taken to subdividing larger properties into apartments with communal grounds, that could appeal to some of our older residents.

Policy 7. Meeting Local Housing Needs

a) The revised settlement boundary is shown on Map 3.

b) Development of housing should ensure a mix of house types, with detached homes comprising no more than 40% of the overall mix.

c) Open market home sizes should prioritise the delivery of 2 and 3 bedroom houses in broadly equal proportions (each accounting for at least 34% of the housing provided), with a smaller proportion of 1 and 4+ bedrooms homes. On sites that are well located in terms of access to social and community facilities, at least a third of housing should be age-friendly (see text box for guidance on this).

d) Affordable home sizes should seek to meet the requirements of eligible households with a local connection to Marnhull parish (and thereafter those with a preference to live in Marnhull), as recorded in the Dorset Council affordable housing register at the time the application is considered, and including affordable homes for first time buyers. Where affordable housing is provided, this should be tenure-blind and made on the basis of prioritising people in housing need who have a local connection to the Neighbourhood Plan area (based on the local connection criteria of the Dorset Housing Allocations Policy), cascading out to the adjoining parishes, and only then to the wider Dorset Council area if there is no local need.

The Sites

8.10 Further guidance is provided in the pages that follow, which covers the larger sites that have outline planning permission, but at the time of writing did not have full consent (as various reserved matters remained undetermined). The development of up to 61 houses on land North of Burton Street is not included amongst these, given that it gained detailed planning permission in 2023 and construction started on site in 2024.

The eastward expansion of Marnhull - land north of Crown Road / Salisbury Street:

8.11 Outline planning permission for up to 72 dwellings and new community facilities on the area between the Ashley Road estate and Tanzey Lane was allowed on appeal in July 2022[24]. The permission included details of the proposed highway access and site layout (with details of the appearance, landscaping and scale 'reserved' for later approval). A reserved matters application has since been approved to provide 69 houses, all of which will

[23] TS044 - Accommodation type, Dorset 005C super output layer and North Dorset area (based on aggregate of wards), https://www.nomisweb.co.uk. The mix of home types does vary considerably across the village when this data is examined at a more detailed level (there are 7 output areas in the parish)
[24] 2/2018/1124/OUT https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=55723

be 'affordable', but no details have been submitted with regard to the community building [25]. Outline planning permission for up to 67 houses was allowed on appeal on the field to the east of Tanzey Lane in May 2024, with all matters apart from access 'reserved' for later approval. Both permissions were subject to a range of conditions and included a S106 planning obligation to secure the affordable housing, public open space and play areas, and relevant financial contributions. Although the current planning permission on the westernmost site is largely finalised, it is possible that a fresh application could be submitted that reconsiders all or particular elements of the scheme. For this reason the following allocation covers both sites.


Sodom Lane


Land north of Crown Road


Land north of Salisbury Street

8.12 Key constraints relevant to this area include:

- The sites are on the crest and north flank of a gentle ridge extending eastwards from the settlement – they are therefore highly visible in the landscape, including in views from the Hardy Way that runs across fields north of Sodom Lane, and from other public vantage points to the north. As such development here will feature as the foreground to the village, including much valued views of the tower of St Gregory's, albeit that the impact of potential development on the wider landscape character is reduced because the area adjoins the village. These views into the site will need to be considered in terms of the villages' character;
- The sites are also relatively deep (ranging from 200 – 300m approximately as measured between Sodom Lane and the B3092) and therefore should incorporate a green gap in order to retain the more linear form and character of the historic elements of the village (as opposed to a more uniform estate layout);
- There are two public footpaths that cross the western section (N47/34 and N47/35), giving much valued views out to Nash Court, Fifehead Magdalen and Duncliffe. The east-west route (the N47/34) broadly follows an historic route leading towards the church, as shown on the historic OS maps;
- The sites flank the Grade II Listed Laburnum Cottage, which historically sat apart from the village in its simple agricultural setting, a characteristic that should be respected;
- Whilst neither site floods, groundwater levels in the area are relatively high, and Sodom Lane is subject to surface water flooding, impacting on properties and safe passage along this lane, which could be exacerbated by the development of these fields. Changes in farming practices in the

[25] P/RES/2024/03588 https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=406697. Documents accompanying the application note that the outline application identified the south-east corner of the site to provide community facilities (exact uses to be confirmed at the reserved matters stage), but this is not included within the reserved matters application, and may come forwards as part of a separate reserved matters at a later date.

fields north of Sodom Lane[26], has increased the run-off from these areas, adding to this problem. This is further complicated by the potential for storm overflows from the local treatment facility (as evidenced in 2024 when extensive flooding in Sodom Lane resulted in a leak of sewerage). Managing drainage will therefore be critical;


Tanzey Lane

- The native hedgerows fronting onto the lanes surrounding the sites, and mature trees – primarily within the westernmost site - have ecological value as wildlife corridors and habitats, including for bats. However the traditional village character has properties facing onto the highway. The large mature trees also contribute to the wider landscape character of the area (four of the sycamores within the westernmost site were assessed as 'high quality' trees with an expected life of at least 40 years remaining) . The trees should be retained, and any loss of hedgerow compensated. As the B3092 is more heavily trafficked and may therefore be appropriate to set development further back from the road, which would allow the retention and reinforcement of the hedgerow along this boundary, although this should not prevent the buildings having a positive frontage with the road in keeping with the settlement character;
- The potential for adequate visibility splays onto Sodom Lane is compromised by the native hedgerow, and Tanzey Lane is sunken. The narrow nature of these lanes means they are unsuitable to serve the development (other than for pedestrian / cyclist access). With the change to bus services in May 2025, the remaining CR3 service for the village is routed along Sodom Lane, with stops at the junction with Corner Close and west of Ashley Road. Neither location currently has a suitable shelter for passengers to wait or information about the service, which should be remedied. There are no footpaths on this section of Sodom Lane (and further west on Pilwell) or on Tanzey Lane, which have the potential to become more heavily trafficked, and alternative pedestrian routes within the site (and additional measures to allow safe pedestrian passage along Sodom Lane and across to the Royal British Legion Club opposite) should be explored. There are no footways along Crown Road until past Rose Cottage, with the width of the pavement thereafter varying with some overly narrow sections, which means that pedestrian access to the northern part of the site is challenging. Whilst there is a link through to Ashley Road (via footpath N47/34) that can provide a safe and attractive off-road walking route into the village, improving the B3092 for pedestrians (linking to alternative, attractive alternative routes within the site) is encouraged.

8.13 The 2022 proposals for the site to the west of Tanzey Lane included an area for a community building, initially suggested by the applicants as a potential base for a pre-school. It is also possible that part of either site could be considered for some commercial uses – particularly given both sites access directly onto the B3092 and therefore also benefit from passing traffic. The potential need for business and new / expanded facilities is considered further in Policies 10 and 11.

8.14 An indicative map of how the site could be developed, taking into account the issues and proposed policy, is provided.

[26] historically permanent pasture, the fields to the east of the track to Ashley Farm have been ploughed in recent years, meaning the land is less effective at retaining water

Map 4. Indicative Plan for the eastward expansion of Marnhull



Policy 8. The eastward expansion of Marnhull

a) Land north of Crown Road / Salisbury Street, shown as the eastward expansion on Map 3, is allocated for residential development of up to 139 dwellings, public open space and a new community building, and may include a small proportion of commercial / workspace.

b) Map 4 shows an indicative Plan for the eastward expansion of Marnhull and illustrates one way in which the site might be developed taking into account the various constraints and opportunities identified in paragraphs 8.12 and 8.13 and as far as possible and practicable ensure the following:

- the primary highway access points are provided from the B3092, taking care to ensure the design does not unduly compromise the historic and rural character of Tanzey Lane. Tanzey Lane should function as an attractive route for walkers, horse-riders and cyclists, with measures secured to ensure that it is not used as a rat-run for vehicles.
- an internal all-weather footway link (suitable for buggies and wheelchair users) is provided from east to west within the development, linking from the corner of the allotments on Sodom Lane, include a safe crossing of Tanzey Lane, and connecting through to Ashley Road (via footpath N47/34), to provide a safe and attractive off-road walking route into the village, as well as connecting north onto Sodom Lane (to provide access to the Royal British Legion Club), and to the end of the existing pavement adjoining the junction with Ashley Road (to provide access to the bus stop). The provision of a footpath / pavement heading westward along the B3092 to connect to the existing pavement is also encouraged to further promote walking.
- the existing footpath N47/35 linking south to Crown Road is retained, and contributions sought to provide a continuous footway from this point heading westwards along Crown Road to link into the existing footway along the B3092. An internal footway link from the southern section of the N47/35 to where the pavement restarts (east of Tanzey Lane) should also be provided if feasible, otherwise contributions should be sought towards extending the footway eastward along Crown Road to the Tanzey Lane junction.
- the provision of play areas in line with the Fields in Trust Standards.
- contributions towards improvements in the frequency and coverage of local bus services, and to the bus stops, are sought in line with Policy 12.
- a green landscaped buffer is provided around the cluster of buildings on the junction of Sodom Lane and Tanzey Lane, in order to allow the Grade II Listed Laburnum Cottage to remain apart from the village in a simple agricultural setting.
- a green corridor is provided running east-west through both sites, of sufficient width to retain a distinct green gap between the two main linear routes that define Marnhull – this should aim to meet Natural England's Accessible Greenspace Standards (ensuring a doorstep greenspace of at least 0.5ha within 200 metres) if feasible. Where possible, this should be aligned to retain views towards the tower of St Gregory's, and incorporate the main walking routes and mature trees within the site. This green corridor should be managed primarily as a natural grassland / meadow habitat (incorporating swales or other natural drainage systems as may be required), and include elements of further hedgerow and tree planting where these would not interrupt important views.
- the scale of development and landscaping proposals pays due regard to the topography and potential prominence of the site in views from the north, including the Hardy Way, and the amenity of existing and future occupants of the homes and private garden areas of the properties in Ashley Road, Barnes Close and Wildon are not materially harmed as a result of excessive overlooking, disturbance, overbearing development or loss of light.
- the hedgebanks along Tanzey Lane are retained and managed as part of the highway / public realm. The translocation of the hedgerow fronting onto Sodom Lane (if feasible), or its removal and replacement, is supported, as this is necessary to enable the continuation of the historic, linear character of the village fronting onto the main routes through the settlement. Properties are similarly expected to be orientated to face onto the more heavily trafficked B3092, but

may be set back behind the existing hedgerow where this is capable of retention and reinforcement, and which can then provide a buffer to any residential properties.

- the surface water drainage system avoids exacerbating flooding along Sodom Lane, and is designed in accordance with Policy 13.
- the mix of house types and tenures accords with the requirements in Policy 7.
- the community building is located for ease of access to the village, and accommodates one or more of the needs identified in Policy 12. Should a community use prove unviable, then a commercial facility that would support social interaction, such as a café, art gallery etc… is preferred. Any commercial / business workspaces should be located to be visible and have easy access from the B3092, and be of a scale and nature in accordance with Policy 11. Reasonable and necessary contributions towards improvements to off-site facilities will be sought, as set out in Policy 11.

The southward expansion of Marnhull - land off Butts Close, west of Schoolhouse Lane:

8.15 An outline application for 39 houses on land adjoining Butts Close and Chippel Lane was first approved in March 2023[27]. The landowner subsequently submitted a hybrid planning application for 120 houses on land off Butts Close and Schoolhouse Lane, as well as a mixed use development including a food store, office space, cafe, and a mixed commercial, business and service uses centre with two flats over on land west of Church Hill[28], and following refusal by Dorset Council, this larger scale of development has been allowed at appeal.

8.16 Whilst the consensus view of local residents was that they did not want a larger foodstore and commercial units in a new village centre location, this did not concern the Planning Inspector. He considered that the Tess Square scheme would "deliver a significant public benefit in providing a much improved range of local services which would reduce the need to travel out of the village", noting that there was a legal agreement in place to ensure that the commercial elements of the scheme would be delivered at the same time as the Butts Close homes[29].

8.17 Key constraints relevant to this area include:

- The site sits below the east-west ridge that New Street runs along, on land that falls away to the south, and is therefore highly visible in the landscape viewed from the south, including the approach into Marnhull along the B3092 and also the Hardy Way where it forms the foreground to the cluster of buildings around St Gregroy's church. There is a public footpath that crosses the site (N47/28), giving views eastwards towards Melbury Hill / Fontmell Down in the Cranborne Chase National Landscape, as well as views back up to the tower of St Gregory's

Land south of Butts Close with view to Church tower





View across Conyers Place to the field, as seen from the Church Tower

[27] P/OUT/2021/03030 https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=289240

[28] P/OUT/2023/02644 submitted to Dorset Council in November 2023 https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=396600

[29] The Unilateral Undertaking requires that the no more than 50% of the open market dwellings are occupied prior to the main retail unit in Tess Square being brought into first use, and no more than 75% of open market dwellings are occupied until such time as the construction of Tess Square has been completed.

which is an important landmark and focal point for the parish. There is also another public footpath along the north-western edge of the site which exits onto Chippel Lane (N47/29).

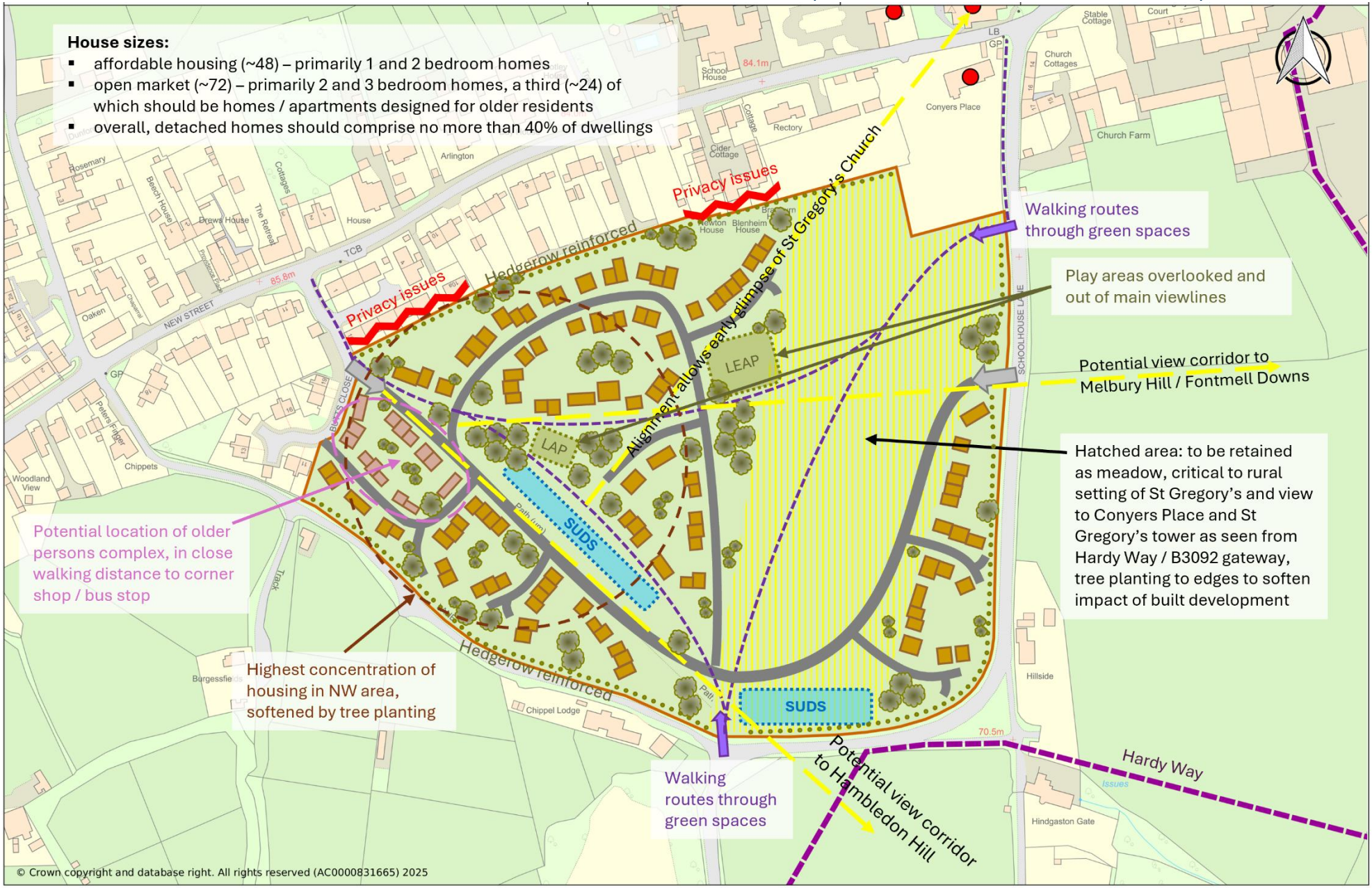
- Conyers Place (The Old Rectory), a Grade II Listed building, backs onto the field, which itself comprises part of the former glebe lands of the then rectory, the income from which would have supported the parish priest. It also forms part of the rural setting of the Grade I Listed St Gregroy's church. The field has cultural associations with Thomas Hardy's Tess of the D'Urbervilles, the area south of Conyers Place being the most likely location of the site of the May Day dance, and painted by Gordon Beningfield (for more information see Appendix 5), with views of the church and field clearly visible from both the B3092 and Hardy Way;
- The terrace of single storey bungalows in Butts Close have very limited rear gardens, and could be easily overlooked from adjoining development. Occupants of the courtyard development opposite the school (Newton House, Blenheim House and Braeburn House) could similarly be affected;
- It is possible to create a new access onto Schoolhouse Lane, which would be suitable as the primary vehicular access (thereby avoiding large increase in traffic to New Street / Chippel Lane). This is also likely to be the most direct route for many pedestrian journeys, but there are no pavements on this section of road (which is currently within the 40mph limit), and would require pedestrians to cross at the New Street junction where there is only a painted pavement on the northern side wrapping around the church, and these limitations should be addressed. Chippel Lane is narrow and winding with limited visibility, and additional motor vehicle traffic using this route should be discouraged. The existing footway along Butts Close is substandard on the eastern side (adjoining the westernmost bungalow), which should be widened to ensure pedestrians do not have to cross and re-cross (or walk in) the road. With the change to bus services in May 2025, the remaining CR3 service for the village is routed along New Street, with stops by the school and east of the crossroads with Chippel / Sackmore Lane. Neither location has a suitable shelter for passengers to wait or information about the service, which should be remedied.
- The native hedgerows fronting onto Schoolhouse Lane and Chippel Lane (the latter also including field maple and sycamore trees), have ecological value as wildlife corridors and habitats, including for bats and Barn owls.
- The field slopes down to the B3092 and Chippel Lane and surface water from this area contributes to the significant flooding on these roads (which has been so extensive that the ditch alongside Chippel Lane at the junction is very deep, and when the road is flooded cannot be seen, so vehicles navigating the flooded area can unknowingly fall into the ditch and sustain damage).

8.18 An indicative map of how the site could be developed, taking into account the issues and proposed policy, is provided.



View from the Hardy Way

Map 5. Indicative Plan for the southward expansion of Marnhull



Policy 9. The southward expansion of Marnhull

a) Land adjoining Butts Close, west of Schoolhouse Lane, shown as the southward expansion on Map 3, is allocated for residential development of up to 120 dwellings and public open space. This should be phased with the delivery of Tess Square commercial development as granted permission under P/OUT/2022/02644 (or an appropriate equivalent) in order to increase the self-containment of the village.

b) Map 5 shows an indicative Plan for the southward expansion of Marnhull and illustrates one way in which the site might be developed taking into account the various constraints and opportunities identified in paragraph 8.17 and as far as possible and practicable to ensure the following:

- the primary highway access point is provided from Schoolhouse Lane, with a secondary access provided from Butts Close. Chippel Lane should function as an attractive route for walkers, horse-riders and cyclists, with measures secured to reduce its potential use as a rat-run for vehicles.
- the focus of built development is towards the north-western section of the site, to allow a greater degree of green space / flood attenuation measures to be included in the lower, southern section, and ensuring a more verdant, rural setting in relation to Conyers Place and St Gregory's Church as seen from Hardy Way and Chippel Lane junction. The scale of development and landscaping proposals must pay due regard to the topography and potential prominence of the site in views from the south and importance of retaining views to (and prominence of) St Gregory's church, including from the Hardy Way, and seek to retain some views out to Melbury Hill / Fontmell Down to the east, and Hambledon Hill to the south-east. A large area of open space should be retained to the south of Conyers Place, as shown by the hatched area on the indicative plan, and managed as meadowland, with the road crossing this gap located in the southern end of the meadow. Clumps of tree planting should be included where feasible to soften the impact of the development in wider views, whilst not blocking planned views.
- the amenity of existing and future occupants of the homes and private garden areas of the properties in Butts Close, and the courtyard development opposite the school (Newton House, Blenheim House and Braeburn House), is not materially harmed as a result of excessive overlooking, disturbance, overbearing development or loss of light.
- attractive all-weather footway links are provided through the site (connecting to Butts Close, south to the exit onto the B3092 / Chippel Lane junction, and east to Schoolhouse Lane). These should be routed within the public open space areas as far as feasible, orientated to allow the enjoyment of clear and uninterrupted views of St Gregory's Church tower, and towards Hambledon Hill and Melbury Hill / Fontmell Down if feasible.
- improvements to the wider footpath / highway network are sought, in particular to address the substandard pavement link within Butts Close, the lack of a pavement along Schoolhouse Lane (as far as the site access) and linking onto New Street and Church Hill.
- contributions towards improvements in the frequency and coverage of local bus services, and to the bus stops, are sought in line with Policy 12.
- the public open space should aim to meet Natural England's Accessible Greenspace Standards (ensuring a doorstep greenspace of at least 0.5ha within 200 metres) if feasible, and include the provision of play areas in line with the Fields in Trust Standards.
- the surface water drainage system is designed in accordance with Policy 13, taking particular care to consider the off-site flood risk to the B3902 / Chippel Lane.
- the mix of house types and tenures accords with the requirements in Policy 7.
- reasonable and necessary contributions towards improvements to off-site facilities will be sought, as set out in Policy 11.

Business needs and opportunities

8.19 There are a range of businesses in the village, although the village lacks a dedicated industrial area. Local businesses include the two village stores, the pharmacy, two pubs, a hairdresser, a blinds and curtains shop, a local garage for vehicle repairs and MOTs, a local engineering / agricultural contractors and the local quarry for Marnhull Stone, as well as the farms (and the two farm shops) in the parish. The two schools and local surgery employ staff. In addition to the visitor accommodation offered at the local pubs, there are also several bed and breakfast / holiday lets – and business owners have told us that the local countryside is a major draw for visitors, although more could be done to promote the Thomas Hardy connections (such as guided tours). A significant proportion of working age population also work from home or run local businesses with no fixed workplace (for example Bramall Gardens Limited).

Local businesses with premises in the parish (2024):

- Blackmore Vale Footcare
- Crown Inn
- Cooks Garage
- Marnhull Pharmacy
- Marnhull Stores (Spar)
- Robin Hill Stores and PO
- The Ivy Hair and Beauty
- Blackmore Vale Inn
- Clock House B&B
- Fabulous Farm Shop (office)
- Marnhull Stone Ltd
- Primrose Organic Produce
- The Curtain Man



The Crown Inn

8.20 Although the consensus of local opinion from the parish Survey was that a larger foodstore and other commercial units in a new village centre location was neither necessary nor desirable, permission has been granted for this on land off Church Hill, by the surgery, as part of the Tess Square appeal. This will, when built, provide a food store with café of just over 800sqm sales area[30] with office space above, plus a building subdivided into five units of about 100sqm each, for Class E uses, which includes shops and services, café / restaurants (but not hot food takeaways or pubs), indoor sport, recreation or fitness centre, medical or health services, child / day care centres and office / light industrial uses[31].

8.21 The towns of Stalbridge, Sturminster Newton, Gillingham and Shaftesbury have a range of industrial / trading estates within 5 miles of the parish, and there are several estates / business sites within about 2 miles of the parish, including:

- Gibbs Marsh Trading Estate is in Stalbridge parish to the west, and has a range of different users including: fuel storage and distribution depot, engineering businesses, a coach depot, vehicle repairs, a veterinary surgery and equine veterinary practice and a council


Robin Hill Stores and Post Office

[30] This is anticipated to have a net sales area of 814 sqm with 638 sqm used for convenience sales, 113 sqm for comparison sales and 63 sqm will be occupied by the café, and is nearly double the size of the main foodstore in Sturminster Newton

[31] For more information see https://www.legislation.gov.uk/uksi/2020/757/regulation/13

depot. This has been assessed as having some capacity for further units within the estate (1.1ha)[32].

- Henstridge Trading Estate is just north of Gibbs Marsh, in Somerset. This has AJN Steelstock Limited, the air ambulance at Henstridge Airfield and MB Crocker amongst many others.
- Manor Farm Trading Estate lies to the north in Fifehead Magdalen parish, and consists of smaller industrial units that were converted from farm barns.

8.22 Our parish survey asked local residents if anyone in their household was looking to buy or rent business premises in the parish in the foreseeable future. Some nine response forms responded positively to this question, with three potential new start-up businesses. The typical needs for premises were relatively small ranging from retail / takeaway, consultancy and building-related trades. There was no obvious need for further tourist accommodation. This is a snap-shot sample of possible need, and indicates that the potential for some small business / retail units or office / light industry could be used by local entrepreneurs and further boost local employment. These would typically fall into Use Class E.

8.23 The scale of any further development will need careful consideration, as it should be related to local needs to avoid adding to the number and length of journeys. Any retail / main town centre uses[33] will also need to be small-scale or risk having a significant adverse impact on existing provision at Sturminster Newton (where the town centre is relatively small and therefore more liable to competition). The retail assessment provided as part of the Tess Square appeal[34] indicates that about 55% of trade will be drawn from outside of the village, with just under 20% of trade coming from the nearby villages[35], and the remaining 25% from further afield, including Sturminster Newton and Stalbridge. The impact of this in reality has yet to be seen. It is therefore considered appropriate to include a threshold of 280sqm floorspace (gross) for such assessments going forward, which aligns with the most recent retail evidence for this area[36]. As a guide, new units should be under 180sqm floorspace (gross)[37] and, if in excess of 280sqm, should be capable of sub-division, to maximise flexibility for future commercial / business re-use.

8.24 It is possible to re-purpose redundant agricultural buildings to commercial uses under permitted development rights. However their commercial re-use will depend on a number of factors, including their size (the cumulative floor space of buildings on any one unit should not exceed 1,000sqm), type of use, and the nature of transport impacts, and other factors such as noise and potential for pollution[38]. Units over 150sqm floorspace (gross and cumulatively) are subject to further scrutiny.

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[32] Dorset and BCP Employment Land Study Final Report, March 2024 https://www.dorsetcouncil.gov.uk/w/employment-land-study

[33] As defined in the NPPF glossary https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary

[34] Tess Square, Marnhull Retail Impact Assessment, produced by Lichfields, January 2025 appended to the Planning Proof of Evidence of Mrs Clare Spiller

[35] Within 2 - 4km distance of the proposed site, including Fifehead Magdalen, Hinton St Mary, Stour Provost and West Stour

[36] See paragraph 7.48 of Dorset Retail & Leisure Study - 2022 Update, produced by Lambert Smith Hampton for Dorset Council, January 2023 https://www.dorsetcouncil.gov.uk/w/dorset-council-local-plan-evidence-and-background-papers

[37] This reflects the average size of outlet for comparison shops in Sturminster Newton (174sqm)

[38] Under Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) https://www.legislation.gov.uk/uksi/2015/596/contents, permitted development rights exist for the change of use of an agricultural building and any land within its curtilage to a flexible use that may include general industrial, storage / distribution, commercial, business, service or hotel use, but this is subject to a number of conditions including the potential prior approval of matters relating to transport and highways impacts, noise impacts, contamination risks and flood risks for more than 150sqm floorspace.

8.25 Whether business / employment opportunities come forward through the re-use of existing buildings, or through new development, an important consideration will be the adequacy of the rural road network to cater for the traffic they are likely to generate. Controlling the amount and type of traffic is not an easy matter to enforce, and therefore cannot be easily controlled through the imposition of conditions. It therefore makes sense to direct any new commercial enterprises, particularly those of a scale or nature liable to create a more significant traffic impact, to be readily accessible from the B3092.



Former workshop, New Street



Church Farm, Crown Road

8.26 The landowner of Church Farm approached the Steering Group to discuss the potential re-use of the farm buildings and associated yard to the south side of Crown Road. They explained that the proximity of the working farm to the village was becoming problematic, given the routing of the public footpath (N47/36) through the farmyard and potential health and safety risks associate with livestock, slurry and large agricultural machinery (particularly when walkers do not stick to the footpath, or forget to close the gates), and increasing incidences of theft and trespassing, all of which may become more prevalent as the village expands eastward. They are therefore looking to relocate the farmyard to another more appropriate location on the holding, which would release the current farm site for an alternative use, and would like it to be considered for commercial / business use, compatible to its location on the edge of the village. The site is larger than the maximum currently allowed under permitted development rights, and therefore would need to come forward as a planning application, and is therefore included as a site allocation under the following policy. The site boundary has been drawn to exclude the trees that wrap around the southern / eastern edges of the farmyard (as these should be retained), and Policy 6 should ensure that development does not impact on their future growth / root protection areas. Given the sites' location being partly within the Conservation Area and visible in the view of the Grade I Listed church and Grade II Crown Inn as approached from along the B3092, care will need to be taken to ensure the character of the Conservation Area and setting of these important heritage assets is properly considered in line with Policies 1 and 2.

8.27 Farm buildings and land off Hains Lane, including the large egg-production unit, have been promoted by the landowner of Strangways Farm as part of the Dorset Council 'call for sites'[39]. The units are in excess of the size that could be converted to commercial use through permitted development rights, and the rural nature of Hains Lane means that is not suited to large vehicles or higher volumes of traffic, as evidenced by the significant degradation of the lane within just six weeks of being resurfaced. These farm buildings are not therefore being proposed for commercial re-use / redevelopment as part of this Plan.

[39] Reference LA/MARN/012 https://wa.dorsetcouncil.gov.uk/ShelaaWebsite/pages/Site.aspx?i=2335

Policy 10. Business strategy

a) Opportunities for further business / employment (including shops and local services) to meet local needs, contribute to the vitality and viability of the local community, and boost employment opportunities in the long term, will be supported in the following locations:

- within land at Church Farm (as shown on Map 3);
- within the eastward expansion of the village (as shown on Map 3) on land adjoining the B3092;
- through small-scale infill opportunities within the revised settlement boundary;
- through the re-use of existing rural buildings / previously developed land;
- within land at Tess Square (as shown on Map 3).

b) In all cases:

- there should be a clear local need for the development – applicants should demonstrate how the proposals would contribute to the vitality and viability of the local community and/or boost employment opportunities in the long term;
- the site access should either be directly connected onto the B3092, or (unless comprising a single unit restricted to under 150sqm gross floorspace), must be accompanied by an assessment that clearly demonstrates the likely size and volume of traffic generated by the development (taking into account potential changes allowable through permitted development rights) would not have a significant adverse impact on the rural character or safety of the local highway network;
- new buildings in excess of 180sqm floorspace (gross) should be justified by evidence to support the local need for their construction, and, if in excess of 280sqm, should be designed to be capable of sub-division to provide flexibility for future re-use;
- any main town centre uses will not exceed 280sqm gross floorspace, or are accompanied by an assessment that shows the proposed development would meet the sequential test and retail impact assessment in line with national planning policy;
- the design of buildings / extensions should be appropriate to the rural character of the area (taking into account Policies 1 and 2), and not unduly prominent from wider public views area (taking into account Policies 3 and 5);
- the nature of the development should avoid significant adverse environmental impacts, including noise or light pollution (taking into account Policy 4), and safeguard residential amenity. Sites that are particularly sensitive due to their heritage, biodiversity or landscape contribution should be avoided.

c) Where new business premises are proposed on greenfield sites outside the settlement boundary, permitted development rights that would allow future conversion to residential use should be removed.

Community scale energy project

8.28 We asked local residents whether they would be interested in a community scale energy conservation or generation projects such as solar panels, wind turbines, ground source heat pumps, and if so, whether they would be willing to be actively involved in setting up such a community scheme. The responses showed that overall this should be supported, and that there should be a reasonable 'pool' of willing volunteers to help. The Marnhull Green TEAMS are looking further into this.



Support for Community scale energy projects - Parish Survey 2023

Would you be interested?

– **Yes**	**62.5%**
– No	28.9%
– Don't know / no answer	8.6%

Would you be willing to help?

– Yes	19.2%
– Yes – but not right now	14.8%

Community facilities

8.29 Marnhull is known for being an active village with a wide range of activities, from cricket and tennis to art classes, music nights, film showings, skittles and quiz nights, as well as traditional community events like the Marnhull Show and 'Fest'. One of the reasons Marnhull is deemed to be a 'sustainable' village is because it is seen to have a good range of community facilities, particularly when compared to other villages on Dorset. Some of these are run commercially, such as the shops and pubs, others have public funding or oversight such as the medical centre, schools and village hall. Marnhull is also reasonably close to Sturminster Newton, and not too distant from Gillingham and Shaftesbury, where there are larger food stores, secondary schools, leisure and sports centres and other such facilities that rely on a much larger population base to be viable and effective.

8.30 The Parish Survey showed that the community facilities are much valued by local residents. The general consensus was that the village hall and recreation grounds, local schools, the two village stores, the surgery and pharmacy, and the local garage, were all 'very important'[40]

8.31 There are two local stores, Marnhull Stores (Spar) on New Street and Robin Hill Stores and Post Office on Burton Street, as well as a farm shop on the Eastern side of the parish. Discussions with the local store owners in 2024 reveals that they both have a customer base that is hyperlocal, serving distinct areas of the village, combined with a degree of passing trade. For those with limited mobility the fact that there are two shops means that one or the other is likely to be reasonably accessible without a car despite the dispersed nature of the village. Both have very limited parking which is a concern as

"When I first came to the village 50+ years ago, there were many more shops in the village, these have all closed with the increase of car ownership and availability elsewhere."

Local Resident, Marnhull Parish Survey

"I don't believe that a large food store is viable in Marnhull. Even Sturminster Newton only supports a fairly small food store. I cannot see a café having sufficient footfall, given that the pubs have not found it viable to offer coffee / afternoon tea etc."

Local Resident, Parish Survey 2023

[40] The survey omitted the two pubs and Royal British Legion hall as possible options - their absence from this list should not be seen as a lack of local endorsement.

this can cause frustration. Neither has sufficient capacity on their existing site to optimise their commercial potential. It is not clear whether these facilities will remain in situ and be commercially viable if and when the new units permitted as part of the Tess Square development are built and occupied, but national planning policy makes clear that the planning system is not intended to prevent competition between different operators.

> "Improvements to the facilities already available would be a better route."
>
> *Local Resident, Marnhull Parish Survey*

8.32 The pubs, churches, the Methodist hall, the village hall, Royal British Legion hall and recreation areas all provide opportunities for social interaction which is so important to a thriving and supportive community. The Community Choir (that meets in the village hall) is a good example of an active group that brings together a wide range of people from the village from different backgrounds, and which has benefitted from the recent extension to the hall. The fact that there are two pubs and three halls in different locations around the village means that there are opportunities in easy walking distance for most villagers despite the lack of a 'village centre'. A number of voluntary groups provide community support such as Marnhull Village Care, and the Hub & Repair Café.



Blackmore Vale Inn

8.33 The recreation ground offers play facilities for children, as well as tennis courts and space for cricket / football. There are no other equipped play areas in the village, meaning that many households live some distance from a playground[41], although further play areas are planned as part of the southern and eastward extensions. At the time of drafting this plan, the cricket club has established several teams and ideally needs a second pitch and improved changing facilities, but there has been less interest in organised football matches (other than the walking football club which meets weekly). Additional play areas are planned for some of the proposed new developments. There are also well-used allotments leased to and run by the Parish Council. The Parish Council is responsible for the maintenance of the parish cemetery off Burton Street, and ensuring that there are sufficient burial plots available to meet anticipated needs.



Marnhull Recreation Ground

8.34 In terms of healthcare, whilst the village has a medical centre, the Blackmore Vale Partnership Practice does not currently provide direct face-to-face doctor appointments at Marnhull. A Practice Nurse is available for appointments two mornings a week. This means that residents have to travel to the Practice's other premises in Shaftesbury or Sturminster Newton to see a Doctor and for some other appointments. The presence of the surgery in the village was seen as 'very important' by more than 85% of those responding to the parish survey, and the second highest priority for improvement (second only to protected green spaces). It remains a matter of frustration to local residents that what is a modern, purpose-built facility is not being fully utilised, despite the obvious need for local healthcare. Discussions with the

[41] The 2024 Fields in Trust Standards https://fieldsintrust.org/insights/standards suggest that there should be an area of open space specifically designed and laid out with features including equipment for children who are beginning to play independently with friends, and for adults with young children, within 400m walking distance from every home (and with no significant barriers such as main roads to cross).

practice management team in 2024 highlighted the fact that the use of the surgery was unlikely to improve in the short-term, due in part to uncertainty of what a future NHS GP practice will look like, and the lack of doctors nationally (and specifically doctors wanting to work in a rural location). The Practice's lease agreement on the building also comes to an end in 2028. The Practice are looking to train doctors, and are using modern technology to help reduce waiting times and better target their resources, while recognising that a high percentage of their population are elderly. The pharmacy is operated independently, is open six days a week, and is well used and liked by the village.



Marnhull Pharmacy and Surgery

8.35 The village has two primary schools with associated pre-school facilities. St Gregory's School on New Street dates back to 1874, and is a voluntary aided school, and part of the Pickwick Academy Trust that serves primary schools across Wiltshire and North Dorset. The school caters for children aged 4 – 11, and the Jungle Hut preschool (from 2 years) is based in the school premises (and there are plans for this to be joined to the school) Although there are no current plans to change this arrangement, the option for a larger pre-school as part of the eastward extension to the village currently remains available. St Mary's Catholic Primary School on Old Mill Lane dates back even further to 1846, and is also a voluntary aided school, but part of the CAST multi-academy trust linked to the Plymouth Catholic Diocese, and is open to children aged 2-11. Both schools are operating below their potential capacity as of 2024/25[42], but this 'slack' may well change with the projected increase in population which includes a significant number of both open market and affordable family homes[43]. Parking and localised traffic issues are a problem for both schools, and these are discussed further in Section 9.

8.36 It is difficult to predict with any accuracy the likely requirements for community facilities that may arise from the growth in the parish population, and this is further complicated by the uncertainty of when funding for such facilities may be released. Further cemetery land will be required in the future (as at the end of 2024 about half of the existing spaces were used), although whether this would be within the plan period is difficult to predict due to the likely change in population size and demographics. Land to the east of the existing cemetery should be reserved to meet such needs going forward (subject to landowner agreement[44]). The provision of additional allotments may well be required as the population grows (and because the current allotments at the eastern end of the village are dependent on the continued goodwill of the landowner). Ideally the Parish Council would wish

[42] Discussions with the head teachers in 2024 gave St Gregory's school roll as 65 + 16 preschool, against a capacity of 168 pupils, and St Mary's school roll as 96 + 11 preschool, against a capacity of 191 pupil.

[43] There are also a number of children who attend from out of the village, with children attending St Gregory's, typically from Sturminster Newton and Stalbridge, and from a slightly wider catchment including Gillingham and Shaftesbury in the case of St Mary's

[44] The landowner, MB Crocker, has indicated a willingness to consider such a future extension through the "Marnhull's Future" Marnhull Brochure publication submitted with the planning application https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=396600

to secure land for such provision, and the landowner of the site adjoining Church Farm has indicated that they may be willing to help with the provision of allotments (the terms of this would need to be agreed). The provision of a multi-use games area (often referred to as a MUGA, and which is a hard-surfaced, fenced court that can be used for a variety of sports including tennis, netball, 5-a-side football and basketball practice) would appear to be a welcome addition to the current offer, providing both a further tennis court and opportunities for other games, and could potentially be accommodated adjoining the tennis courts (subject to relocating the cricket nets). At the current time cricket and football are played on the same site, but in the future these may need separate / expanded facilities as demand increases. Improvements to the sports pavilion and its changing facilities would also be welcome, and land to the north / north-west of the recreation ground could be used to meet such needs and also enable the relocation of the cricket nets (subject to landowner agreement[45]). If this were to accommodate a full-size football pitch with run-off area, this would require a relatively level rectangle measuring at least 106 x 70m. Additional parking provision may also be needed at the recreation ground. There is a need for a further community building to allow the men's shed (which is temporarily based outside of the village) to relocate to a more accessible location within the village. Other potential uses of a new community building could be to help support a much larger pre-school (if such a need arises), a community gym (although this may be possible as a private commercial enterprise), or opportunities for a scout / guide hut (should interest in forming a troop arise). Other facilities are unlikely to be viable regardless of the level of growth, such as a much larger leisure centre / swimming pool, or a cinema / theatre.

8.37 Financial contributions towards the improvement of local facilities (as set out on the table that follows) have been secured from a number of the housing sites that have been granted planning permission. These are all index-linked and will generally be made available in stages as the sites are built out. There is little in the way of explanation regarding why some of these agreements vary, and it is possible that these could be varied through further negotiation and agreement. If the money is not spent within a reasonable period (normally considered to be 10 years), the landowner is entitled to ask for it to be returned.

Top priorities for improvements, Parish Survey 2023

Support for previously suggested ideas:

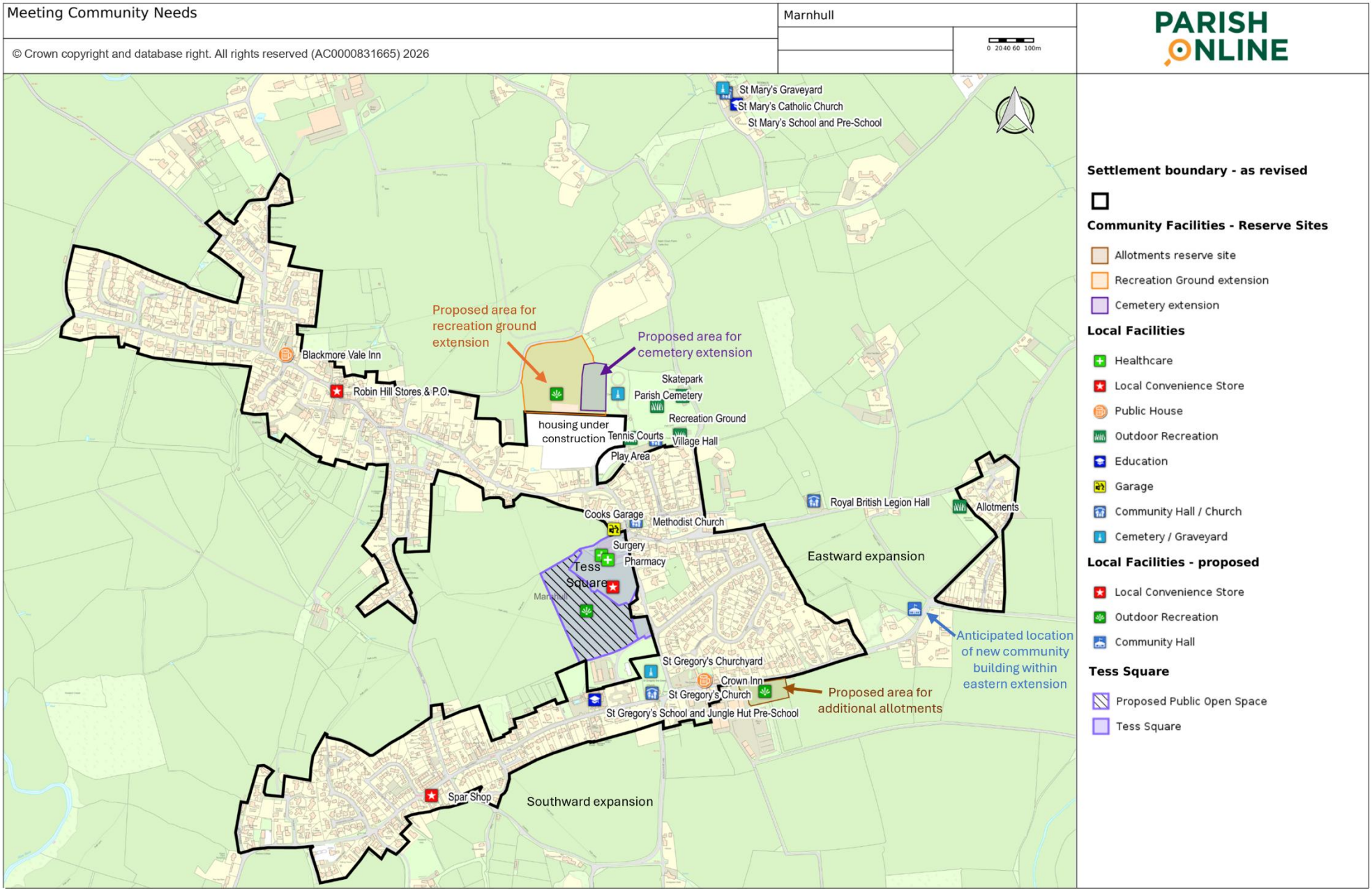
- Better health centre 41.9%
- More footpaths / bridleways 36.1%
- Other outdoor sports / leisure 21.1%
- More allotments 20.6%
- All weather sports pitch 18.2%
- A community orchard 17.0%
- Indoor sports pavilion 14.3%
- More shops 11.2%

Open ended question – top 'missing' facilities:

- Swimming *(this facility exists at St Gregory's School but is not open for public use)*
- Gym
- Café
- Football *(this is possible on the recreation ground subject to a slight overlap with the cricket season)*
- Rugby
- Badminton
- Cinema / Theatre *(Marnhull Entertains organises films and performances at the village hall, and a pantomime is run by the Marnhull Players)*
- Netball

[45] The landowner, MB Crocker, has indicated a willingness to consider such a future extension on land either north or east of the existing grounds through the "Marnhull's Future" Marnhull Brochure publication submitted with the planning application https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=396600. The site to the west is considered to be more appropriate as this is further from the setting of Nash Court, and has more flexibility to accommodate a full-size football pitch within the topography.

Map 6. Community Facilities in Marnhull



	Land N of Burton Street 2/2018/1808/OUT 61 dwellings	**Land N of Crown Road** 2/2018/1124/OUT 72 dwellings	**Land N of Salisbury Street** P/OUT/2023/00627 67 dwellings	**Land off Butts Close** P/OUT/2022/02644 122 dwellings	**Total** 322
Allotments	£308.16 per dwelling towards the provision of new land for allotments £18,797.76	£308.16 per dwelling towards the provision of new and/or the enhancement of the existing allotments £22,187.52	£308.16 per dwelling towards the provision of new and/or the enhancement of existing allotments £20,646.72	£308.16 per dwelling towards the provision of new and/or the enhancement of existing allotments £37,595.52	**£99,227**
Community Building	£2,006.97 per dwelling for the enhancement / enlargement of the village hall / construction of additional hall at Marnhull £122,425.17	£2,006.97 per dwelling for the enhancement or enlargement of the existing village hall within Marnhull £144,501.84	£2,006.97 per dwelling for the enhancement or enlargement of the existing village hall within Marnhull £134,466.99	£2,006.97 per dwelling for the enhancement and improvement of community facilities in the Parish £244,850.34	**£646,244**
Education	£6,094.32 per dwelling for the provision of additional teaching space / playing fields at St Gregory's and/or specialist and science provision at Gillingham Secondary School part of £371,753.52	*No funding secured for pre-school or primary school provision. Funding of improvements to provision at Gillingham Secondary School secured.* £0.00	£6,094.32 per dwelling for the provision of primary and secondary school places in the catchment area. £190.50 per dwelling towards the provision and/or enhancement of pre-school provision part of £421,082.94	£190.50 per dwelling towards the provision and/or enhancement of pre-school provision *Funding of secondary school places in the catchment area also secured.* £23,241.00	**part of £816,077**
Formal outdoor sports	£1,318.80 per dwelling for the provision of a tennis court and/or outside exercise equipment and/or upgrading the cricket ground / football pitch at Marnhull £80,446.80	£1,318.80 per dwelling for the provision of a tennis court and/or outside exercise equipment and/or upgrading the cricket ground / football pitch at Marnhull £94,953.60	£1,318.80 per dwelling for the provision of a tennis court and/or outside exercise equipment and/or upgrading the cricket ground / football pitch at Marnhull £88,359.60	£1,318.80 per dwelling for new and/or improved cricket ground, football pitch, additional tennis court and provision of outdoor exercise equipment and related facilities within the Parish or as may be appropriate £160,893.60	**£424,653**

	Land N of Burton Street 2/2018/1808/OUT 61 dwellings	**Land N of Crown Road** 2/2018/1124/OUT 72 dwellings	**Land N of Salisbury Street** P/OUT/2023/00627 67 dwellings	**Land off Butts Close** P/OUT/2022/02644 122 dwellings	**Total** 322
Healthcare	*no funding secured* £0.00	£5,760 (£80 per dwelling) for the provision of a new clinical room in the Marnhull Surgery £5,760.00	£772 per dwelling towards the provision of a new clinical room in the Marnhull Surgery £51,724.00	£772 per dwelling towards the provision of additional clinical space in the local area £94,184.00	**£151,668**
Informal Open Space	*no funding secured* £0.00	*no funding secured* £0.00	£1,594.49 per dwelling to enhance existing green infrastructure in the vicinity of the site £106,830.83	*no funding secured (on-site provision)* £0.00	**£106,830**
Play facilities	£967.52 per dwelling towards a new MUGA, enhancement of existing play equipment and/or skate park £59,018.72	On-site provision of LAP and LEAP and £967.52 per dwelling towards a new MUGA, enhancement of existing play equipment and/or skate park £69,661.44	On-site provision of LAP and LEAP £0.00	On-site provision of LAP and LEAP and £967.52 per dwelling towards upgrading of existing play equipment and skate park and provision of a MUGA within the Parish or as may be appropriate £118,037.44	**£246,717**
Rights of Way	£39.77 per dwelling for upgrading footpaths affected by the development £2,425.97	£39.77 per dwelling for upgrading footpaths affected by the development £2,863.44	£3,800 (£149.25 per dwelling) for the upgrading/provision of 10 pedestrian and bridleway gates required in relation to any footpath within 1 mile of the site. £10,000 (£56.72 per dwelling) for the surfacing of the North Dorset Trailway between Sturminster Newton and Stalbridge £13,800.00	£35.05 per dwelling for the upgrading / provision of pedestrian and bridleway gates, appropriate surfacing and signage required in relation to any footpath within the Parish. £74,000 to divert and surface the footpaths N47/33, N47/32, N47/31 and N47/30 and to dedicate and surface an informal footpath off Sackmore Lane. £78,276.10	**£97,365**

Policy 11. Supporting Community Facilities

a) Community facilities (as listed below and shown on Map 6) are important to residents and should be retained.

- Blackmore Vale Inn, Burton Street
- Crown Inn, Crown Road
- Marnhull Methodist Church, Burton Street
- Marnhull Recreation Ground, play area, tennis courts and skatepark, Burton St
- Marnhull Surgery, Church Hill
- Parish Cemetery, Burton Street
- Royal British Legion Hall, Sodom Lane
- St Gregory's School and Jungle Hut Pre-School, New Street
- St Mary's School and Pre-School, Old Mill Lane
- Cooks Garage, Church Hill
- Marnhull Allotments, Sodom Lane
- Marnhull Pharmacy, Church Hill
- Marnhull Stores (Spar), New Street
- Marnhull Village Hall, Burton Street
- Robin Hill Stores and Post Office, Burton Street
- St Gregory's Church, New Street
- St Mary's Catholic Church, Old Mill Lane

b) 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, and the service provider / site owner has pro-actively worked with the local community and relevant authorities to investigate potential solutions to retain the facility, or the change proposed provides clear community benefits and 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.

c) The provision of new / expanded community facilities to meet local needs will be supported and should be directed to locations that are readily accessible on foot to the main population that the facility is intended to serve. Given the current levels of provision and potential pressures from the increased population and funding requirements, support should be given to measures that will secure the following (and where appropriate, planning obligations may be required to support):

- Facilities that would improve the provision of medical services in the village;
- Improvements to outdoor and indoor sports facilities, the public rights of way network and publicly accessible green spaces, to enable more people to enjoy active and healthy lifestyles, including the expansion of the recreation ground (for which a site is reserved as indicated on Map 6);
- Improvements to the community venues and recreational areas, including measures aimed at reducing their running costs to ensure these remain viable and enable greater uptake;
- The provision of fast electric vehicle chargers at key locations, such as the public houses and the village hall;
- Additional facilities to support activities for young people;
- The improvement of the local schools, including expanding pre-school provision and child-care options for working families;
- Additional allotment space (for which a site is reserved as indicated on Map 6);
- Additional cemetery space (for which a site is reserved as indicated on Map 6).

9. Highway Safety, Traffic and Transport

Prioritise walking and cycling for local journeys, and encourage improvements to public transport provision – primarily local bus services.

Minimise the adverse impacts from any increases in motor vehicle traffic on the roads and rural lanes, recognising that many of our rural lanes are unsuitable for large or high volumes of traffic, and that they are frequently shared with vulnerable road users, including pedestrians, horse riders and cyclists.

9.1 Much of Marnhull's highway network is made up of narrow country lanes and village roads with no footway. The lack of footways either means that these lanes function as shared spaces, used by pedestrians, cyclists, horse riders as well as vehicles of all sizes (including delivery vans, lorries and agricultural machinery), or that more vulnerable users are put off from walking altogether. There are many pinch points and blind bends where incidents and near misses occur with some regularity. The nature of these routes, with buildings or hedges often directly abutting the highway edge, makes it extremely difficult to alleviate these problems through simple traffic management solutions. The narrow lanes and bends around Marnhull do require drivers to slow their speed and be prepared to reverse or pull in to pass safely, but fear of accidents due to such unpredictable behaviour and lack of visibility can also deter more vulnerable residents from walking and cycling because they do not feel safe.

9.2 The former national cycle network route linking to Gillingham and Sturminster Newton is no longer promoted by Sustrans due to high motor traffic speeds and volumes, and therefore only deemed suitable for experienced users[46].

9.3 Public transport is extremely limited in scope. At the time of drafting the plan the village was served by two regular bus routes through the village - the CR3 (South West Coaches) between Gillingham and Sturminster Newton, and the CR4 (Buses of Somerset) between Yeovil and Blandford – as shown in Appendix 14. Both these routes require public subsidy, and Dorset Council took the decision to re-route the CR4 service away from Marnhull in April 2025, meaning that journeys to Blandford and Yeovil now require a change of bus at Sturminster Newton. The remaining service (CR3) has been altered to include a Saturday service (from May 2025), but the limited coverage and frequency (one bus every 2 to 3 hours) and lack of services beyond 7pm or on Sundays mean that the bus is not an attractive or suitable alternative to the car for many journeys, particularly journeys to work and social / leisure activities outside of the village. Funding of £52,952.88 has been secured from the Tess Square scheme only, for the support and increase of the frequency of the bus service that passes through the Parish, but it is not yet clear what improvements this funding may achieve.



Photographs of typical difficulties on some of the main thoroughfares through the village workshop, New Street

[46] https://www.sustrans.org.uk/about-us/paths-for-everyone/reclassification-of-the-national-cycle-network-faqs/

9.4 A major concern expressed by residents in the Parish Survey was to do with the volume and speed of traffic through the village and the impact on safety for all road users, and the extent to which this could worsen in light of the amount of new housing development that is likely to be built. The lack of planned improvements to the highway network then becomes a vicious circle, as the perception that the roads are not safe to walk or cycle along encourages people to use their cars even for short journeys, further adding to traffic at a time when we should be encouraging people to reduce car usage. A vision-led approach is required so that any new development is supported by the appropriate infrastructure, to provide a genuine choice of transport to existing and new residents.

9.5 Key issues on the local highway network, together with indications of the volume of traffic and cut-throughs used, are detailed in the accompanying Marnhull Village Traffic Survey 2024/25 and illustrated in Map 7.

9.6 As part of the work underpinning the Neighbourhood Plan, local residents have worked with Dorset Council to better understand the traffic flows in and around the parish, and what measures can be taken to help create safer spaces for pedestrians and cyclists. This work has been influenced by the thinking set out in Traffic in Villages[47], and the guidance included in section 01.RC.3 of the Parish-wide design guidelines and codes. These emphasise how design can alter behaviour to encourage walking and cycling without losing the rural character of our area.

9.7 Potential mitigation measures that have been identified are detailed in the accompanying Marnhull Village Traffic Survey 2024/25, and are summarised below and indicated on Map 8. The nature of these improvements should align with the Rural Roads protocol and not damage the rural character of our area.

- More defined signage and colour road markings at the B3092 entry points into the village (either as distinct village gateways or otherwise adapted to the space available) where pedestrians are likely to be walking.
- The extension of the 30mph limit to the Sodom Lane junction to the east, and Walton Elm / Mowes Lane junction to the south (replacing the 40mph limit).

"The historic roads around Marnhull were never intended to accommodate the traffic and pedestrian flows arising from modern living and travel patterns."

M Bale, Inspector, Salisbury Street Appeal, May 2024

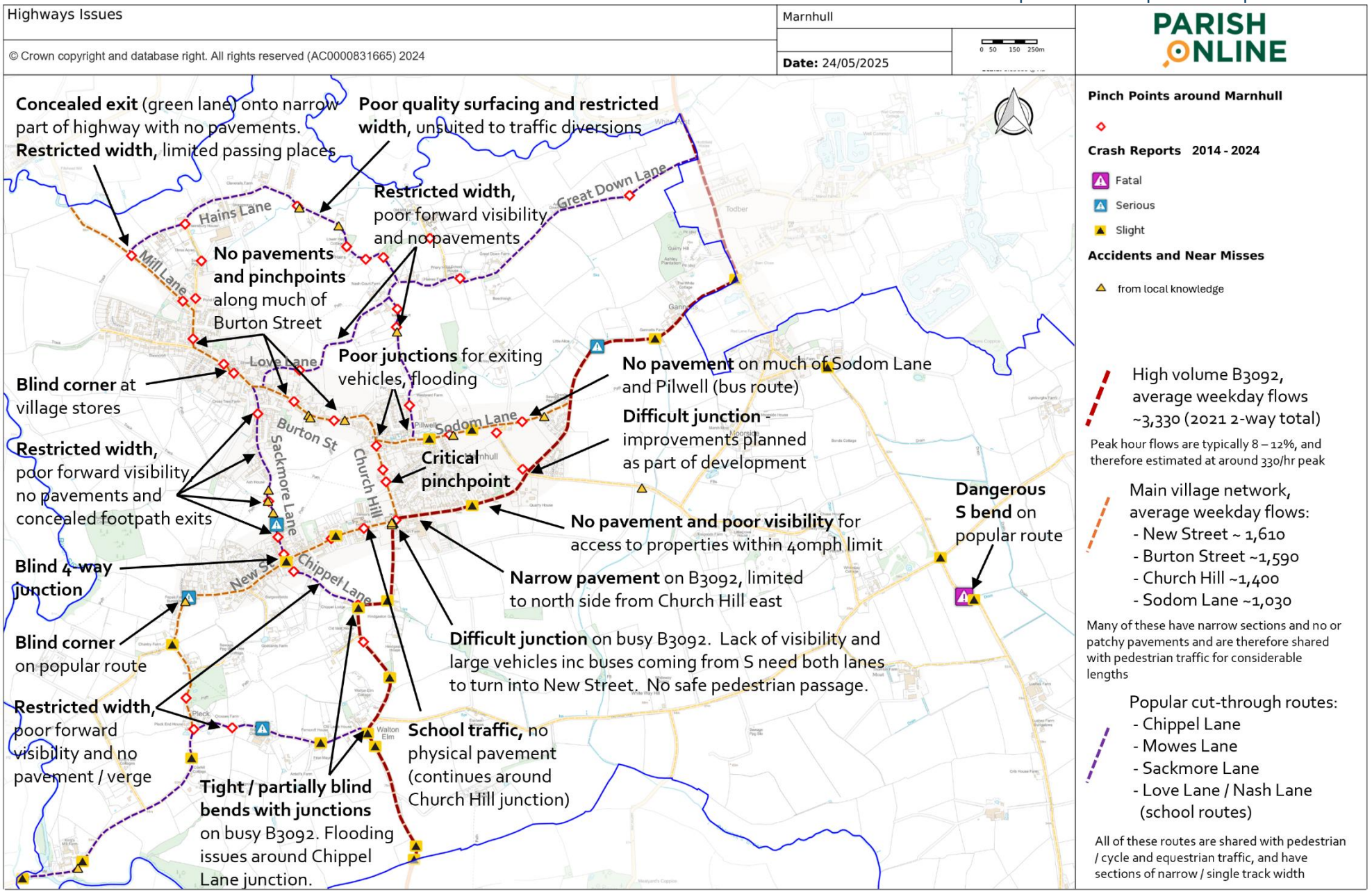
Rural Roads Protocol – an overview

The Dorset Rural Roads protocol means the design of any highway improvements should:

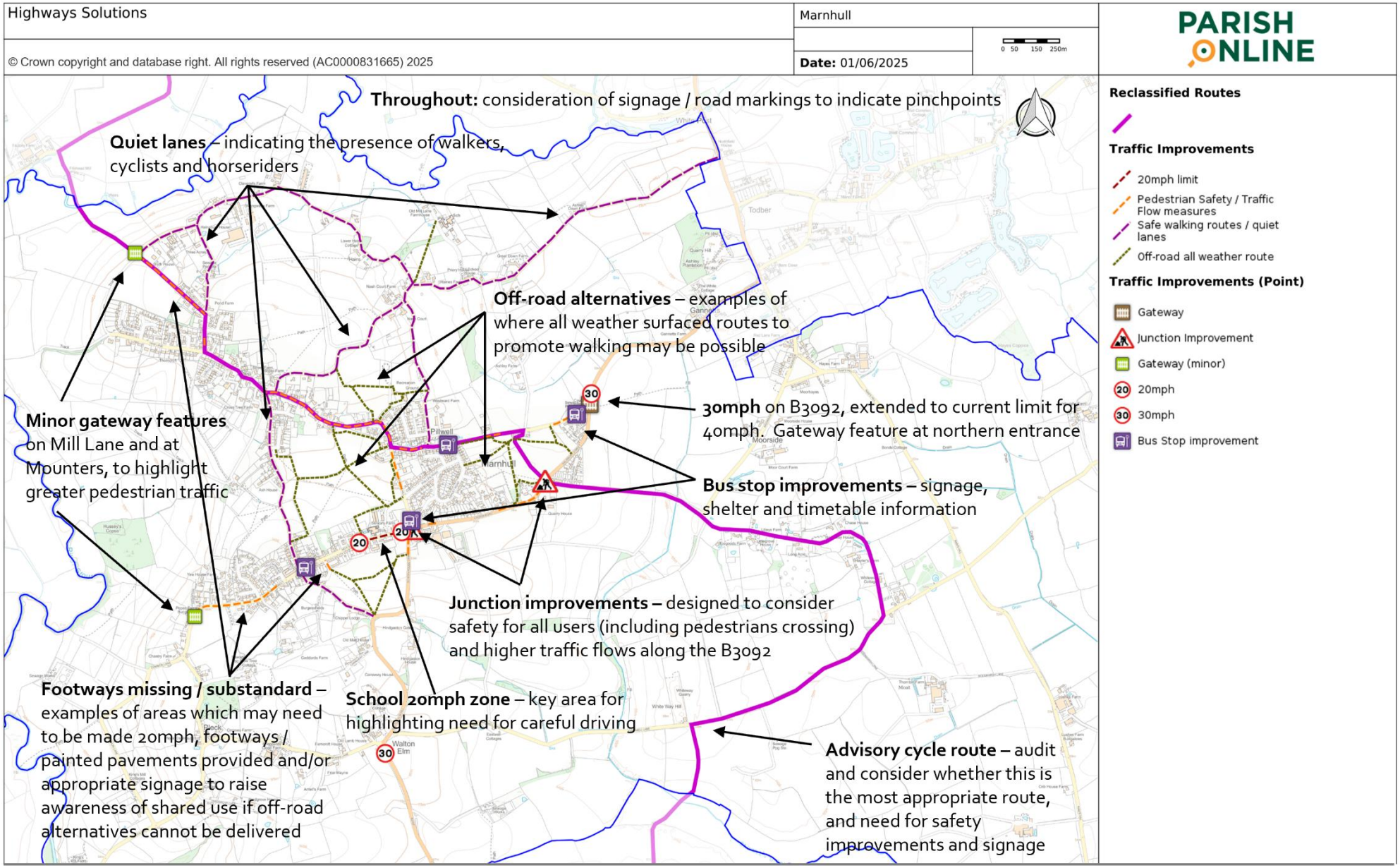
- Balance the safety and access needs of users with care for the environment and the quality of the landscape and settlements;
- Use local materials with designs sympathetic to the character of the rural settlements;
- Consider the landscape adjacent to the road, address ecological and historical needs and interests;
- Address sustainability and consider the potential impacts of climate change, ensuring that the management of rural roads and streets does not create or contribute to foreseeable environmental problems in the future;
- Keep signs, lines and roadside furniture to the minimum and remove intrusive roadside clutter where this can be achieved without unduly compromising road safety;
- Where signs and markings are needed, adapt standard designs wherever possible to make them the best possible fit with local surroundings;
- Encourage and test innovative approaches and make full use of the flexibility in national regulations, standards and codes of practice.

[47] Traffic in Villages: Safety and Civility for Rural Roads: a toolkit for communities, Dorset AONB Partnership and Hamilton-Baillie Associates, 2011 https://dorset-nl.org.uk/wp-content/uploads/2020/08/Traffic-in-villages.pdf

Map 7. Pinch points and problem areas



Map 8. Traffic management proposals



- Junction alterations to improve the safe use of the 4-way junction on the B3092 with Church Hill and New Street, and the 4-way junction on the B3092 with Tanzey Lane and Stoneylawn, considering how these are used by all users, including pedestrians and cyclists.
- Signage, road markings or changes in surface treatment to warn vehicles of hazards and pinch points, where appropriate and in accordance with the Rural Roads Protocol.
- Creation of safe walking routes to safeguard pedestrians where they would otherwise be using the narrow roads with no footways in and around Marnhull. In particular focusing on routes to the two schools, Burton Street and Sackmore Lane. This could include new off-road all-weather pedestrian routes (where these can feasibly be delivered – some of the potential routes for consideration have been indicated), the designation of 'quiet lanes', 20mph zones or traffic management / priority flows where motor vehicle traffic is discouraged or must give way to pedestrians, or the use of "painted pavements" where actual pavements are impossible and no safer alternative solution can be found[48].
- Flashing lights and 20 mph speed limit outside St Gregory's School at drop off/pick up times.
- Identification and signage of safe cycle routes and improvements to these routes where possible – commencing with an audit of the former national cycle network route and whether this route's safety could be improved through appropriate measures.
- Improvements to the public bus service, including more frequent services and coverage, late evening and weekend services, and upgraded bus stops with shelters for passengers to wait and real-time information about the service.

9.8 The planning permission for the development of Tess Square includes funding to divert and surface some of the footpaths that currently cross the central field. Unfortunately this does not address all of the key routes (such as the link from New Street into Church Hill) or provide an easy off-road alternative to walking along Church Hill (which remains a key desire line for many).

Highway design, pedestrian and cycle route connectivity

9.9 Dorset Council as the Highway Authority has adopted a Rural Roads Protocol in recognition of the contribution that the rural roads in the county make to the area's landscape character. This means that care should be taken to consider the most appropriate design, rather than standard engineered solutions that are typically used in towns and cities. The use of traditional Dorset fingerposts (see Appendix 6) is encouraged. Upgrades to the rural road network should not result in excessive road widening, signage or street lighting. The design of highways and footways (if included in new development) should be appropriate to the rural character of the area, and may need to incorporate measures such as grass strips / verge to reduce the visual expanse of hard surfacing (particularly where footways are planned to run along the highway), and green triangles at junctions.

9.10 Signage should be provided around the area showing destinations and travel times for walking and cycling, particularly to locations of historic importance and key community facilities, such as the Church of St Gregory, the 16th- century village inn hotel (The Crown), and the other surrounding medieval and post-medieval buildings. The location of benches should also be considered, with space made available for these to avoid cluttering

[48] Dorset Council does not normally support the use of painted pavements / virtual footways due to safety concerns, but these have been implemented in the village - there is a virtual pavement in the area adjoining the church on the junction at New Street / Schoolhouse Lane / Church Hill (which can be seen on the junction / top of Church Hill dating back to 2009 on Google Street View, and later being extending further along New Street to connect to the pavement at some point between 2016 and 2021).

the footway. Such street furniture should be made of high-quality material and designed to be fitting within the setting of Marnhull, such as the use of traditional wooden fingerposts, coated to prevent wear from harsh weather conditions.

9.11 Developers are encouraged to collaborate with relevant landowners to improve the connections to existing and future development areas, particularly via walking and cycling. Whilst the village is blessed by a high number of off-road public footpaths, some of these access onto the lanes where there is limited visibility, and most are not suitable for people with more limited mobility, or easily negotiated in the dark or following periods of wet weather. Where these are intended to provide an off-road alternative for day-to-day trips around the village, they should be properly assessed for existing quality and safety, surfaced for all-weather use, have gates (rather than stiles) so that they are accessible for people with buggies and mobility impairments, and include low-level lighting where appropriate (depending on the likely level of use and designed / operated with regard to retaining the dark night skies).

9.12 Where an existing public footpath across a field will be subsumed into a proposed development site, this should be incorporated in a way that reflects its rural origins – simply redirecting these along the proposed highway and associated footways is not considered appropriate. Such routes should remain as off-road connections, suitably wide and landscaped to create attractive green corridors that are fitting with their history and rural context.

Parking Provision

9.13 On-street parking can negatively impact on the functioning of the village lanes (particularly for pedestrians and cyclists who share the route). Due to the rural nature of many of the roads and lanes, reliance on on-street parking within existing streets must be avoided, with suitable provision made within the plot (see Section 6, Policy 2).

Dorset Council
Residential Parking Guidance

1 bedroom homes	= 1 parking space
2 bedroom homes	= 1-2 parking spaces
3 bedroom homes	= 2 parking spaces
4 bedroom homes	= 2-3 parking spaces

Plus 1 visitor parking space (which can be shared with up to 5 dwellings).

9.14 Where new roads are created, consideration needs to be given to the likelihood of over-flow parking on the highway. This will be more prevalent where parking provision may be inconvenient to access - such as tandem parking spaces (where the second vehicle essentially traps in the first) or where closed garage spaces that may be repurposed for storage - or where the provision of parking spaces is at the lower end of the 'optimum' requirements. Where a degree of on-street parking is anticipated for such reasons, parking spaces should be clearly identified in the design, and integrated within the street scene and the use of parking bays is encouraged to direct visitors to appropriate locations. This should be combined with generous planting to provide screening where parked cars may otherwise dominate - as a guide there should not be more than 3 parking spaces in a row without a break.

9.15 Cycle parking facilities should be provided both at people's homes and at the destinations where they are likely to cycle to (either for work or to access facilities). In order to promote cycling these need to be convenient, suitably secure, and adequately protected from the elements. At the time of writing this Plan, Dorset Council are referring applicants to section 11 of LTN 1/20 on cycle infrastructure design[49] for the latest guidance on the amount and design of cycle storage, which they will continue to use until such time as they update their adopted parking standards to reflect these standards.

[49] https://www.gov.uk/government/publications/cycle-infrastructure-design-ltn-120

Policy 12. Highway Safety, Traffic and Transport

a) New development should be designed using a vision-led approach to prioritise walking and cycling for all ages and abilities, and where practicable, include options for onward walking and cycling connections, taking into account the likely journeys to local community facilities. Cycle parking facilities should be provided for new housing, workplaces and destinations (such as shops and leisure facilities), and be conveniently positioned, suitably secure and adequately protected from the elements, taking into account the latest available guidance. Pedestrian / cycle routes, whether delivered within the site or as off-site mitigation, should be designed to be attractive, safe and convenient, to:

- be of sufficient width to allow users to pass easily and safely, and where possible allow wheelchair and pushchair access and use, with surfaces designed to be well-drained and low maintenance and low-level lighting where appropriate;
- reflect the rural character of the area, creating attractive green corridors that will provide added wildlife benefit;
- incorporate signage and seating areas to promote walking and cycling routes to popular destinations.

b) Transport assessments or statements, where required, should demonstrate:

- an understanding of the existing traffic levels, together with the likely increase in traffic resulting from the proposed development plus extant planning permissions, and how these will be distributed across the local road network including the B3092, the main village network and the popular cut-through routes as identified on Map 7, including onward cycle journeys to Sturminster Newton (along the B3092), the employment areas around Henstridge / Gibbs Marsh and Stalbridge (via Mill Lane), and Stalbridge (via Kings Mill Lane);
- how the adequacy of these routes (in terms of their functional width and forward visibility given on-street parking levels within the village and roadside hedgerows) has been taken into account in assessing safety and traffic flows;
- how any significant, cumulative adverse impacts on the transport network (particularly in terms of link capacity of local roads), and on highway safety (taking into account all road users), can be cost effectively mitigated to an acceptable degree.

c) The delivery of the improvements identified in the Marnhull Village Traffic Survey 2024/25 (summarised in paragraph 9.7 / Map 8 of this Plan), will be supported.

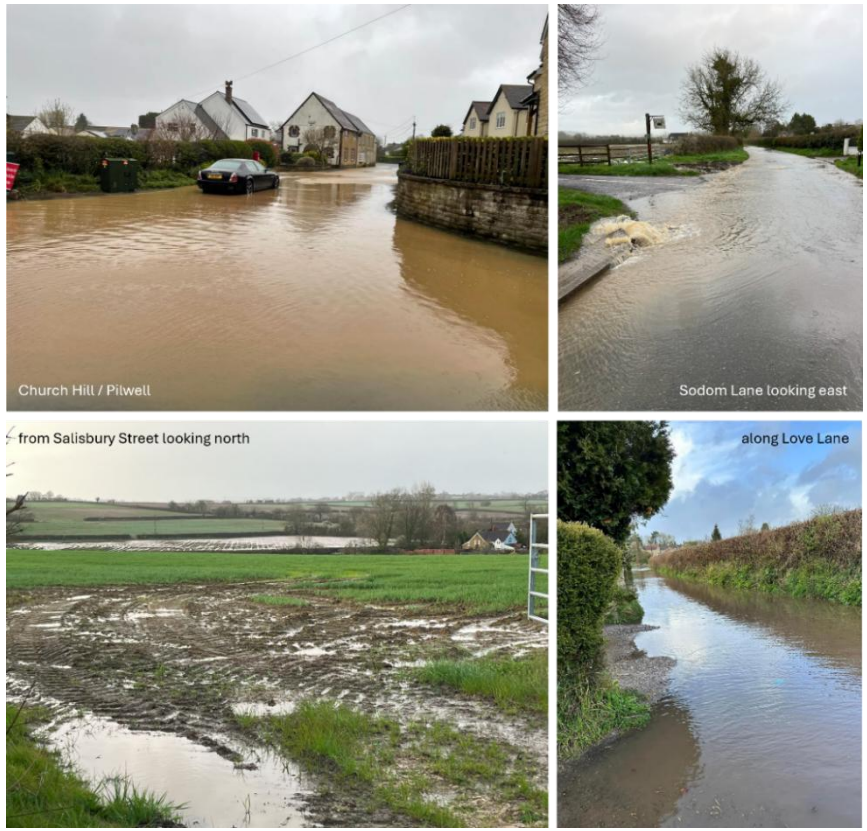
d) The design of any new highways and highway improvement schemes should give priority first to pedestrian and cycle movements and be consistent with the Dorset Rural Roads Protocol objectives and appropriate to the rural character of the area.

e) Where development is likely to give rise to on-street parking, parking spaces should be clearly integrated within the street scene, using parking bays where possible and using tree or other planting schemes, to ensure that the parking areas do not dominate the street scene or disrupt pedestrian movement.

f) Contributions towards improvements in the frequency and coverage of local bus services, and to the bus stops, will be sought where reasonable and necessary.

10. Flooding

Reduce flood risk by encouraging a range of measures to minimise the potential for and impact of flooding around the Parish, recognising that climate change is expected to increase the number and severity of flood events.



10.1 Flooding causes damage to highways, inconvenience for road users, and hardship for occupants of the homes and properties affected. Flood risk can arise from rivers exceeding their banks, from surface water run-off which generally follows storm events, or from groundwater sources including springs, and can affect both the development itself and properties away from the site depending on how the site's drainage is handled.

10.2 Reducing the risk of flooding, by not developing housing and similarly vulnerable uses in areas where flooding is likely to occur, or adding to problems elsewhere, is well established in national and local plan policies.

10.3 Within the parish there are extensive river-related flood risk areas either side of the River Stour, which forms the northern and western boundaries of the Parish (with its impact most clearly seen at Factory Farm, the end of Old Mill Lane, and Kings Mill). The flooding around the Stour tends to appear very rapidly and disappear in the same fashion, the Blackmore Vale acting as a flood plain. However the main source of flooding that impacts properties and businesses in Marnhull will come from seasonal surface water and ground water flooding. Flood events are taking place with increasing frequency at the junction of Church Hill and Pilwell, on Sodom Lane, on Mill Lane (by Spring Cottage), Musbury Lane, Love Lane and Hains Lane (in multiple places), along Old Mill Lane, and in several places around the bend on the B3092 / Schoolhouse Lane by Chippel Lane. It is hoped that the flooding that can occur at the bottom of Cox Hill (near the bend at Kings Mill) should reduce following the installation of new drains. We have also had severe flooding at the bottom of Sackmore Lane. These areas are broadly indicated on the national surface water flooding maps, with many coinciding with areas susceptible to groundwater flooding as mapped by Dorset Council[50]. The extent of flooding is expected to increase in frequency and severity with climate change, and reference should be made to the latest available flood risk maps and Strategic Flood Risk Assessment undertaken by Dorset Council[51]. A snapshot of key layers on the flood risk map (from May 2025) is included in Appendix 15.

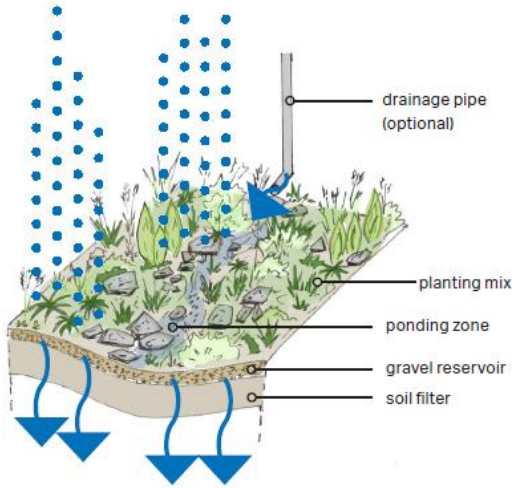
[50] https://flood-map-for-planning.service.gov.uk/map and https://gi.dorsetcouncil.gov.uk/dorsetexplorer/u/mMzqnCUM
[51] https://www.dorsetcouncil.gov.uk/w/dorset-council-level-1-sfra

10.4 Much of Marnhull is on clay soil, which adds to the issue of surface water retention. In addition, local drainage systems are mostly old and inadequate and not well maintained (e.g. debris from hedge flailing clogs the drains and gullies) and the more recent flood mitigation measures (such as attenuation ponds) require constant monitoring and maintenance, on which the Parish Council has had to intervene.

10.5 Surface water run-off has previously been channelled into the foul water drainage, but this has become problematic. Marnhull is served by two separate sewage treatment works (STWs), Marnhull Reed Beds STW to the south east and Marnhull Common STW to the south west. During periods of heavy rainfall, Wessex Water have previously indicated that Marnhull Common STW is approaching capacity[52], but monitoring data following improvements made to the system in June 2022, including additional storm storage, suggests that they should have sufficient treatment capacity for the proposed scale of development now planned. While periods of very heavy rain may still overwhelm the system occasionally, further storm flow improvements are being scheduled across the network, with areas at greatest risk being prioritised. There are currently no plans to increase capacity in the smaller Marnhull Reed Beds STW, which could need to be programmed for any significant scale of development[53]. Wessex Water has begun the process of forecasting what infrastructure will be required based on the amount of development now likely to come forward in the area. They hope to reach agreement with the developers and the Local Planning Authority to ensure that the necessary improvement works are in place early enough to mitigate the risks of pollution. Developers should therefore contact Wessex Water at an early stage to discuss this issue, and continue to liaise with them to ensure that these works are completed prior to the occupation of the new homes.

> "Wessex Water will not accept any surface water discharge into the public foul sewer system either directly or indirectly. We will object to surface water strategy that proposes rainfall runoff to be discharged to the public foul sewer network and Marnhull sewage treatment works."
>
> *Salisbury Street application, Planning Liaison Wessex Water, May 2023*

10.6 Our objective is to reduce flood risk by ensuring that developers are fully aware of flooding issues and can implement a range of measures to minimise flooding in the future that will be both safe and effective (taking into account how these will be maintained) and in keeping with the rural character of our area. As such, we expect developers to have done appropriate site investigations and produced realistic and comprehensive mitigation plans that include measures to reduce surface water run-off as well as addressing how excess flows will be managed. In addition, they should have clearly thought through how these will be maintained (e.g. attenuation tanks cleaned out, local drains cleared twice a year). This detail should be available as part and parcel of any planning applications so that it can be scrutinised by local residents who may be aware of flooding issues that have not yet come to the attention of Dorset Council.



10.7 Developers should follow the Sustainable Drainage Strategy (SuDS) hierarchy and in the first instance look to utilise soakaways, discharge to local watercourses, rainwater harvesting and other such green solutions. Slow-draining rainwater butts (that include a set point on the water butt so that any excess water drains slowly into the drainage system, while retaining some water for use in the garden) could be one element of the strategy. Attenuation ponds or swales need to be of sufficient capacity to cope with

[52] Written response to P/OUT/2023/00627 dated 30 May 2023, https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=394139
[53] Written response to P/OUT/2023/02644 dated 22 November 2023, https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=396600

increasingly common extreme weather events. They also need to go hand in hand with greater use of permeable surfaces, tree planting (to absorb water) and other mitigations.

10.8 The Parish-wide Design Guidance and Codes includes advice on landscaping and biodiversity (found in 03.SD.3). It emphasises that SuDS schemes should be designed sensitively to augment the landscape and provide biodiversity benefits, and in particular encourages vegetated SuDS and the storage and re-use of rainwater (as this has the added benefit of reducing demand on main supplies), and the need to ensure that any hard surfacing is permeable.

Policy 13. Flooding and flood mitigation measures

a) Hard surfacing should be kept to a minimum, and where areas of hard surfacing are proposed, development should use permeable paving finishes such as stones and gravel (where appropriate fixed with a mesh or similar system so as to not wash away) or open-graded (permeable) tarmac surfacing, to reinforce the rural character of the village as well as aid in flood mitigation measures.

b) Water recovery systems should be used for rainwater and greywater where feasible.

c) Details of maintenance and control measures to be undertaken throughout the life of the infrastructure to prevent failure of the system should be clearly specified as part of the drainage strategy, and agreed with the appropriate drainage authority and any third parties if reliant on the use of their land / infrastructure. Where appropriate, this should be secured by either a condition or legally binding planning obligation to ensure that the ongoing maintenance continues throughout the lifetime of the scheme.

d) The specific use of infiltration measures and soakaways in areas susceptible to groundwater flooding should be substantiated by appropriate investigation, modelling, calculations and testing. Such measures must be designed and located to ensure that they do not endanger the public and will not overflow and cause flooding to the highway or built development.

e) SuDS should be designed sensitively to augment the landscape and provide biodiversity benefits. Any engineered elements, including necessary safety provisions such as fencing, and visible elements of any overflow pipes, should be designed to be unobtrusive and using materials in keeping with the vernacular.

f) Developers are expected to work with Wessex Water and Dorset Council to ensure that there is sufficient capacity in the relevant STW in place prior to 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.

Appendix 1: Supporting Documents / References

*Those marked with an asterisk * were progressed during the plan preparation - please refer to the Parish Council website for the latest version*

2021 Census Area Profile, https://www.ons.gov.uk/visualisations/customprofiles/build/ and https://www.nomisweb.co.uk

Building Stones of England: Dorset, Historic England, May 2023 https://historicengland.org.uk/images-books/publications/building-stones-england-dorset/

Bus Routes - updated CR3 https://nationaljourneyplanner.travelinesw.com/

Cycle infrastructure design (LTN 1/20), Department of Transport, July 2020 https://www.gov.uk/government/publications/cycle-infrastructure-design-ltn-120

Dorset: Pimlico County History Guides, R Ollard, 1995 (paper only)

Dorset and BCP Employment Land Study Final Report, March 2024 https://www.dorsetcouncil.gov.uk/w/employment-land-study

Dorset Council Level 1 Strategic Flood Risk Assessment, February 2023 https://www.dorsetcouncil.gov.uk/w/dorset-council-level-1-sfra

Dorset Fingerpost Project, Dorset National Landscape website https://dorset-nl.org.uk/project/dorset-fingerpost-project/ and related restoration guide.

Dorset Landscape Character Assessments for the Clay Vale, Limestone Hill and Valley Pasture areas, Dorset Council webpage https://www.dorsetcouncil.gov.uk/countryside-coast-parks/the-dorset-landscape/landscape-character-assessment-map

Dorset Retail & Leisure Study - 2022 Update, produced by Lambert Smith Hampton for Dorset Council, January 2023 https://www.dorsetcouncil.gov.uk/w/dorset-council-local-plan-evidence-and-background-papers

England in Particular: S Clifford & A King 2006 https://archive.org/details/englandinparticu0000clif/page/n5/mode/2up

Fields in Trust Standards - Creating great spaces for all, 2024, https://fieldsintrust.org/insights/standards

Flood maps - sourced from Dorset Council's SFRA https://gi.dorsetcouncil.gov.uk/dorsetexplorer/u/UEgNzDWcFroEC and https://flood-map-for-planning.service.gov.uk/map

General Permitted Development Order 2015 (as amended) https://www.legislation.gov.uk/uksi/2015/596/contents

Green Infrastructure Standards for England – Summary, Natural England, January 2023 https://designatedsites.naturalengland.org.uk/GreenInfrastructure/downloads/GreenInfrastructure Standards for England Summary v1.1.pdf

Historic Maps - sourced from National Library of Scotland https://maps.nls.uk/os/6inch-england-and-wales/

Long Distance Recreational Trails information:

- Hardy Way https://ldwa.org.uk/ldp/members/show_path.php?menu_type=S&path_name=Hardy+Way and associated guidebook Hardy Way: A 19th Century Pilgrimage by Margaret Marande, 2015
- Round Dorset Walk https://ldwa.org.uk/ldp/members/show_path.php?menu_type=S&path_name=Round+Dorset+Walk and associated guidebook Round Dorset Walk: Long Distance Footpath, the Illustrated Guide by Steven Crockford, 2006

- Stour Valley Way https://ldwa.org.uk/ldp/members/show_path.php?menu_type=S&path_name=Stour+Valley+Way+%28Dorset%29 and associated guidebook Original Stour Valley Path : with complete guide to the Stour Valley Way by Edward R. Griffiths, 2003
- White Hart Link https://ldwa.org.uk/ldp/members/show_path.php?menu_type=S&path_name=White+Hart+Link

Marnhull – A Dorset Village at the Millennium: Adrian Bailey, 2001

Marnhull Design Guidance and Codes Final report, February 2025 * - please refer to Parish Council website for latest version

Marnhull Neighbourhood Development Plan Conservation Area Appraisal * - please refer to Parish Council website for latest version

Marnhull Neighbourhood Development Plan – Views Report * - please refer to Parish Council website for latest version

Marnhull Village Traffic Survey * - please refer to Parish Council website for latest version

The MCS planning standard for Air Source Heat Pump Sound Calculation (MCS 020 a) Issue 1.1), The MCS Charitable Foundation, April 2025 https://mcscertified.com/wp-content/uploads/2025/04/MCS-020-a-Issue-1.1-Final.pdf

National Planning Policy Framework, Ministry of Housing, Communities and Local Government, 2024 https://www.gov.uk/guidance/national-planning-policy-framework and associated planning guidance.

North Dorset Local Plan, North Dorset District Council, 2016 https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/adopted-local-plans/north-dorset-adopted-local-plan

River Stour catchment data, Environment Agency webpage https://environment.data.gov.uk/catchment-planning/OperationalCatchment/3140

Strategic Environmental Assessment (SEA) for the Marnhull Neighbourhood Plan * - please refer to Parish Council website for latest version

Strategic Landscape and Heritage Study for North Dorset Area - Assessment of land surrounding the larger villages, prepared by LUC for Dorset Council, October 2019 https://www.dorsetcouncil.gov.uk/w/landscape-and-heritage-studies

Sustrans National Cycle Network information https://www.sustrans.org.uk/

The Dorset Rural Roads Protocol, April 2008 https://www.dorsetcouncil.gov.uk/documents/35024/299874/INF008.pdf/e948eb42-79fc-a888-765a-f84709f033f0

The Marn'll Book, Blackmore Press, 1952

Thomas Hardy-related publications: Exploring Thomas Hardy's Wessex, Tony Fincham, Dovecote Press, 2016; Hardy – novelist and poet, Desmond Hawkins, Papermac 1987; Hardy Country, Gordon Beningfield, Viking 1983; Hardy's Landscape Revisited, Tony Fincham, Hale Books 2010; Hardy's Wessex Reappraised, Denys Kay-Robinson, David & Charles, 1972; Tess of the d'Urbervilles: Fact-related Fiction, Tony Bradbury, The Hardy Society Journal Spring 2009. https://www.jstor.org/stable/48561919; The Hardy Guides Vol 1, Hermann Lea, Penguin 1986

Traffic in Villages: Safety and Civility for Rural Roads: a toolkit for communities, Dorset AONB Partnership and Hamilton-Baillie Associates, 2011 https://dorset-nl.org.uk/wp-content/uploads/2020/08/Traffic-in-villages.pdf

Tranquillity – An overview, Technical Information Note 01/2017, Landscape Institutes, January 2017 https://www.landscapeinstitute.org/wp-content/uploads/2017/01/Tranquillity-An-Overview.pdf

Appendix 2: 2021 Census Area Profile

Source https://www.ons.gov.uk/visualisations/customprofiles/build/

Marnhull

Area map



Population

2,000
people

56,490,000 people in England

Rounded to the nearest 100 people

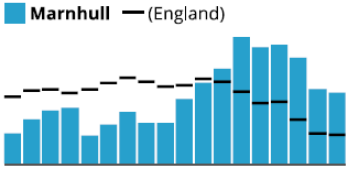
Number of households

950
households

23,436,100 households in England

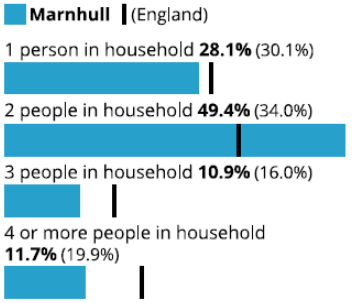
Rounded to the nearest 10 households

Age profile



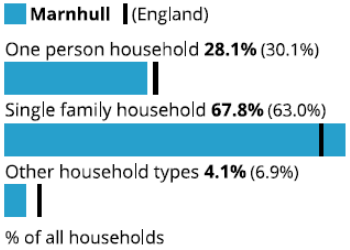
% of all people, 5 year age bands

Household size



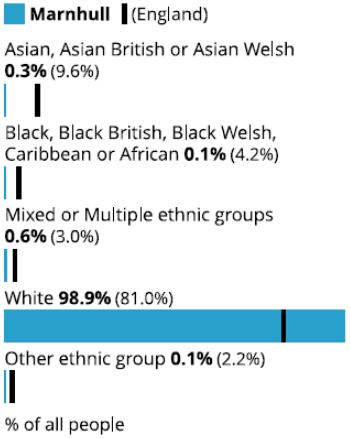
% of all households

Household composition



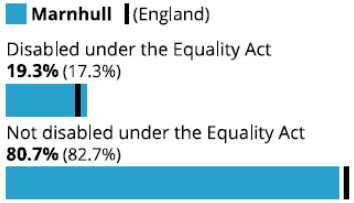
% of all households

Ethnic group



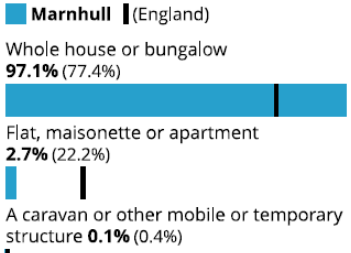
% of all people

Disability



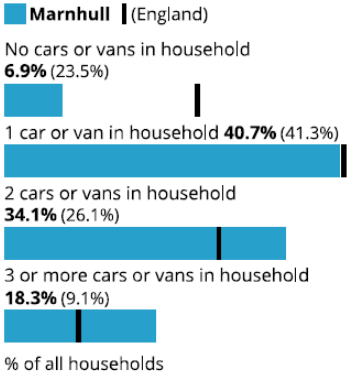
% of all people

Accommodation type



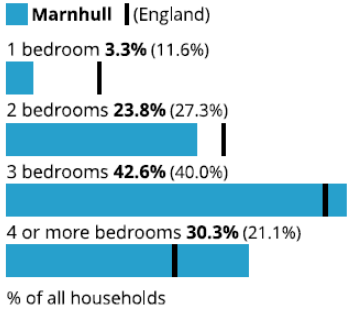
% of all households

Number of cars or vans

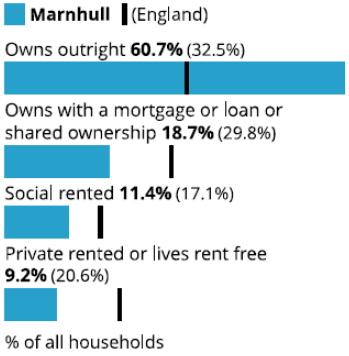


% of all households

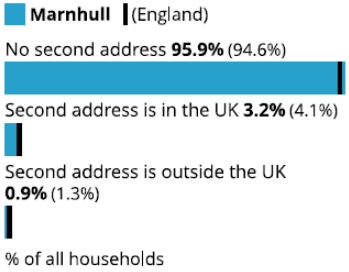
Number of bedrooms



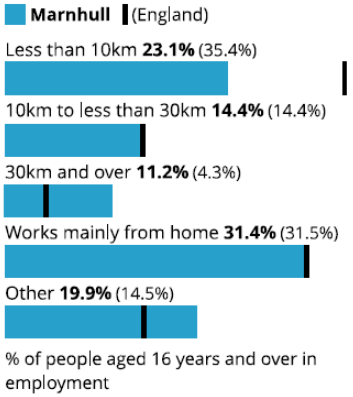
Tenure of household



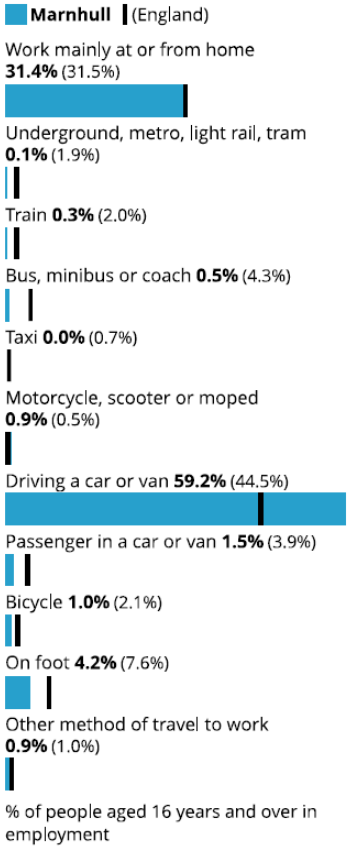
Second address indicator



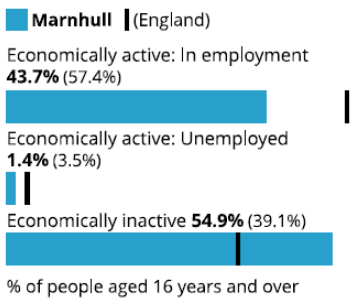
Distance travelled to work



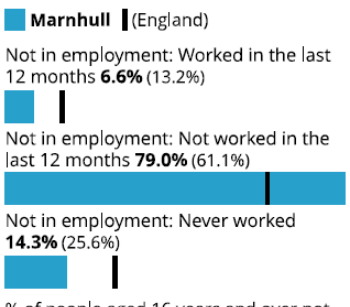
Method of travel to workplace



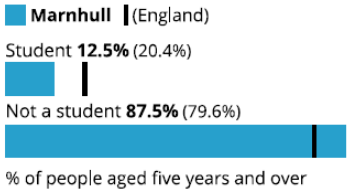
Economic activity status



Employment history



Schoolchildren and full-time students



Source: Office for National Statistics - Census 2021

Appendix 3: Parish Survey – Key Data

The Parish Survey was aimed at households living in Marnhull and sought to ensure residents had a chance to give their views on various matters and provide some data that would provide a reasonable steer on the issues and aspirations of the community. Every household received the survey, and the survey was advertised widely. Approximately 500 responses were returned. The personal data provided indicated that about 30 households returned 2 forms. Given that there are about 950 households in the parish, the number of responses received therefore equated to about 50% of all households. As with any survey, people could choose to respond or not and similarly to many democratic processes (such as the 2024 General Election) older people tended to more likely to respond than younger cohorts and this was borne out in the results (see household composition comparison with the 2021 Census below). While this means that the results cannot be treated it as a 100% statistically robust survey (as it is not a Census nor ensured an equal response from all sectors of society), statistically speaking, with Marnhull's population of 2,000, this level of response means that the we can be 99% confident a sample of this size (500) would only give a margin of error of 5% (i.e. the responses are within a ±5% accuracy)[54].

The following results show the key data from the survey as they relate to the Neighbourhood Plan. These do differ very slightly from the published survey data originally published on the Parish Council website due to further data checks on potential inputting errors, and an explanation of this is provided on the Parish Council website[55].

How many years has your household lived in Marnhull parish?

Less than 5 years	124	24.9%
5 to 15 years	183	36.7%
More than 15 years	191	38.4%

What made you choose to live in this parish? Please tick up to three points.

Born here / family here	Cost of housing.	Local facilities	Lack of crime	Rural character	Road links	Work / jobs	Good schools	Sense of community	Character of the housing	Public transport links	Nothing in particular
101	50	165	71	342	19	75	45	197	155	14	22
20.3%	10.0%	33.1%	14.3%	68.7%	3.8%	15.1%	9.0%	39.6%	31.1%	2.8%	4.4%

And now you are here what is it about the area you enjoy or value most? Please tick up to five points.

Family here	Cost of housing	Local facilities / lack of crime	Rural character	Character of the village	Road links	Work / jobs	Good schools	Sense of community	Character of the housing	Public transport
92	12	320	420	399	44	43	40	340	160	16
18.5%	2.4%	64.5%	84.7%	80.4%	8.9%	8.7%	8.1%	68.5%	32.3%	3.2%

[54] For more information on sample size and margins of error please refer to https://www.surveymonkey.com/

[55] https://marnhullparishcouncil.gov.uk/wp-content/uploads/simple-file-list/Neighbourhood-Plan/Progress-Report-on-the-Marnhull-Neighbourhood-Plan.pdf

Household composition

Total number in your household	0 - 4	5 – 11	12 - 18	19 - 34	35 - 49	50 - 64	65 – 79	80 years+
1161	26	46	80	104	91	256	392	94
	2.4%	4.2%	7.3%	9.6%	8.4%	23.5%	36.0%	8.6%
2021 Census comparison	*2.5%*	*21.9%*			*11.9%*	*24.5%*	*27.6%*	*11.6%*

Households with 65+ years only	222	47.9%
Households all working age (19 – 64)	96	20.7%
Households with dependent children	76	16.4%
Other household types	69	14.9%

What type of house do you currently live in?

Detached house	279	56.0%
Semi-Detached	96	19.3%
Bungalow	110	22.1%
Terrace	9	2.6%
Flat	2	
Other	2	

Own the home (with or without a mortgage)	467	94.2%
Rent from a Housing Association / Trust	13	2.6%
Rent from a private landlord.	11	2.2%
Other	5	1.0%

Thinking about the next 5 – 10 years, which statement best describes what the situation of your household is most likely to be:

Where I / we live now will still suit my / our needs.	381	76.5%				
I / We may need to move to a smaller home.	99	19.9%	→	Somewhere in Marnhull parish	33	6.6%
I / We will need to move to a bigger home.	18	3.6%	→	Moving away from the parish	39	7.8%
	498			Not sure / no response	45	9.0%

As of 1st April 2023, outline planning permission already exists for a further 199 dwellings, which will be an increase in the next 15 years of just over 13 dwellings per annum. Do you consider this level…

About, right	108	21.7%
Too many	372	74.7%
Too few	18	3.6%

Please enter the number of people in each of the following categories in your household - including yourself

Total number of responses	Employed - working from home	Employed - working within the parish	Employed - working out of the parish	Employed - no main work base	Retired	Unpaid carer in your own home	In education	Unable to work
Responses received (487)	120	45	185	40	577	13	121	15

Is anyone in your household looking to buy or rent business premises in the parish in the foreseeable future?

Yes, to start a new business in the area.	3
Yes, to expand or relocate a business that is already based in the parish.	5
Yes, to expand or relocate a business that is based outside of the parish.	4

Parking questions

	How many vehicles normally kept overnight at home		Off-road parking spaces (including garages) available		Number of vehicles typically parked on the road overnight		Households where vehicles > off-road parking spaces	
0	4	0.9%	28	6.1%	404	87.6%	49	10.5%
1	168	36.0%	32	6.9%	42	9.1%		
2	216	46.3%	110	23.8%	13	2.8%		
3	55	11.8%	80	17.3%	0	0.0%		
4 or more	24	5.1%	212	45.9%	2	0.4%		

Does any member of your household have mobility difficulties, for example, a blue badge holder?

66 (14.2%) of households responding answered yes

Public Transport meets the needs of the parish as a whole. Do you agree with this statement?

154 (39.0%) of households responding answered yes, 61.0% disagreed

	We need additional bus stops	We need better bus stop infrastructure - signs/shelters	We need better - Road marking / lighting at bus stops	We need better - Real-time information	We need extended routes	More frequent service
Responses received (348)	71	108	48	112	134	184
	20.4%	31.0%	13.8%	32.2%	38.5%	52.9%

Do any of the following within the parish cause you direct concern?

	Road safety - speeding traffic	On-street parking in unsafe locations	Road safety - other (e.g. dangerous junctions)	Lack of enough cycle routes	Lack of enough safe walking routes	Lack of enough safe horse-riding routes
Yes a lot	252	175	206	62	177	50
Yes, a little	146	167	142	117	139	96
Not really	65	96	90	233	110	267
Yes a lot	54.4%	40.0%	47.0%	15.0%	41.5%	12.1%
Yes, a little	31.5%	38.1%	32.4%	28.4%	32.6%	23.2%
Not really	14.0%	21.9%	20.5%	56.6%	25.8%	64.6%

How important do you consider the following local facilities to be:

Total response (466)	Schools/pre-school	Village Hall	The churches	Robin Hill Stores & PO	SPAR store	Marnhull Pharmacy	Doctors Surgery	Cooke's Garage	Hairdressers	Carpet Man shop	Recreation ground	Skate Park	Child Play area	Cricket pitch	Tennis courts	The Blackmore Vale Inn	The Crown Public House	The Royal British Legion	The Allotments	Footpaths & Bridleways
Very	297	367	195	418	389	438	400	283	143	84	376	166	326	274	278	283	308	255	246	389
Reasonably	87	83	176	42	63	21	49	124	173	165	72	149	94	124	124	121	121	143	150	55
Not	11	5	33	2	5	6	8	30	84	125	3	64	10	23	23	26	18	25	22	3
No opinion	61	6	55	1	5	0	5	22	52	73	13	69	26	36	31	27	14	34	33	11
Very	64%	79%	42%	90%	83%	94%	86%	61%	31%	18%	81%	36%	70%	59%	60%	61%	66%	55%	53%	83%
Reasonably	19%	18%	38%	9%	14%	5%	11%	27%	37%	35%	15%	32%	20%	27%	27%	26%	26%	31%	32%	12%
Important (overall)	82.4%	96.6%	79.6%	98.7%	97.0%	98%	96%	87%	68%	53%	96%	68%	90%	85%	86%	87%	92%	85%	85%	95%
Not	2%	1%	7%	0%	1%	1%	2%	6%	18%	27%	1%	14%	2%	5%	5%	6%	4%	5%	5%	1%
No opinion	15%	2%	13%	1%	2%	0%	2%	6%	14%	20%	3%	19%	8%	10%	9%	8%	4%	9%	10%	4%

Street Lighting. Thinking about street lighting in the parish, which of these statements best reflects your views?

There should be more street lighting (but using low energy and direction shields where needed)	93	19.7%
There should not be any more street lighting (to minimise light pollution)	328	69.6%
I have no opinion on this	50	10.6%

What are your top priorities for improvements to our facilities, or new facilities. The following have been previously raised, but you may have other ideas. Please tick up to three boxes

More allotment area or another allotment area	All weather sports pitch	Other open spaces for sports & leisure	Health centre	More shops	Indoor sports pavilion	More footpaths / bridleways	A community orchard	Protected green spaces, i.e. wildlife areas
92	81	94	187	50	64	161	76	329
20.6%	18.2%	21.1%	41.9%	11.2%	14.3%	36.1%	17.0%	73.8%

Which local green spaces do you value? Please tick all that apply.

Responses	The Rec	The field between Church Hill and Sackmore Lane	The Ridge	Views from Love Lane	Views towards Henstridge and Stalbridge	Views towards Melbury Down / Cranborne Chase	Views to the church	Dog walks	Public footpaths	Bridleways	Children's play area	Allotments	Cemetery
458	410	327	277	272	315	263	318	245	405	187	272	201	213
	89.5%	71.4%	60.5%	59.4%	68.8%	57.4%	69.4%	53.5%	88.4%	40.8%	59.4%	43.9%	46.5%

Please identify below any features or characteristics of the parish environment that are important to you

Responses (458)	Using local stonework	Walls built in the local style	Public rights of way	No light pollution	Open views across the Vale	Views of the church	Natural hedgerows	Tree lined routes
Very important	246	235	319	257	314	216	334	232
Important	163	178	98	143	103	139	93	132
Not important	18	15	11	20	15	47	8	36
No opinion	20	19	14	24	14	28	13	30
Important (overall)	89.3%	90.2%	91.0%	87.3%	91.0%	77.5%	93.2%	79.5%
Very important	53.7%	51.3%	69.7%	56.1%	68.6%	47.2%	72.9%	50.7%
Important	35.6%	38.9%	21.4%	31.2%	22.5%	30.3%	20.3%	28.8%
Not important	3.9%	3.3%	2.4%	4.4%	3.3%	10.3%	1.7%	7.9%
No opinion	4.4%	4.1%	3.1%	5.2%	3.1%	6.1%	2.8%	6.6%

Do you agree that climate change is important and should be reflected in the draft plan's policies?

Responses (458)	
Yes	381
No	25
No opinion	52
Yes	83.2%
No	5.5%
No opinion	11.4%

Would you be interested in a community scale energy conservation or generation project?	
Yes	313
No	145
Would you be willing to be actively involved in setting up a community scheme?	
Yes	56
No	192
Maybe	I'm interested but not able to commit at the moment: 210

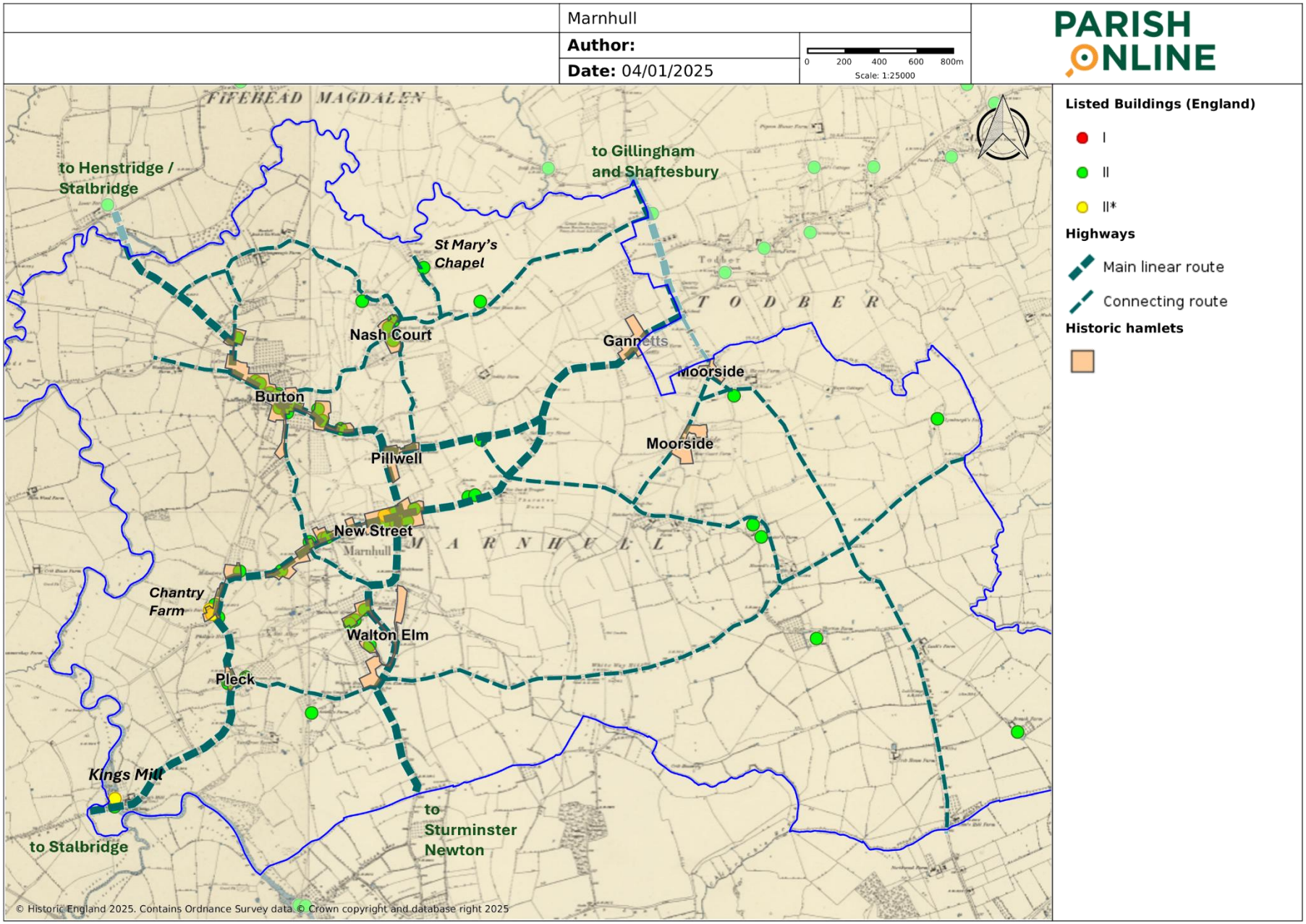
Do you think it would be a good idea to have a larger foodstore and other commercial units in a "new" village centre location?

Yes	95	21.3%
No	305	68.2%
Don't know / no strong opinion	47	10.5%

Would you support having further housing (over and above that which has already been permitted) if it could help secure a larger foodstore and other commercial units in a "new" village centre location?

Yes	35	7.8%
No	385	86.1%
Don't know / no strong opinion	27	6.0%

Appendix 4: Historic Map showing historic settlement pattern



Appendix 5: Thomas Hardy associations with Marnhull

Introduction[56]

Marnhull's association with the work of Thomas Hardy (1840-1928) is well known, the village being the inspiration for 'Marlott', birthplace of Tess and resting place of her child, in perhaps his most famous novel Tess of the d'Urbervilles (published 1891, and available online as part of Project Gutenberg[57]). This association with Hardy inspires many visits to Marnhull, including those arranged by Sturminster Newton Literary Festival and the Thomas Hardy Society.

Tess has inspired plays, films and even an opera and is described by James Gibson, founder of the Thomas Hardy Journal, as "indisputably one of the greatest novels of that great period of novelwriting, the nineteenth century" and 'the triumphant fulfilment of his career as a novelist'[58], or, as Desmond Hawkins wrote, "his masterpiece"[59].

The poet and novelist Thomas Hardy (1840-1928) remains one of this country's most highly regarded and enduringly popular literary figures with a lively and extensive international following. His championing of social issues, the brilliance of his storytelling and his intimate knowledge of and feeling for the rural life of Wessex continues to command respect and love. Brought up in Dorset and living most of his life in the county, including in nearby Sturminster Newton, Hardy is known in particular as a Dorset writer. His contribution to the cultural identity of Dorset is recognised around the world and his UNESCO-listed archive is held at Dorset History Centre.

As 'A.M.L.' records in The Marn'ull Book[60] (and the full extract is worth a read), "Marnhull's lion is Thomas Hardy. Not only did he choose this village as the birthplace and home of one of his heroines, but she was his greatest heroine: Tess of the d'Urbervilles". A.M.L. goes on to say "If one reads Tess of the d'Urbervilles with careful attention to background detail it is possible to build up a picture of what the village life was like a hundred years or so ago." While living at Sturminster Newton Hardy is known to have visited Marnhull on several occasions[61], and it is his use of local detail that adds authenticity to his work.

In the introduction to the guide, Exploring Thomas Hardy's Wessex, Dr Tony Fincham writes "for the reader to be moved to tears by the fate of Tess d'Urberville or Bathsheba Everdene and then to be able to visit the places where these heroines lived, loved and died gives an entire extra dimension to the literary experience, especially when these scenes are set amongst some of the most beautiful countryside in England"[62]. This view is endorsed by Gregory Stevens Cox, editor of The Hardy Guides, who suggested "Perhaps the best tribute that we can pay to Thomas Hardy today is to take Thomas Hardy's Wessex as one of our textbooks of what should be protected and conserved in the West of England... while this may incur the wrath of the developers it will at least elicit the gratitude of our children"[63].

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[56] The most relevant sections of the references contained below can be viewed under CD12_001a-o at https://marnhull-pc.org.uk/tess-square-and-butts-close-appeal-mpc-submission/

[57] https://www.gutenberg.org/files/110/110-h/110-h.htm#chap01

[58] James Gibson, Introduction to 1993 Everyman edition of Tess of the d'Urbervilles

[59] Hardy – novelist and poet, Desmond Hawkins, Papermac 1987

[60] The Marn'll Book, Blackmore Press 1952 – see detailed extract regarding Thomas Hardy

[61] See The Hardy Way–a 19th-century pilgrimage, Margaret Marande, Blue Birch 2015

[62] Exploring Thomas Hardy's Wessex, Tony Fincham, Dovecote Press 2016

[63] The Hardy Guides Vol 1, Hermann Lea, Penguin 1986

Tess and Marnhull places



Hardy chooses to introduce Tess at the time of the May Day dance. Tess takes part in 'club-walking', the procession of young women and girls around the village on May Day, after which Hardy writes "they turned into a field near The Pure Drop Inn for dancing on the grass". It is here Tess first – and fatefully – encounters Angel Clare. There is a good case for believing that the land south of Butts Close and west of Schoolhouse Lane is the field Hardy had in mind, lying between 'The Pure Drop Inn' and Tess Cottage. This was certainly the opinion of distinguished artist, naturalist and Hardy enthusiast, Gordon Beningfield, who painted St Gregory's church viewed across this sloping field from near the junction with Chippel Lane – and wrote "I tried to think where Hardy would have seen the May Day dance taking place – I think it might have been here"[64]. While it is not always possible to be definitive about the precise location of certain scenes from the book – and Hardy himself pointed out that the writer's imagination may well amalgamate locations – there is enough evidence for this suggestion not to be fanciful. Indeed in chapter 54, while in pursuit of Tess, Angel Clare leaves her family cottage and heads to 'Shaston' (Shaftesbury), Hardy writes "His way was by the field in which he had first beheld her at the dance…He passed on through the churchyard." The most direct route from Tess Cottage to the church is through the field at Butts Close and this is likely to be what influenced Beningfield's choice.

Tess attends church and most poignantly, the infant 'Sorrow' is buried (as Hardy writes in the novel) "in that shabby corner of God's allotment where He lets the nettles grow." This is considered to be in or close to the graveyard of St Gregroy's church.

In addition to the church, The Crown Inn features as 'The Pure Drop Inn' and the area around Walton Elm is widely considered to have influenced Hardy's choice of locations, so that Old Lamb House (formerly The Lamb Inn) has a claim to be 'Rollivers' ale house (perhaps moreso than the Blackmore Vale Inn) and, most notably, Tess Cottage (formerly Barton Cottage) situated between Walton Elm and Carraway Lane is deemed to be the Durbeyfield home. It is reported that Hardy visited the cottage in 1924 and told the then owner that it had been the inspiration for the home of his tragic heroine. The cottage name was immediately changed to Tess Cottage[65]. Former president of the Society and authority on Hardy's landscapes and locations, Dr Tony Fincham, points out that "from the cottage, there are fine views to the north towards the village church and eastward over the Vale of the White Hart."[66]

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[64] Hardy Country, Gordon Beningfield, Viking 1983

[65] Hardy's Wessex Reappraised, Denys Kay-Robinson, David & Charles, 1972, Tess of the d'Urbervilles: Fact-related Fiction, Tony Bradbury, The Hardy Society Journal Spring 2009. https://www.jstor.org/stable/48561919 and Marnhull – A Dorset Village at the Millennium: Adrian Bailey 2001

[66] Hardy's Landscape Revisited, Tony Fincham, Hale Books 2010

Appendix 6: Conservation Area Appraisal

[please see separate document available]

List of buildings on the Dorset Historic Environment Record, 2024, for Local Listing consideration

HER Ref	Address	Grid Ref.	MDO No.	Conservation Area[67]
4	New Inn Farmhouse, Crown Road	ST787188	4277	N/A
53	Little Thatch, New Street	ST772184	27604	N/A
54	Cottage, New Street	ST776185	27605	New Street
58	Methodist Chapel, New Street	ST777185	27609	New Street
60	Church Cottages, Schoolhouse Lane	ST781186	27611	New Street
61	New Street Dairy, New Street	ST775184	27612	N/A
62	Kentsford Cottage, New Street	ST775184	27613	N/A
63	Colyford Cottage, Crown Road	ST787188	27614	N/A
64	Lambert & Lambert's Cottage, Crown Road	ST787188	27615	N/A
67	The Rectory (now part of the school), New Street	ST780186	27618	New Street
73	Carmans Cottage, Carraway Lane	ST778181	27624	Walton Elm (+)
75	Barn, Yardgrove Farm	ST774174	27626	N/A
77	Primrose Cottage, Carraway Lane	ST779181	27628	Walton Elm (+)
78	Carraway Cottage & Caundle Cottage, Carraway Lane, Walton Elm	ST779181	27629	Walton Elm (+)
79	Angle Cottage, Walton Elm Angle Cottage, Walton Elm	ST777176	27630	Walton Elm (+)
80	Group of cottages, Bat Alley	ST774180	27631	N/A
91	Hartland, Ham Lane, Hartland, Ham Lane	ST770195	27642	N/A
92	Nutwood Cottage, Musbury Lane	ST773198	27643	N/A
93	Bees Cottage, Burton Street	ST774194	27644	Burton Street (+)
94	Robin Hill Stores Complex (Tenements), Burton Street	ST774193	27645	Burton Street
96	Lovells Cottages, Burton Street, Lovells Cottages, Burton Street	ST774194	27647	Burton Street (+)
99	Fernlea & Homelea, Burton Street	ST775193	27650	Burton Street

[67] (+) indicates as proposed

HER Ref	Address	Grid Ref.	MDO No.	Conservation Area[67]
100	Sackmore Cottage, Sackmore Lane	ST775190	27651	Burton Street
104	Church Cottage, Church Hill	ST781189	27656	N/A
106	1 & 2 Salisbury Street	ST789191	27658	N/A
107	Gannets Farm	ST794195	27659	N/A
108	Old Mill Cottages	ST782201	27660	Nash Court (+)
109	Knotts Cottage, Musbury Lane	ST772197	27661	N/A
110	Cranleigh, Musbury Lane	ST772195	27662	N/A
111	Dragon's and Lesley Cottages, Musbury Lane	ST772195	27663	N/A
112	Minton Cottage, Musbury Lane	ST772195	27664	N/A
113	Parana Cottage, Musbury Lane	ST772197	27665	N/A
114	24 Pilwell	ST782190	27666	N/A
115	The Cottage, Pilwell	ST781190	27667	N/A
116	Tapshays Corner, Burton Street	ST780191	27668	Burton Street
117	Christmas & Bower Cottages, Burton Street	ST778191	27669	Burton Street
118	Knights Cottage & The Cottage, Sackmore Lane	ST775191	27670	Burton Street
119	Cumberland Lodge, Sackmore Lane	ST775191	27671	Burton Street
120	Trooper Farm, Love Lane	ST775193	27672	Burton Street (+)
122	Lush's Farm	ST810179	27674	N/A
131	Cottages (2), Crown Road	ST787187	39698	N/A
140	Old Marnhull Brewery, Walton Elm	ST779181	39733	Walton Elm (+)
145	The Rectory	ST778186	43442	New Street
146	Chapel House, Pilwell	ST781191	43443	N/A
147	Old Beech House, Burton Street	ST774193	43444	Burton Street

List of buildings identified as having potential significance in the draft Conservation Area Appraisal and may qualify as non-designated heritage assets (NDHA), for Dorset HER and Local Listing consideration

CAA Ref	Address	Grid Ref.	Conservation Area[68]
B1/2	The Blackmore Vale Inn, Burton Street	ST773194	Burton Street
B1/5/6/7	Lovells Court and associated complex	ST773193	Burton Street
B1/10	Foxley House, Bees Cottage, The Old Bank, Ann's Cottage and Lovells Cottages group, Burton Street	ST775195	Burton Street
B1/25	Period Cottages, Sackmore Lane	ST776189	Burton Street
B1/26	Sackmore Green	ST777191	Burton Street
B1/33	Ryalls Cottage, Ridgeway, Rock Villa group of Victorian stone built houses, Burton Street	ST776193	Burton Street
B1/38	The Lodge, Burton Street	ST776192	Burton Street
B1/41	The Grange, Burton Street	ST776192	Burton Street
B1/56	Tapshays, Burton Street	ST779191	Burton Street
B1/57	Tapshays Barn, Burton Street	ST780191	Burton Street
B2/10	Arlington House, Bay House and Notley House group on New Street	ST779187	New Street
B2/24	Stable Cottage and St Gregory's Court, Crown Road	ST780186	New Street
B3/2	Walton Elm House, Walton Elm	ST780178	Walton Elm (+)
B3/4	Old Lamb House, Mowes Lane, Walton Elm	ST780177	Walton Elm (+)
B4/8/9	Old School House, Grove House and Priory House group, Nash Lane	ST785198	Nash Court (+)
B4/14	The Priory, Old Mill Lane	ST785198	Nash Court (+)
B4/15	Meadow Cottage, Old Mill Lane	ST782201	Nash Court (+)
B4/19	Stourmead, Haines Lane	ST780199	Nash Court (+)
B4/20	Lower Haines Cottage, Hains Lane	ST779198	Nash Court (+)
B5/2	Methodist Church (built 1899), Burton Street	ST781191	N/A
B5/6	Grafthayes, Pilwell	ST783192	N/A
B5/7	Walnut Tree Cottage, Pilwell	ST781190	N/A

[68] (+) indicates as proposed

Traditional telephone boxes, PO letter boxes and 3 / 4 armed Dorset fingerposts record, for potential inclusion in the Dorset HER

The following telephone boxes, PO letter boxes and traditional Dorset fingerposts (with 3+ arms) still present in the parish as of 2024/25 are recorded here[69]. Recent losses include the loss of a Telephone Kiosk at Stoneylawn adjoining the PO box (clearly visible in Google Street View 2009 / 2011), the loss of an old GVIR PO letter box embedded in the wall of Conyers Place (following repairs after the coach crash, but clearly visible in Google Street View June 2023) and loss of the PO letter box embedded in the garden wall of Rainbow Cottage at Mounters (which was not replaced following building work). While the removal of such items may not require planning permission, they are nonetheless important and iconic elements of the public realm.

Ref	TYPE	PHOTOGRAPH
T1	**TELEPHONE BOX** Telephone Box in New Street by layby / Butts Close road junction. ST778185 No longer in active use, repurposes as community lending library	
T2	**TELEPHONE BOX** Telephone Box opposite Orchard House, Burton Street ST778192 No longer in use but well maintained and used as local flower adornment	

Ref	TYPE	PHOTOGRAPH
P1	**PO LETTER BOX** In wall outside Dale Cottage, near Spar Shop in New Street ST775185	
P2	**PO LETTER BOX** Walton Elm lay by on B3092 close to junction to Tess' Cottage E(II)R ST781179	
P3	**PO LETTER BOX** Junction of Hains Lane and Nash Lane by entrance to footpath N47/105 ST781198	

[69] Further information on the potential age of these can be gained from https://www.postalmuseum.org/blog/royal-cyphers-on-letterboxes/

Ref	TYPE	PHOTOGRAPH
P4	**PO LETTER BOX** Entrance to Pilwell from Church Hill, outside The Cottage E(II)R ST781191	
P5	**PO LETTER BOX** Outside Robin Hill Stores and Post Office, Burton Street E(II)R ST775194	
P6	**PO LETTER BOX** Entrance to Burges Close off Burton Street E(II)R ST773191	

Ref	TYPE	PHOTOGRAPH
P7	**PO LETTER BOX** Stoneylawn off Salisbury Street E(II)R ST789189	
P8	**PO LETTER BOX** Set in wall of Hatchers Cottage in Moorside – this is outside the Marnhull Post Office area but within the parish. The post box is no longer in active use, but is believed to be the oldest in the parish, dating back to Queen Victoria (VR) and is of a type believed to date from the 1880/90s ST799196	
P9	**PO LETTER BOX** Set on the front boundary of Pleck End House GR ST772177	

Ref	TYPE	PHOTOGRAPH
P9	**PO LETTER BOX** Set on the front wall of one of the farm buildings at Gannetts Farm. The post box is no longer in active use, but has an unusual semi-circular top design, dating back to King George V (1910 – 1936) GR ST794196	
F1	**FINGER POST** Finger Post (GP) Chippel Lane ST777185 Reads: Dorset – Marnhull Finger Corner 777185 Fifehead Magdalen 2¾ Todber 2 / East Stour 3¾ / Gillingham 2¾ / Shaftesbury 2¾ Chippel Lane Stalbridge 3¾ / Dorchester 22¼	

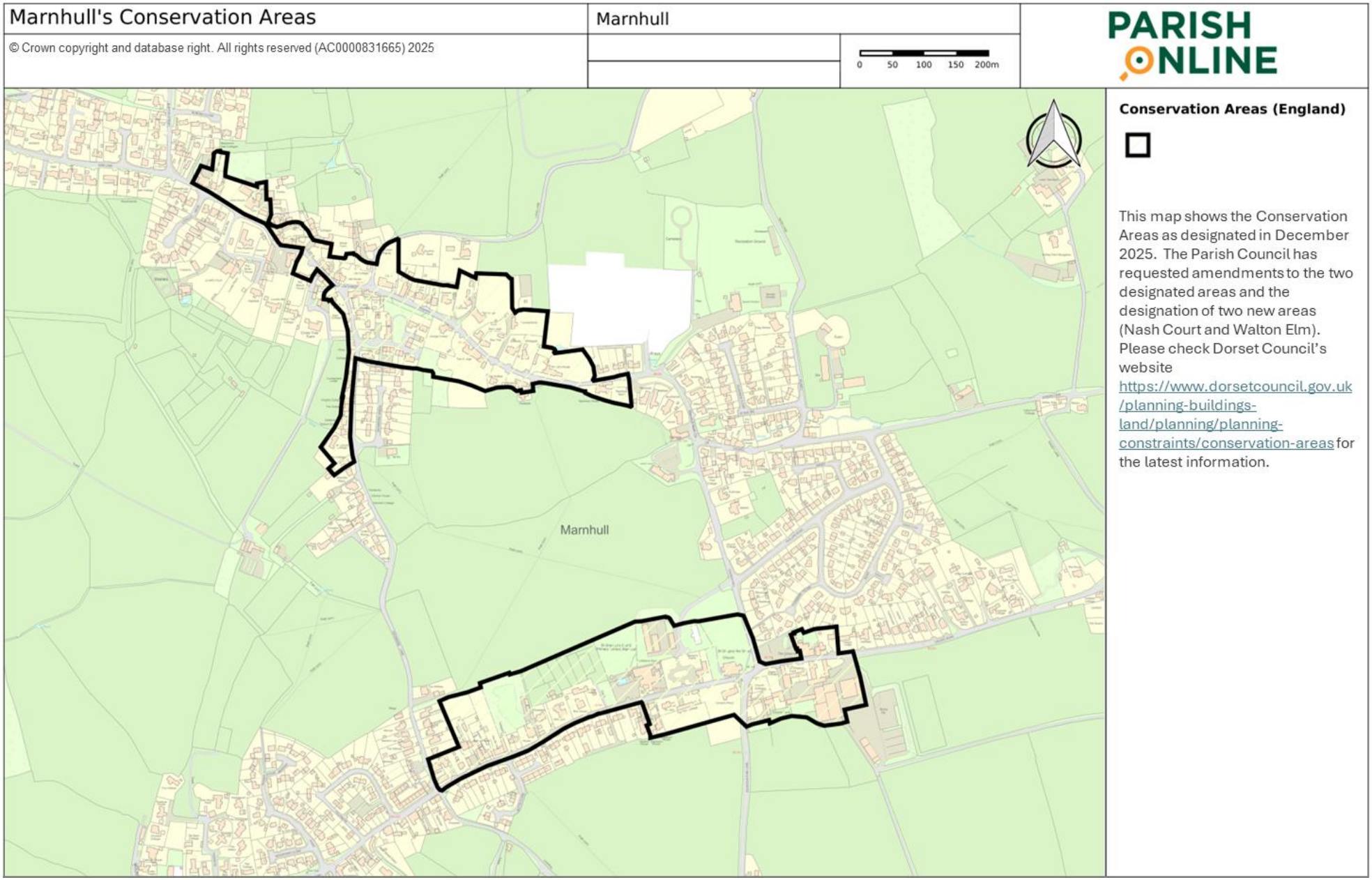
Ref	TYPE	PHOTOGRAPH
F2/G	**FINGER POST on GREEN TRIANGLE** Finger Post (GP) on circular stone raised platform Green Triangle at Walton Elm junction with Mowes Lane ST780178 Reads: Dorset – Walton Elm 780178 Marnhull / Gillingham 7 Stalbridge 3 / Templecombe 7 / Dorchester 21 Hinton Mary 1¼ / Stur Newton 2½	
F3	**FINGER POST** Finger Post (GP) Stoneylawn at junction with main road ST788189 Reads: Dorset – Marnhull Stoney Lawn 788189 Moorside ¾ / Margaret Marsh / Manston 4 Marnhull ½ / Sturminster Newton 3½ Tanzey Lane Todber 1¼ / Gillingham 6 / Shaftesbury 6	

Ref	TYPE	PHOTOGRAPH
F4/G	**FINGER POST on GREEN TRIANGLE** Finger Post (GP) on green triangle at junction of Moorside (Stoneylawn) and White Way Lane, opposite Thornton Cottage ST803183 Reads: Dorset Moorside 806185. Marnhull Manston / Margaret Marsh Hinton St Mary	
F5/G	**FINGER POST on GREEN TRIANGLE** Finger Post (GP) at road junction in Pleck ST771184 *The top circle has been broken off for more than 15 years*. Reads: Stalbridge 3 / Dorchester 21½ Gillingham / Shaftesbury Hinton St Mary 1¾ / Stur Newton 3	 *(mileage taken from historic photos, no longer showing on replaced fingers)*

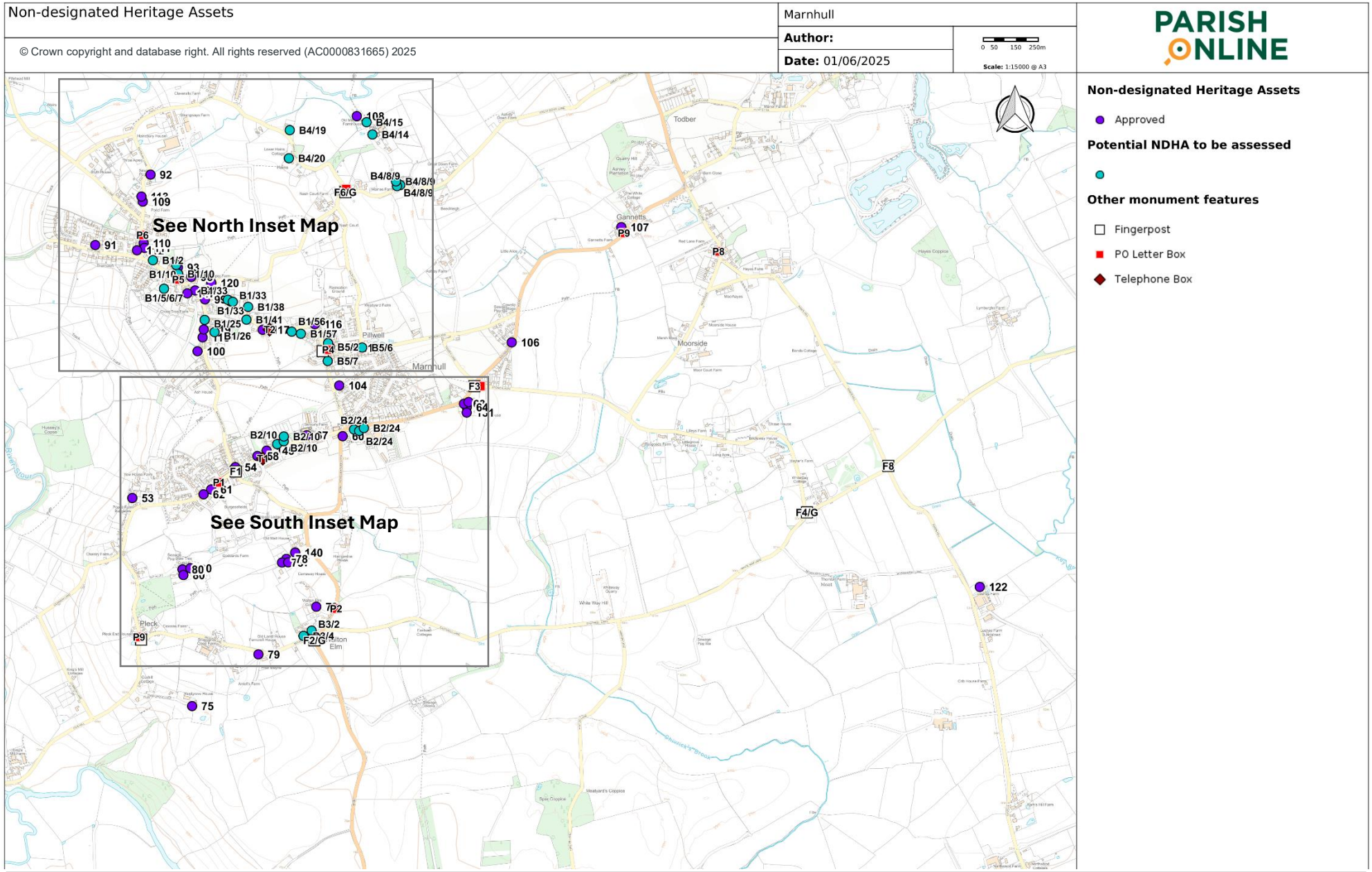
Ref	TYPE	PHOTOGRAPH
F6/G	**FINGER POST on GREEN TRIANGLE** Finger Post (GP) at junction of Hains and Nash Lanes 790192 ST782198 Reads: Dorset C. C. Marnhull Church / Sturminster Newton Hains Lane / Stalbridge Todber / Gillingham	
F7	**FINGER POST** Finger Post (GP) at junction of Pilwell / Church Hill ST780190 *Half of the top circle has been broken off.* Reads: Todber 1 / East Stour 3 / Gillingham 6 Fifehead Magdelan 2 / Stalbridge 3 Hinton St Mary / Sturminster Newton	 *(earlier image shows 2½ miles for Hinton St Mary / Sturminster Newton)*

Ref	TYPE	PHOTOGRAPH
F8	**FINGER POST** Finger Post (GP) at crossroads junction of Ram's Hill and White Way Lane ST806185 *Top circle has been broken off*. Reads: Manston 1 / The Orchards 2 / Sturminster Newton 3 Hinton St Mary Marnhull 1½ / East Stour 2½ / Gillingham 5½ Margaret Marsh	

Map Conservation Areas as existing January 2026



Maps showing potential heritage assets



Non-designated Heritage Assets

North inset map

Marnhull

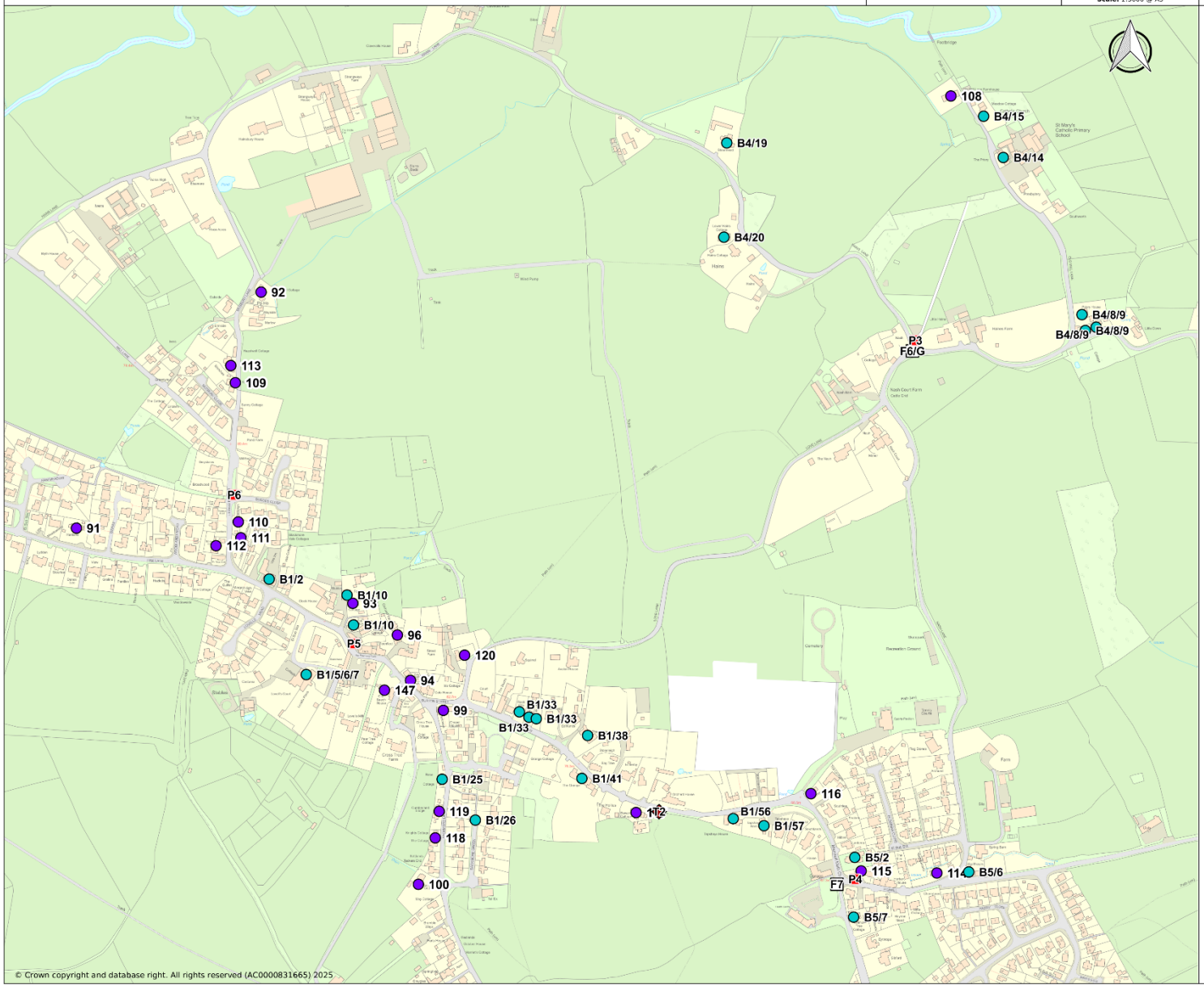
Author:

Date: 01/06/2025

0 20 40 60 100m

Scale: 1:5000 @ A3

PARISH ONLINE



Non-designated Heritage Assets

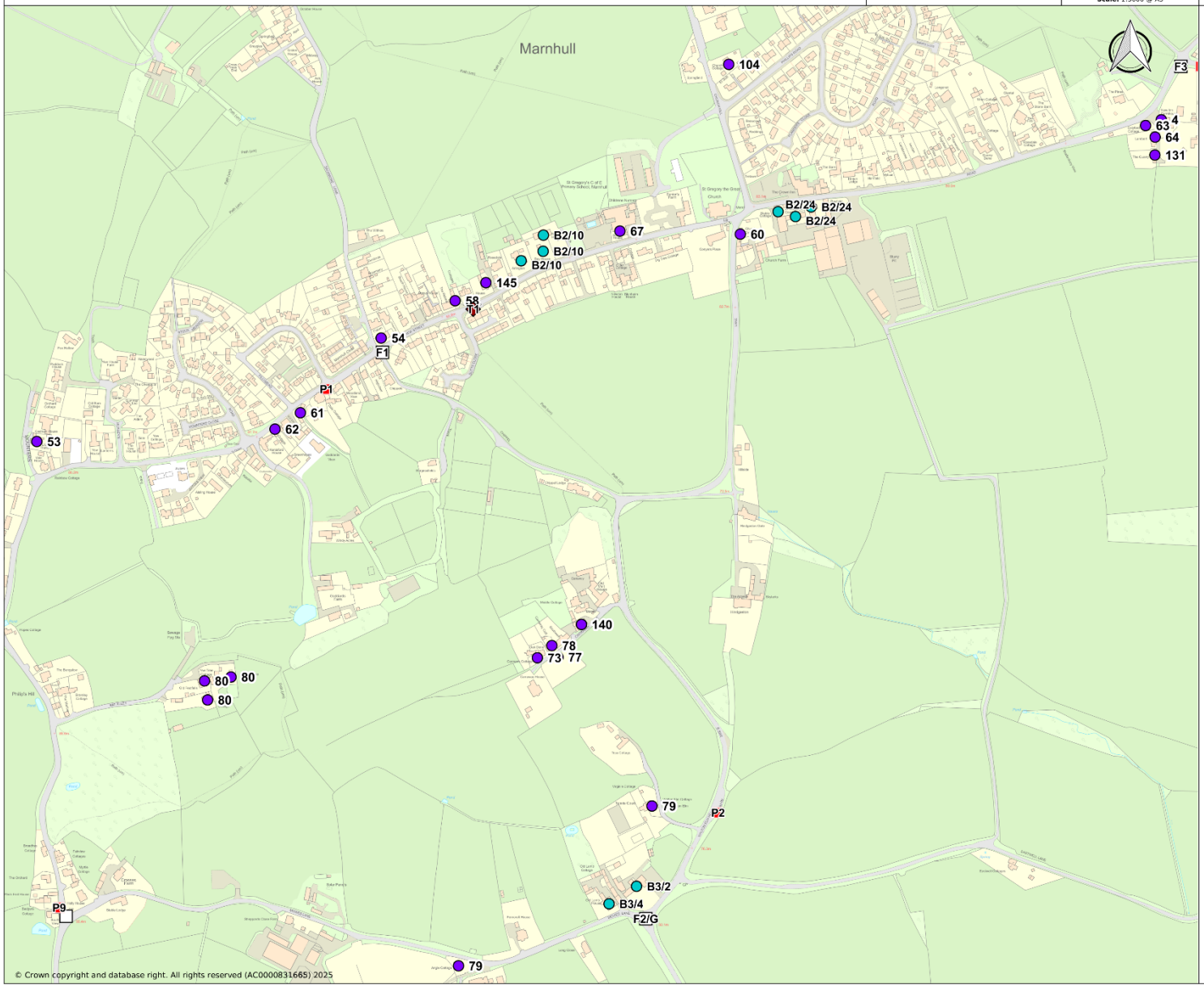
- Approved

Potential NDHA to be assessed

Other monument features

- Fingerpost
- PO Letter Box
- Telephone Box

Non-designated Heritage Assets	Marnhull	PARISH ONLINE
South inset map	**Author:**	0 20 40 60 100m **Scale:** 1:5000 @ A3
	Date: 01/06/2025	



Non-designated Heritage Assets

- Approved

Potential NDHA to be assessed

Other monument features

- Fingerpost
- PO Letter Box
- Telephone Box

Appendix 7: Design Guidance Overview

Colour palette

Roofing

Red clay tiles



Gabled roofs with varying orientations. The left two has a street-facing double gable.

Grey clay tiles



Crossed gable-roof (foreground) and hipped roof (background) with a lower projecting skillion roof.

Grey thatch



Crossed gable thatch roof with eyebrow dormers and a gable simple clay tile porch roof.

Facades

Red brick



Semi-course Marnhull stone with limestone cill and brick dressing.

Grey stone



Rough course stone that has a darker hue than the Marnhull stone

Light render



Light coloured render including thin render over a stone wall.

Fenestration



Sash window with wooden frames and glazing bars.



Casement window with chamfered stone mullions.



Natural wooden porch and fenestration with painted glazing bars.



Double storey bay window with glazing set back into the walls to add relief.

Architectural detailing



Detailed wooden gable front porch with tile roof.



Exposed timber gable structure painted black and exposed purlins.



Stone chimney protruding from wall (front) and brick chimney stack (back).



Gable wall dormer (left) and roof dormer (right) aligned with lower windows.

Roofing Visual Summary











Façade Visual Summary

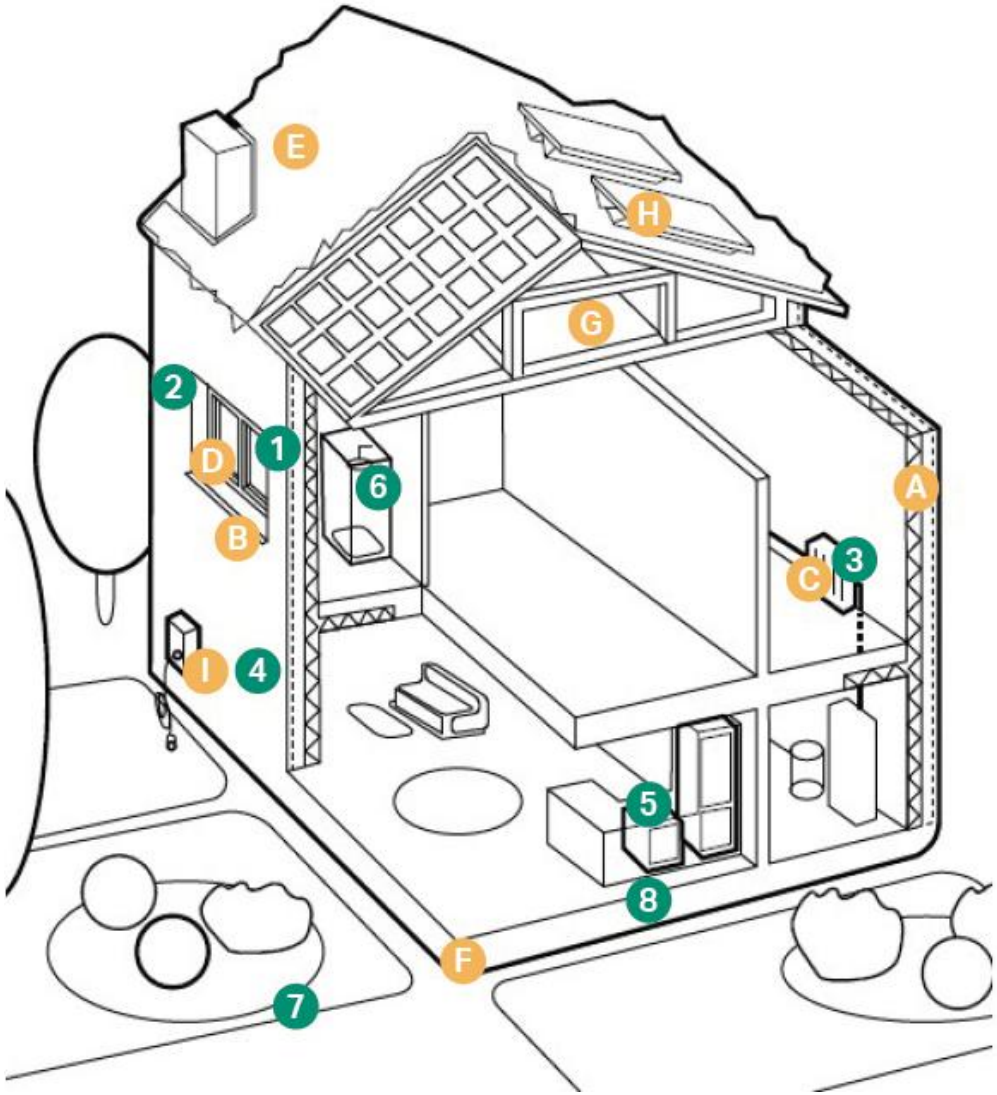


Fenestration Visual Summary



Eco-design Principles

New and retrofit eco-housing strategies



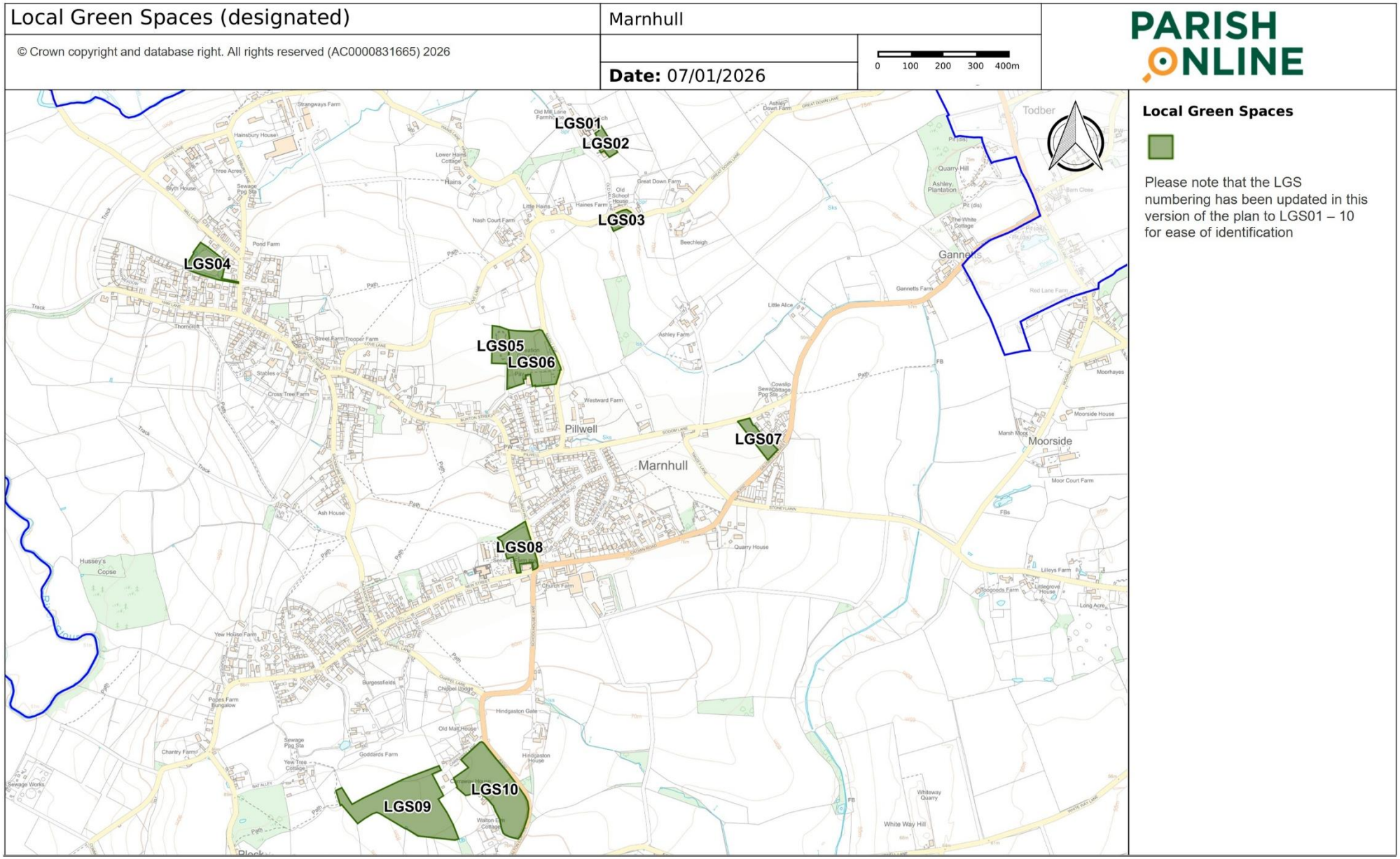
Additional features for new build homes

- A **High levels of airtightness**
- B **Triple glazed windows and external shading** especially on south and west faces
- C **Low-carbon heating** and no new homes on the gas grid by 2025 at the latest
- D **More fresh air** with mechanical ventilation and heat recovery, and passive cooling
- E **Water management and cooling** green roofs, rainwater harvesting and reflective walls
- F **Flood resilience and resistance** e.g. raised floors and greening your garden
- G **Construction and site planning** timber frames, sustainable transport options (such as cycling)
- H **Solar panel**
- I **Electric car charging point**

Existing home retrofits

1. **Insulation** in lofts and walls (cavity and solid)
2. **Double or triple glazing with shading** (e.g. tinted window film, blinds, curtains and trees outside)
3. **Low- carbon heating** with heat pumps or connections to district heat network
4. **Draught proofing** of floors, windows and doors
5. **Highly energy-efficient appliances** (e.g. A++ and A+++ rating)
6. **Highly water-efficient devices** with low-flow showers and taps, insulated tanks and hot water thermostats
7. **Green space (e.g. gardens and trees)** to help reduce the risks and impacts of flooding and overheating
8. **Flood resilience and resistance** with removable air back covers, relocated appliances (e.g. installing washing machines upstairs), treated wooden floors

Appendix 8: Local Green Spaces

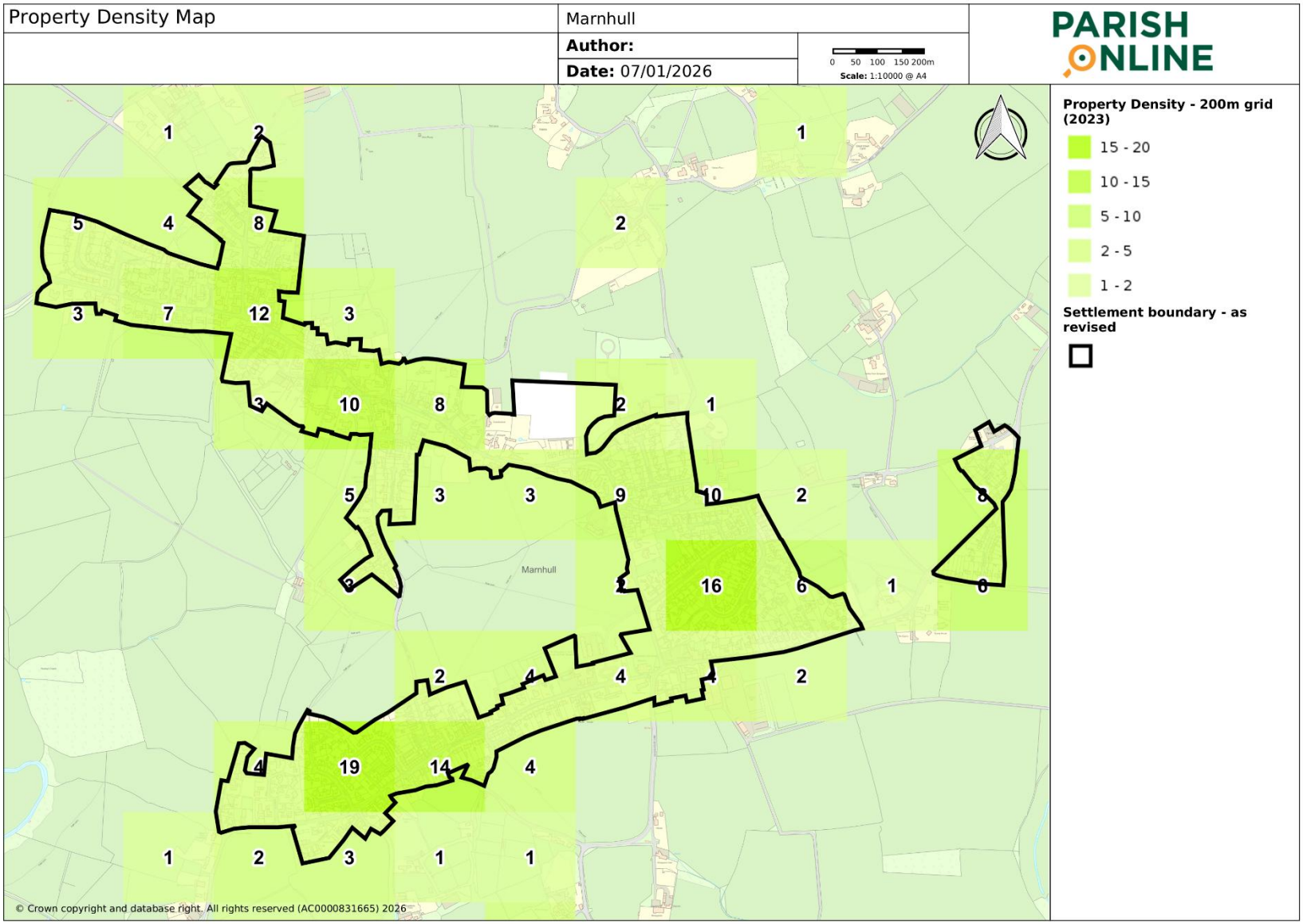


Ref	Site name	Extent (ha)	Relationship to settlement	Importance - high / medium / low[70]				Main reason/s for designation
				Land-scape	Heritage	Recre-ation	Wildlife	
LGS01	St Mary's Cemetery	0.05	approx 800m from edge of Marnhull, adjoins St Mary's Church and school	**High**	***Medium***	Low	Low / medium	Small RC cemetery with Commonwealth war graves surrounded by old wall.
LGS02	St Mary's playing field	0.28	approx 800m from edge of Marnhull, adjoins St Mary's Church and school	Low	***Medium***	**High**	***Medium***	School playing field and grounds surrounded by old wall, part of which is well planted with trees.
LGS03	Withy Wood	0.35	approx 500m from edge of Marnhull	***Medium***	***Medium***	***Medium***	***Medium***	Small parcel of RC church land which used to be the St Mary's RC School playing field. The space has a wildlife pond which has been used by the school children, and is near the public footpath. It is a historic site associated with a medieval pilgrim route. It has a good view to Nash Court.
LGS04	Mill Lane paddock	0.88	adjoins Marnhull settlement boundary	***Medium***	Low	***Medium***	***Medium***	Paddock with wildflowers at one end and mature trees. A tranquil space, enjoyed by many using the footpaths alongside the paddock and across it.
LGS05	Cemetery	0.58	adjoins Marnhull settlement boundary	**High**	Low	Low	***Medium***	Non-denominational cemetery alongside the Recreation Ground, beautifully planted with trees, very tranquil space, with undisturbed areas providing opportunities for wildlife.
LGS06	The Rec (Marnhull Recreation Ground)	2.34	adjoins Marnhull settlement boundary	Low	Low	**High**	Low / medium	Main village public recreation area including playing fields and sport facilities. Mature trees and hedgerows along perimeter.
LGS07	Allotments	0.51	adjoins Marnhull settlement boundary	***Medium***	Low	**High**	Low / medium	A quiet, undisturbed space that is important for village for gardening and growing produce, and provides important break in the developed area as well as compost heaps etc supporting wildlife.
LGS08	St Gregory's Churchyard	0.52	adjoins Marnhull settlement boundary	**High**	**High**	**High**	***Medium***	Old cemetery of St Gregory's Church – a tranquil space with many mature trees, looking out from the back onto the central field and connecting with the footpaths.

[70] Low includes sites of no inherent value

Ref	Site name	Extent (ha)	Relationship to settlement	Importance - high / medium / low[70]				Main reason/s for designation
				Land-scape	Heritage	Recre-ation	Wildlife	
LGS09	Area behind Goddard's Farm	4.05	adjoins Walton Elm	***Medium***	Low	***Medium***	**High**	Haven for local wildlife - prime example of traditional hay meadow crossed my many local footpaths, beautiful, secluded and tranquil. This space also allows very good view of St Gregory's tower.
LGS10	Area between Tess' Cottage and Carraway Lane	3.19	adjoins Walton Elm	***Medium***	**High**	Low / medium	***Medium***	Field critical to setting and views of Tess' Cottage and the Old Brewery. Crossed by public footpath. Mature trees enhance the view.

Appendix 9: Property Density Map (2023)



The property density maps are provided by the Geoxphere team to help public sector organisations understand their local area better[71].

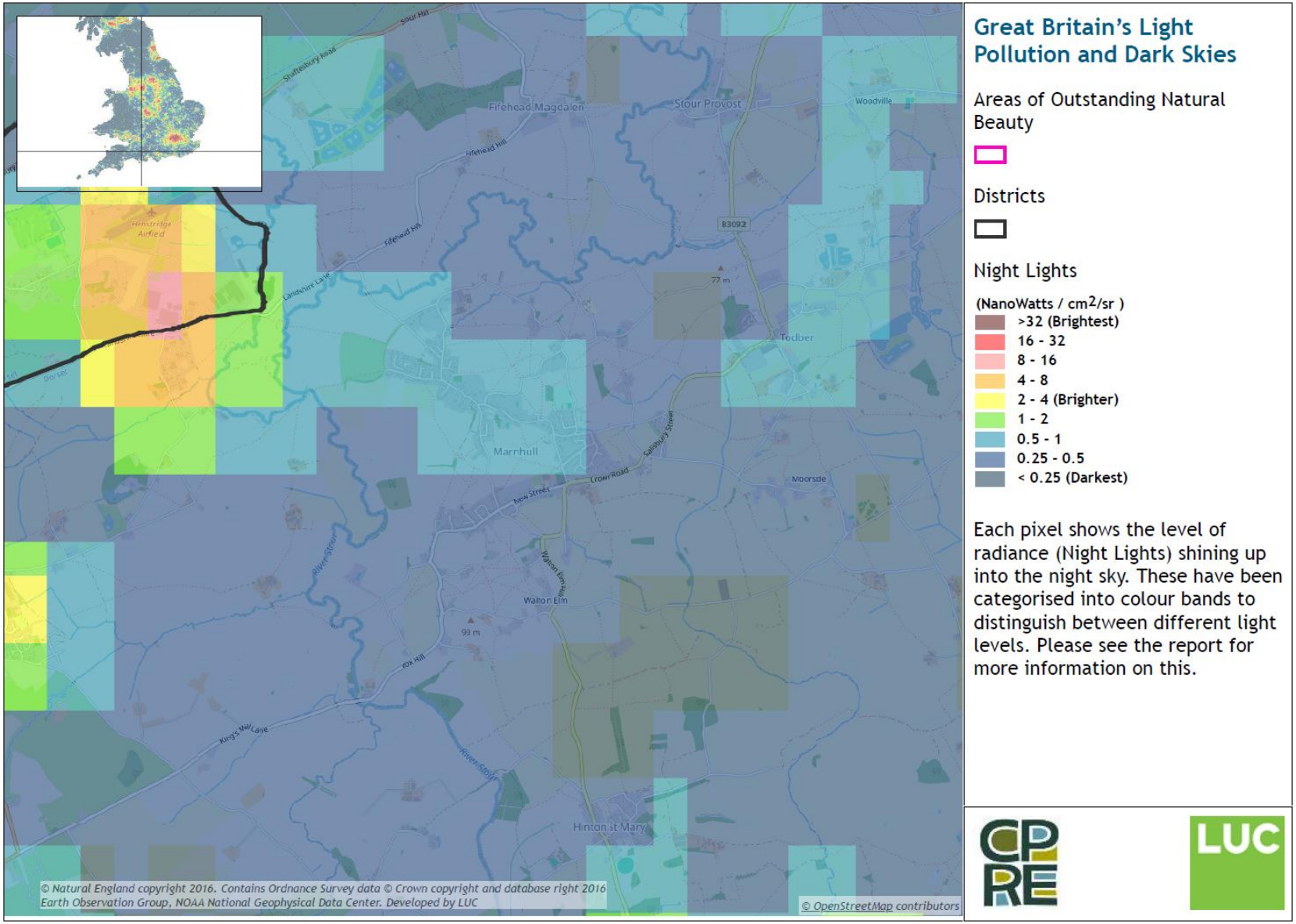
The layers use the national address data (OS AddressBase) and count the number of residential properties within each 200m x 200m grid, and the use this to calculate the sum of the number of dwellings per hectare within the grid (a hectare is 100m x 100m). This in then styled using a graduated colour scheme where green squares are low density, ranging through yellow, orange red, blue and purple with the highest density (over 150 properties per hectare). Grid squares with less than 1 property per hectare are omitted.

[71] see https://support.parish-online.co.uk/portal/en/kb/articles/understanding-the-property-density-map

Appendix 10: Light Pollution and Dark Skies

Map courtesy of https://www.cpre.org.uk/light-pollution-dark-skies-map/

Earth Observation Group, NOAA National Geophysical Data Center, © Natural England copyright 2016. Contains Ordnance Survey data © Crown copyright and database right 2016, © OpenStreetMap contributors. ESRI World Imagery (Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community). Created using Mappetizer by uismedia, developed by LUC - www.landuse.co.uk



Appendix 11: Important Views

Grid coordinates and direction of view point are provided as a guide, but may cover a wider area than indicated by these measurements. To view photographs of the views please refer to the separate Marnhull Neighbourhood Development Plan – Views Report.

Important local landmarks include:

- St Gregory's Church (and tower) - Grade I listed and a focal point for the village, historically and culturally important
- Conyers Place (the Old Rectory) – Grade II listed, and a very large country house and also associated with Henry VIII who gave the house to his sixth wife along with Nash Court, and later used as the rectory.
- Senior's Farmhouse - Grade II* listed, one of the most important historic buildings in Marnhull, its imposing scale and form ensure that it vies with the Church and Conyers Place for prominence as well as maintaining a commanding presence as viewed across the central field to the north
- The Old Brewery in Walton Elm – the tallest building in Carraway Lane, also notable for its connection with the brewing industry that was once a feature of Marnhull
- Tess' Cottage – Grade II listed and iconic thatched Dorset long house, visually striking but also notable for its connection with Tess of the D'Urberville story
- Nash Court - Grade II listed and one of the most prominent and celebrated houses in the village, associated with both Henry VIII who gave the house to his sixth wife, and the influential Hussey family, and surrounded by a cluster of other locally characteristic historic buildings and significant trees / former parkland
- St Mary's Church - Grade II listed Roman Catholic Church, alongside the adjoining three-storey Priory of St Joseph.
- General inc distant hills - Duncliffe Wood, Fontmell Down / Melbury Hill (Cranborne Chase National Landscape), Hambledon Hill (Dorset National Landscape)
- Valley of the River Stour

The following table and maps have grouped the views as either views of St Gregory's Church / tower, views of other landmarks, views of the Stour River Valley, or as more general views of the beautiful countryside and distant hills.

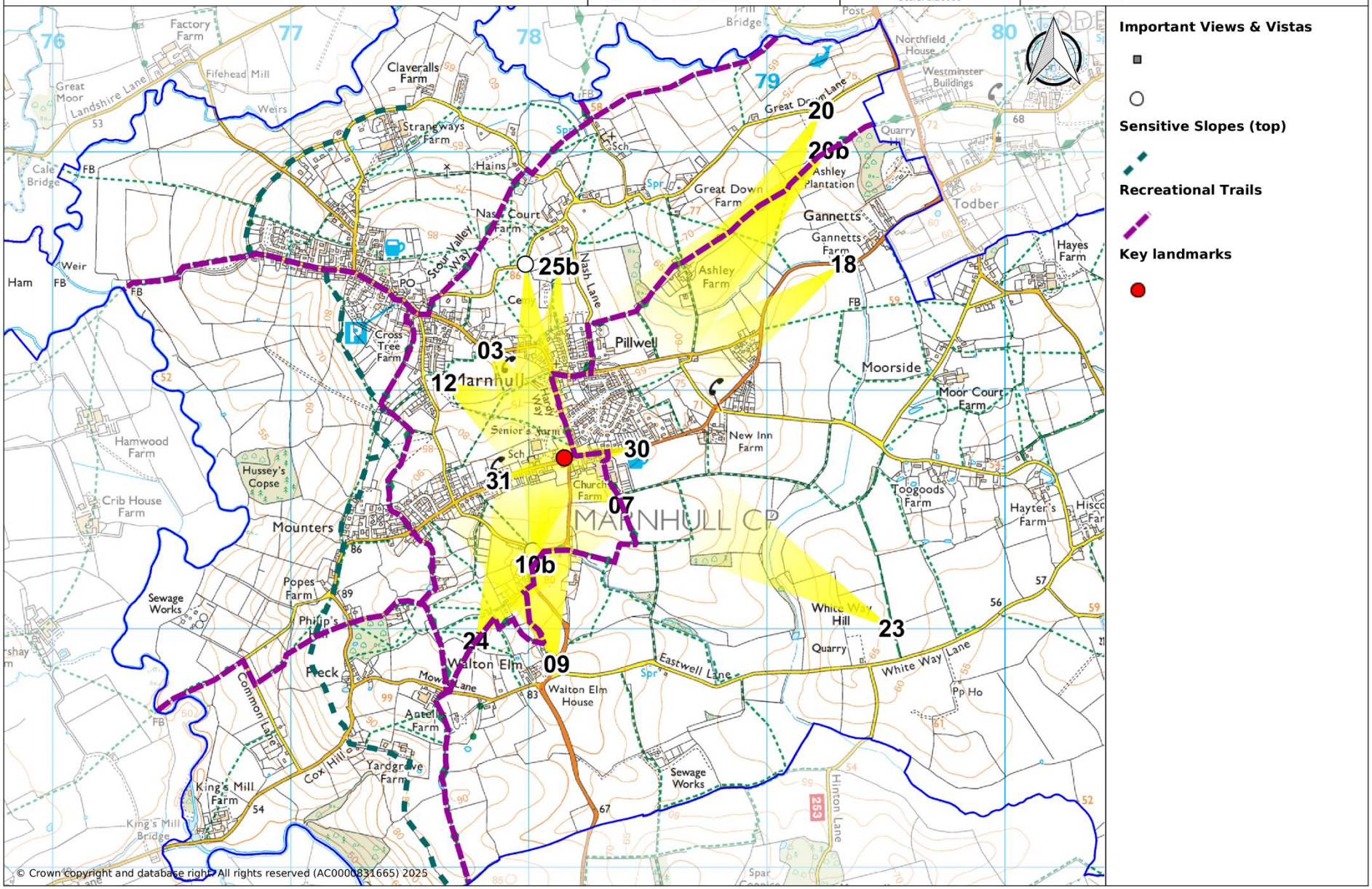
Ref	Direction	Type	From	X	Y	Description
03	SSE	St Gregory's Church (and tower)	Burton Street and N47/33	377840	119169	This is a much valued, unobstructed view of the St Gregory's Church from both the gateway on Burton Street near the red phonebox and the important green space that separates the two main routes along which the village formed, with N47/33 running in a southerly direction towards the church.
07	WNW	St Gregory's Church (and tower)	N47/36 Hardy Way	378257	117801	Providing a clear view to St Gregory's Church from along the Hardy Way approaching the village from the south. The whole of the church and tower is visible and also the back of Conyers Place (the Old Rectory)

Ref	Direction	Type	From	X	Y	Description
09	N	St Gregory's Church (and tower)	B3092	378118	117853	Approaching the village along the main road from the south, at the junction with Eastwell Lane up to the junction leading to Tess' Cottage provides an early sighting of St Gregory's tower (one of the best views of St Gregory's from the B3092), and views of Tess' Cottage and the Old Brewery. NB the tower of St Gregory's also just visible on the skyline from Viewpoint 06
10 **10b**	N	St Gregory's Church (and tower)	B3092 and N47/28 (and N47/27 Hardy Way)	378017 378027	118326 118271	Second very striking view of St Gregory's tower on the approach to the village, widely seen by motorists travelling along the main road. The field entrance , providing access to footpath N47/28, provides a clear view for those on foot, and from the higher ground of N47/28 which is on the Hardy Way. The view of St Gregory's tower is also very visible from the field to the east of Hindgaston Gate.
12	ESE	St Gregory's Church (and tower)	N47/32	377643	119032	Regarded as one of the best views of St Gregory's, and described as "one of the best in rural Hardy country", the whole of the church and tower is visible and also Grade 2 listed Senior's Farmhouse. The footpath into the central field here is very well used.
18	WSW	St Gregory's Church (and tower)	B3092	379323	119530	An early view of St Gregory's Church on the approach to the village from the east, as seen from along the main road just past the small hamlet of Gannets. A similar view is also available from the start of footpath N47/79.
20 **20b**	SSW	St Gregory's Church (and tower)	Great Down Lane and N47/80 (Hardy Way)	379230 379261	120175 120008	Long views from the high ground on Great Down Lane, from the gateway just near Ashley Down Farm and also from the Hardy Way towards the village and the tower of St Gregory's Church.
23	NW	St Gregory's Church (and tower)	N47/50	379526	118003	Long view from the second gateway of the bridleway off Whiteway Lane across fields to St Gregory's Church.
24	NE	St Gregory's Church (and tower)	N47/23, N47/16, N47/22 (Hardy Way, Stour Valley Way and White Hart Link)	377779	117949	View from the footpath at the end of Carraway Lane over the beautiful pasture with mature trees and hedgerow, to St Gregory's Church. The Old Brewery is not currently visible because of intervening trees. This view can be seen from the many footpaths which converge here, and include the Hardy Way, Stour Valley Way and White Hart Link.
25 **25b**	S	St Gregory's Church (and tower)	Love Lane and N47/89	377986 378129	119529 119522	View from the field at the end of the Nash Court walled garden and corner of Love Lane, with the tower of St Gregory's visible through trees. A similar view is also visible from the well-used footpath to the east, which leads to the Cemetery and Recreation Ground.
30		St Gregory's Church (and tower)	Crown Road	378455	118756	View of the St Gregory's Church from along the main approach road from the east, aligning in the centre of the view about 300m out as the road straightens. The view

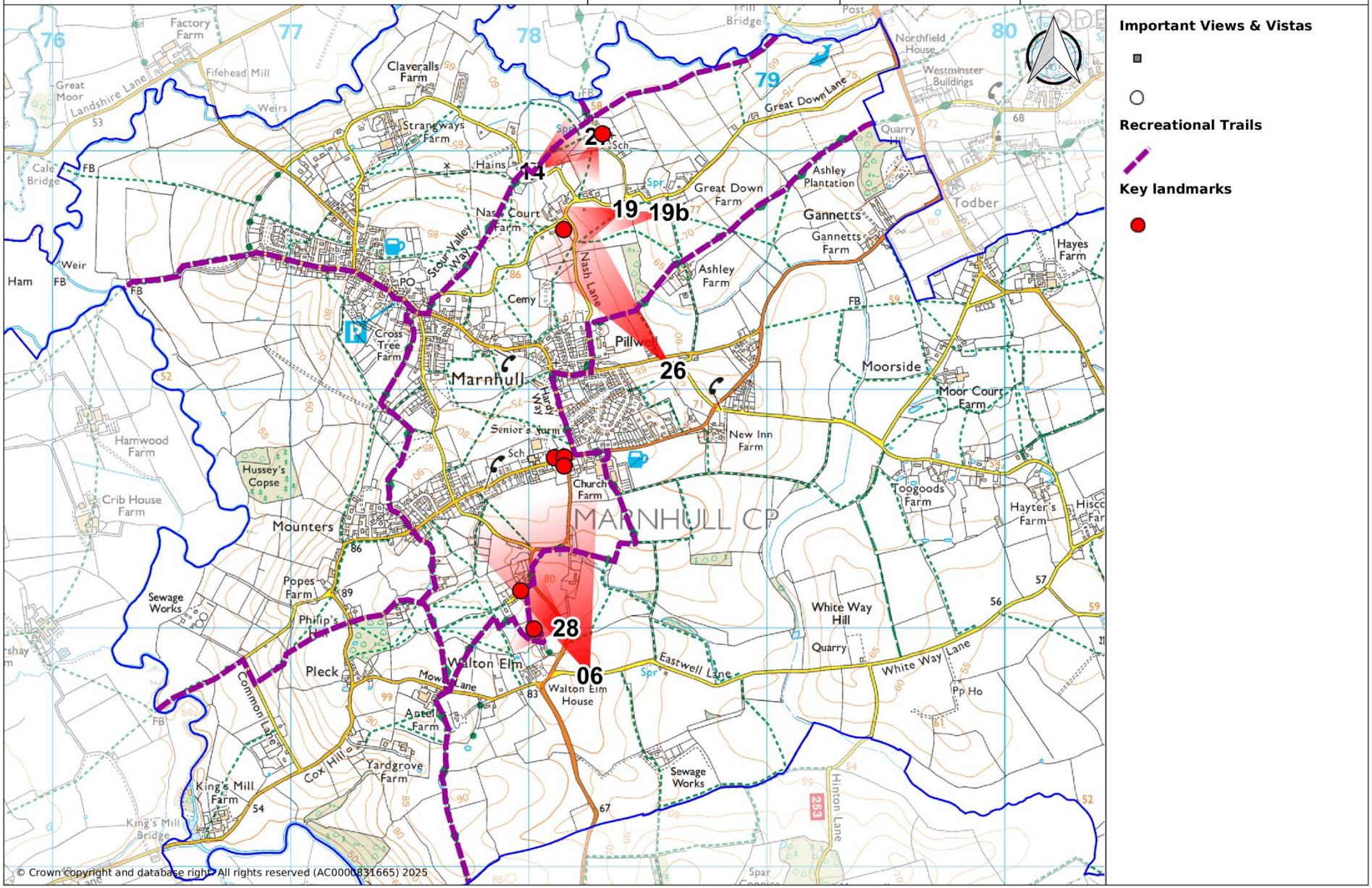
Ref	Direction	Type	From	X	Y	Description
						is then framed by the buildings either side of the road, first set back and then forming a more notable 'tunnel' outside the Crown Inn.
31		St Gregory's Church (and tower)	New Street	377875	118621	View of the St Gregory's Church from along New Street from the west, aligning in the centre of the view about 270m out as the road straightens. The view is framed in part by the hedgerows, shrubs and trees within the front boundaries of plots, with Seniors Place becoming visible as the foreground after you pass the school building.
06	NNW	Other landmark	Eastwell Lane	378257	117801	Pausing at the field gateway there is a long view across fields towards the Old Brewery and other historic buildings on Carraway Lane, as well as Hindgaston House (a substantial property and formally associated with the brewing industry), with the tower of St Gregory's also just visible on the skyline beyond.
14	NE	Other landmark	N47/103 Round Dorset Walk and Stour Valley Way	378014	119915	From the gateway on Hains Lane and along this well-used footpath is a delightful view of St Mary's Church, alongside The Priory of St Joseph, with Duncliffe Wood in the distance.
19 **19b**	WSW	Other landmark	N47/87, N47/85 and N47/79	378405 378589	119758 119744	Clear views of the front of Grade 2 listed, Nash Court, from the footpaths to the east.
26	NW	Other landmark	Sodom Lane and N47/85	378607	119081	View from the well-used footpath across Sodom Lane to Nash Court - although development is planned in this field it should be possible to retain such a view subject to consideration of layout, landscaping etc..
27	SSW	Other landmark	N47/105	378291	120061	View to Nash Court from the ancient hay meadow on the footpath associated with the history of St Mary's Roman Catholic Church and Nash Court.
28	W	Other landmark	B3092	378157	118001	View from round the bend on the B3092 south of Carraway Lane to Tess' Cottage, The Old Brewery and (also visible from the field in between crossed by the Hardy Way). These historic properties can be clearly seen through a gap in the hedge with only a metal railing fence. This is the best view of these historic listed buildings and a classic Hardy, Tess of the D'Urbervilles scene.
02	NE	Valley of the River Stour	N47/95 Round Dorset Walk / Stour Valley Way	377693	119463	Panoramic views to many important landmarks in distance – to the north to the River Stour and Fifehead Magdalen, and north-eastwards towards Nash Court and beyond to Duncliffe Wood. A unique vantage point accessible from several footpaths.
11	NNE	Valley of the River Stour	N47/95 (and also along Hains Lane)	377398	119541	Long view from the footpath behind Clock House over the valley of the River Stour towards the village of Fifehead Magdalen in the distance. A similar view closer to the river can also be glimpsed from gaps along Hains Lane.
15	W	Valley of the River Stour	Stour Valley Way N47/7 (& also N47/5)	377383	118937	The ridge is widely accessible by footpaths (including the Stour Valley Way) running from Mounters in New Street as far as Ham Lane. This ridge provides wonderful

Ref	Direction	Type	From	X	Y	Description
						sequence of clear views over the old Marnhull Common, the River Stour, and onto Stalbridge and the rest of the Blackmore Vale beyond.
16	WNW	Valley of the River Stour	Ham Lane, Round Dorset Walk N47/4	376851	119564	Another key viewpoint on the ridge, this time on part of the Round Dorset Walk, where the ground falls away down to the river creating good views looking westwards for miles over the River Stour towards Stalbridge and Henstridge in the distance.
21	SW	Valley of the River Stour	Cox Hill (highway) and N47/13 (White Hart Link)	377238	117548	An impressive long view from the top of Cox Hill across the valley of the River Stour and on to Stalbridge, which can be seen both from the road as you exit the village, with similar view also possible from Common Lane and nearby footpaths.
29	N	Valley of the River Stour	N47/108	378911	120142	View from the gateway and public footpath off Great Down Lane, across the valley of the River Stour and further on towards Fifehead Magdalen.
01	WNW (and 360°)	General inc distant hills	St Gregory's church tower and graveyard (and N47/31)	378110	118792	Views from the churchyard across the central field towards Burton Street and part of the Conservation Area, and also from the tower of St Gregory's over the Blackmore Vale – in all directions – across the countryside for which it is an important landmark.
04	E	General inc distant hills	N47/115	378493	118586	This is one of the clearest views in the village to Fontmell Down / Melbury Hill in the Cranborne Chase National Landscape – a long view from high ground, across countryside characteristic of the Blackmore Vale.
05	S	General inc distant hills	N47/34 Hardy Way	378418	118451	A captivating view from high ground on the Hardy Way as you exit the village, looking across open countryside. Hinton St Mary is visible in this view in the winter months.
08	SSE	General inc distant hills	N47/28	377840	118520	Long view from the footpath in the field behind Butt's Close towards Fontmell Down / Melbury Hill in the Cranborne Chase National Landscape – although development is planned in this field it should be possible to retain such a view subject to consideration of layout, landscaping etc.
13	E	General inc distant hills	Recreation Ground	378124	119421	A wide angle view from the back of the popular Recreation Ground / playing field, over the woodland plantation to Fontmell Down / Melbury Hill in the Cranborne Chase National Landscape.
17	NE	General inc distant hills	N47/34	378559	119049	A beautiful view from the footpath across the top of the Grade 2 listed Laburnham Cottage and out to the countryside with Duncliffe Wood visible in the distance - although development is planned in the immediate fields, it should be possible to retain such a view subject to consideration of layout, landscaping etc...
22	NE	General inc distant hills	Stoneylawn (highway)	379067	118883	Remarkable panoramic view through field gates on the lane leading away from the village past Stoneylawn, with Duncliffe Wood, Melbury Hill / Fontmell Down in the Cranborne Chase National Landscape and Hambledon Hill in the Dorset National Landscape all visible in the distance.

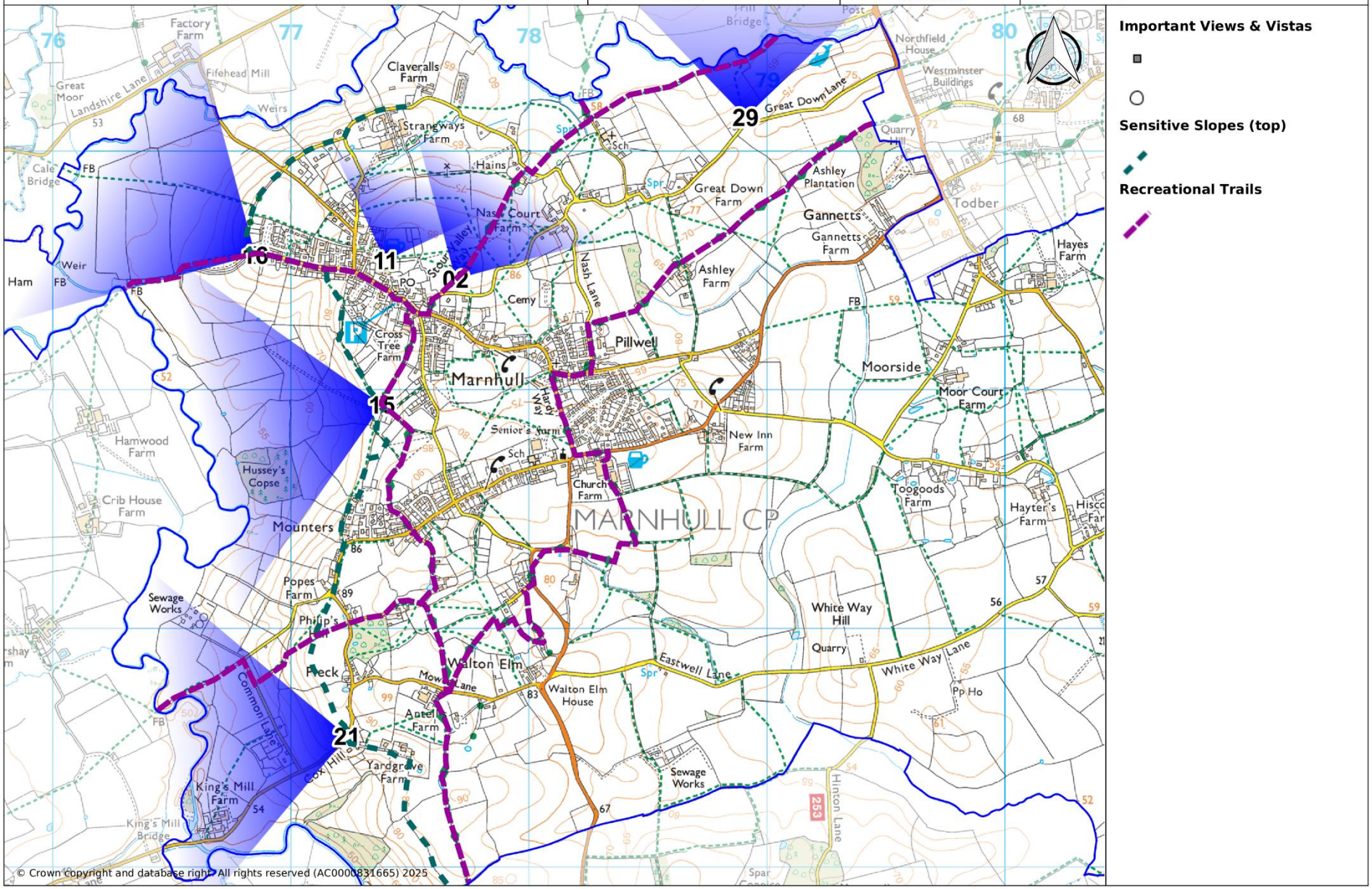
Important Views	Marnhull	PARISH ONLINE
St Gregory's Church and Tower	**Author:**	0 100 200 300 400m Scale: 1:20000
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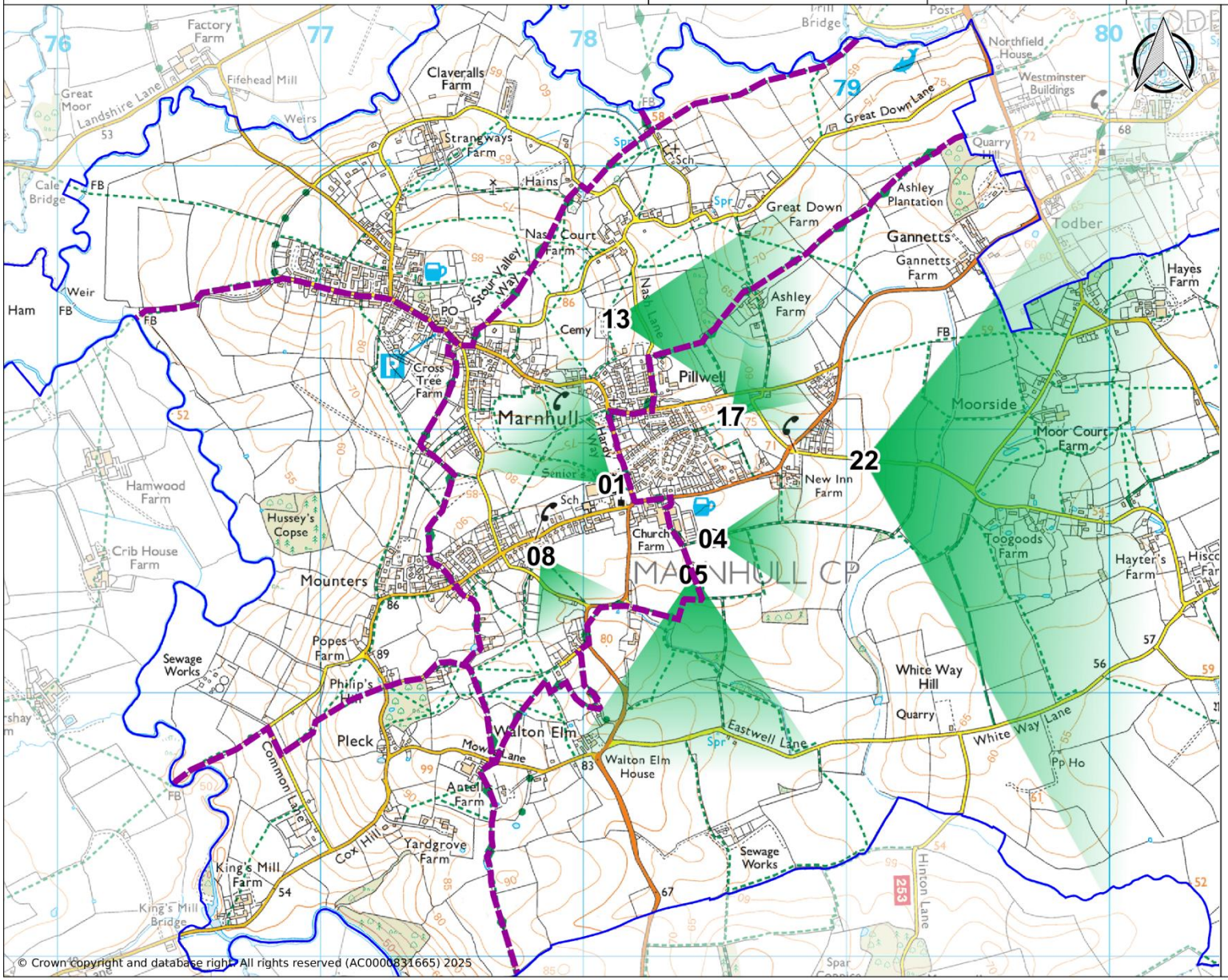
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Other landmarks	**Author:**	0 100 200 300 400m Scale: 1:20000
	Date: 23/01/2025	



Important Views	Marnhull	
Rover Stour valley	**Author:**	0 100 200 300 400m Scale: 1:20000
	Date: 23/01/2025	



Important Views	Marnhull	
General	**Author:**	0 100 200 300 400m Scale: 1:20000
	Date: 03/02/2025	



Important Views & Vistas

Duncliffe Wood to North-East

Recreational Trails

Fontmell Down / Melbury Hill (Cranborne Chase NL) to East

Hambledon Hill (Dorset NL) to South-East

Appendix 12: Housing Needs and Supply

Underlying evidence used for Housing Needs Target

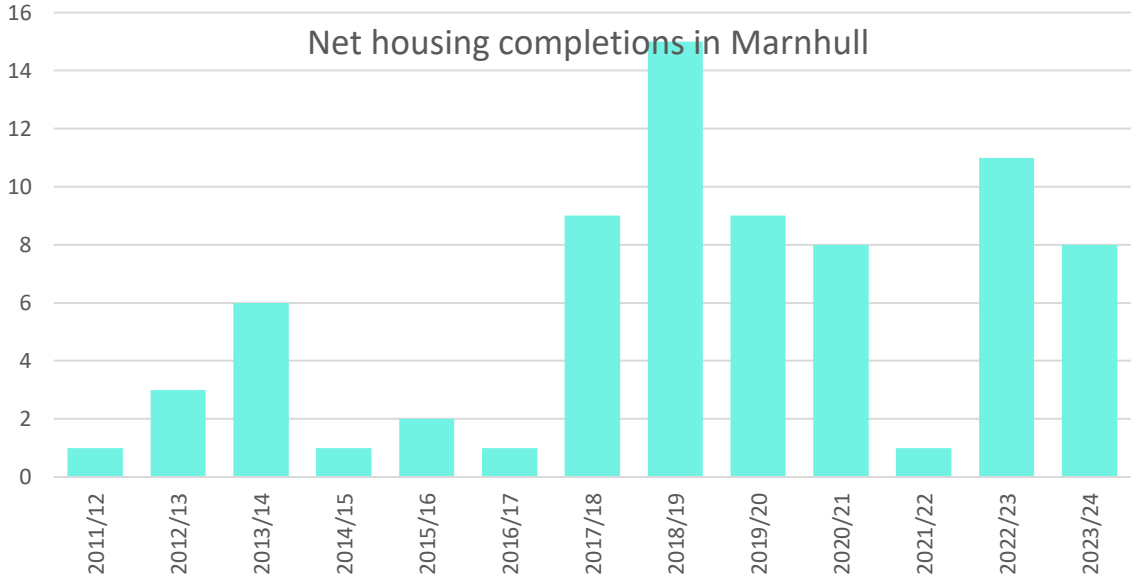
Past build rates (2011-2024)

Total of 75 dwellings between 2011 to 2024, giving an average of **5.8 dwellings per annum**, and a maximum recorded annual delivery of 15 dwellings.

Based on the North Dorset Local Plan (2016)

Taking a proportionate share[72] of the 825 homes target set as a target for Stalbridge, the 18 larger villages and countryside on the North Dorset Local Plan for the period 2011 – 2031 gives an annualised target of 4.1 dwellings per annum.

Applying an 'uplift' adjustment[73] to this figure, based on the standard method set out in the NPPF (December 2023) gave an annualised target of 5.2 dwellings per annum. A further uplift (taking into the Dorset-wide change in housing target)[74] gives an adjusted annualised target of **9.3 dwellings per annum**



The first draft of the Dorset Council Local Plan (2021)

The proposed target for the Marnhull Neighbourhood Plan area was 153 dwellings for the period 2021 to 2038[75], giving an annualised target of **9.0 dwellings per annum**.

The new standard method in the revised NPPF (2024)

Taking a proportionate share[76] of the 3,219 homes target for Dorset gives an annualised target of **16.9 dwellings per annum**.

---

[72] based on Marnhull as a percentage of the population in 2011 being 2,001/20,150 = 9.9%

[73] for North Dorset, the 2024 standard method gives a figure of 364 dwellings per annum, which is a 27.8% 'uplift' on the overall annual target of 285 dwellings included in the 2016 Local Plan

[74] The housing target for Dorset as calculated in the Annual Position Statement of October 2024 = 1,792. The LHN figure for Dorset calculated using the standard method following the December 2024 NPPF publication = 3,219. This equates to a 79.6% increase. 5.2 x 1.796 = 9.3.

[75] based on the extant permissions at that time and anticipated windfall rate of 4 dwellings per annum

[76] based on Marnhull as a percentage of the population in 2021 being 1,998/379,584= 0.526%

Dorset Council Regulation 14 response (March 2025)

How this Dorset Council need figure will be met is a matter for the emerging Dorset Council Local Plan. A decision hasn't been made yet by Dorset Council regarding how this figure should be divided across the authority area or what it will mean for emerging Neighbourhood Plans. However, the existing planning strategy for Dorset is likely to need to change due to the housing need figure going up so significantly.

The current Local Development Scheme (March 2025) sets out that a draft plan will be consulted on in August 2026 at which point it should be clearer what Dorset Council's preferred spatial strategy is and the Council's preferred allocations. Whilst the Local Plan will not be adopted at this time, Dorset Council should be in a better position to provide indicative housing requirement figures for neighbourhood areas that take account of the significantly higher housing need figure for the Dorset Council area.

In the meantime, it is probably reasonable to consider 17dpa for Marnhull as a minimum. It assumes that new residential development will be equally distributed across Dorset based on existing population distribution. In reality, some areas will see more growth than others because of their accessibility and range of facilities, which are key measures of sustainability.

Affordable housing needs

The following data was provided by Dorset Council's Housing Enabling Team. For definition of housing need bands please refer to https://www.dorsetcouncil.gov.uk/w/housing-register-bands . The highest Band A has urgent / exceptional needs (such as statutory homeless) and these are graded down to the lowest Band D, where the person at the time of their application, lives in a property which is adequate for their needs in terms of size and facilities but generally has less than £60,000 and may have housing-related debts or some welfare / medical / disrepair need, requirement for older people's housing or may be a supported housing or care leaver not ready to move on, but is not currently deemed to be homeless / in overcrowded accommodation / split family / living in unsatisfactory or unsanitary conditions.

Marnhull - Local Connection housing need, 23 November 2023							**Updated, 28 January 2025**				
	Bedrooms										
	1	**2**	**3**	**4**	**Total**		**1**	**2**	**3**	**4**	**Total**
Submitted - to be assessed	0	2	0	0	**2**		0	1	1	0	**2**
Band A - Urgent Housing Need	0	0	0	0	**0**		0	0	0	0	**0**
Band B - High Housing Need	1	0	1	0	**2**		1	0	1	0	**2**
Band C - Medium Housing Need	0	3	0	0	**3**		0	3	0	0	**3**
Band D - Low Housing Need	3	0	0	1	**4**		4	0	0	0	**4**
Total	**4**	**5**	**1**	**1**	**11**		**5**	**4**	**2**	**0**	**11**

Marnhull - Preferred Area housing need, 23 November 2023							**Updated, 28 January 2025**					
	Bedrooms						Bedrooms					
	1	**2**	**3**	**4**	**5+**	**Total**	**1**	**2**	**3**	**4**	**5+**	**Total**
Submitted - to be assessed	5	1	1	1	0	**8**	1	4	2			**7**
Band A - Urgent Housing Need	1	0	1	0	0	**2**	1	2				**3**
Band B - High Housing Need	2	3	0	4	1	**10**	3	1	3	3		**10**
Band C - Medium Housing Need	4	7	2	0	1	**14**	3	8	2		1	**14**
Band D - Low Housing Need	11	11	6	1	0	**29**	30	15	8	2		**55**
Total	**23**	**22**	**10**	**6**	**2**	**63**	**38**	**30**	**15**	**5**	**1**	**89**

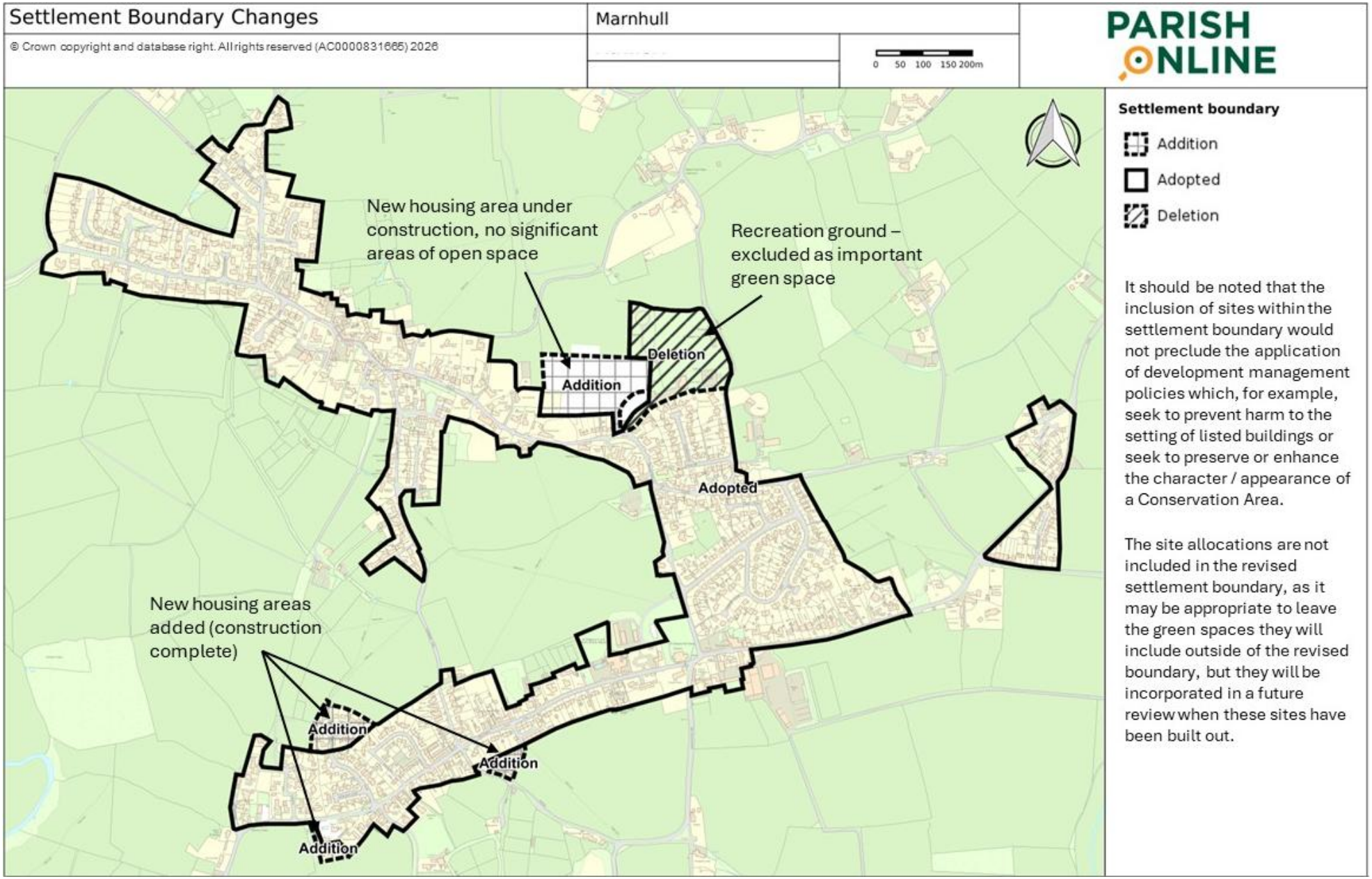
Housing Land Supply

as recorded in the April 2024-based Annual Position Statement and updated from Regulation 14 as per notes below:

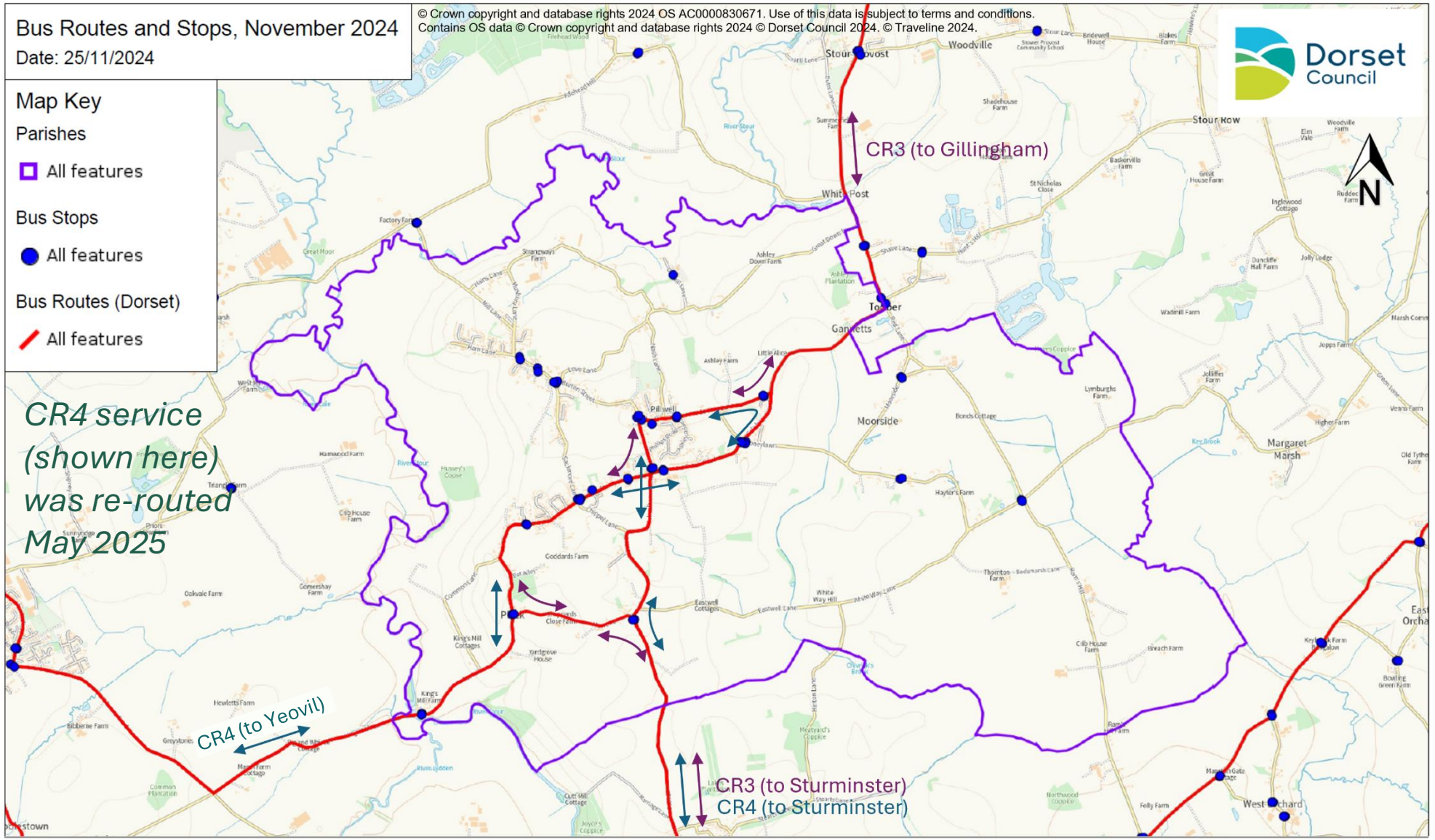
- 2/2019/0722/FUL: Barn at Ashley Down Farm, Great Down Lane –recorded as under construction 2023/24 and may have been completed, but as this falls after April 2024 this still counts within the supply for the plan period.
- P/FUL/2021/00107: The Old Brewery, Carraway Lane– this application does not appear to have been progressed and therefore is considered to have lapsed, and has therefore been removed from the supply.
- P/FUL/2024/01949: Barn at Cross Tree Farm, Sackmore Lane – appears to be the same site as P/PAAC/2022/01151 and the former has therefore been removed from the supply.
- 2/2018/1124/OUT: Land North of Crown Road – now has reserved matters approved under P/RES/2024/03588 for 69 dwellings
- P/OUT/2021/03030: Land off Butts Close – now has alternative scheme for 2 flats and up to 120 houses approved as part of the Tess Square appeal decision
- P/PAAC/2024/00510: Agricultural Building, Haines Lane to Ham Lane – granted change of use / conversion to a dwelling
- P/FUL/2023/06760: Ashley Farm, Sodom Lane - conversion of stables to for a dwelling

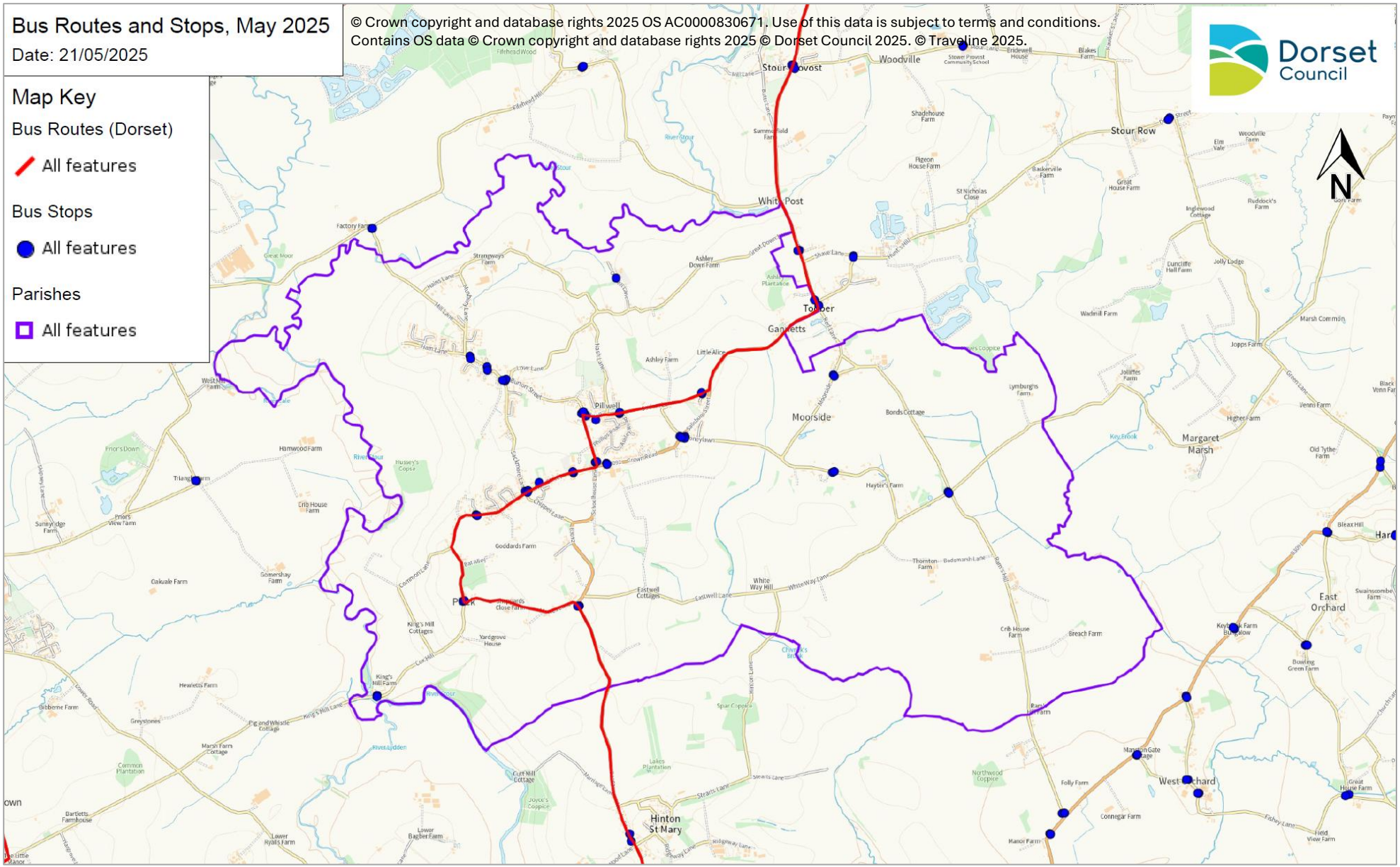
Permission	Site	Granted	Dwellings	Affordable Housing
2/2019/0722/FUL	Barn at Ashley Down Farm, Great Down Lane, Marnhull	12/08/2019	**1**	
P/RES/2022/07953	10 New Street, Marnhull, DT10 1PY	02/05/2023	**1**	
P/PAAC/2023/01325	Hiscocks Farm, Moorside, Marnhull, DT10 1HF	10/05/2023	**1**	
P/RES/2022/05524	Land North Of Burton Street, Marnhull	16/05/2023	**61**	S106: 40% = 25
P/FUL/2023/01556	The Old Farm Bungalow, Stoneylawn, Marnhull, DT10 1FX	09/06/2023	**1**	
P/FUL/2022/07019	Joyces, New Street, Marnhull, DT10 1NP	21/06/2023	**1**	
P/FUL/2023/00733	Land at Squirrel Bank, Love Lane, Marnhull, DT10 1PT	30/06/2023	**1**	
P/PAAC/2024/00510	Agricultural Building, Haines Lane to Ham Lane	02/05/2024	**1**	
P/OUT/2023/00627	Salisbury Street, west of Tanzey Lane	08/05/2024	**67**	S106: 40% = 27
P/FUL/2024/01546	Pinnacle House Sodom Lane Marnhull Dorset DT10 1HR	17/06/2024	**2**	
P/FUL/2024/01949	Barn At Cross Tree Farm Sackmore Lane Marnhull	22/10/2024	**1**	
P/FUL/2024/02038	Agricultural Building At Cross Tree Farm Burton Street Marnhull	23/10/2024	**1**	
P/FUL/2024/00602	Strangways Farm Hains Lane Marnhull Dorset DT10 1JU	12/11/2024	**4**	
P/FUL/2023/06760	Ashley Farm, Sodom Lane	22/01/2025	**1**	
P/RES/2024/03588	Land North Of Crown Road	25/04/2025	**69**	S106: 40% = 29, proposes 69
P/OUT/2022/02644	Land West of Church Hill and Land off Butts Close	06/05/2025	**122**	S106: 40% = 48
Total			**335**	169

Appendix 13: Revisions made to the Settlement Boundary



Appendix 14: Regular weekday bus routes




Bus Routes and Stops, May 2025
Date: 21/05/2025
Map Key
Bus Routes (Dorset)
All features
Bus Stops
All features
Parishes
All features
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Dorset Council
N
Stour Row
Woodville
Shadehouse Farm
Pigeon House Farm
Baskerville Farm
Great House Farm
St Nicholas Close
Ruddock's Farm
Inglewood Cottage
Duncliffe Hall Farm
Jolly Lodge
Wadmill Farm
Marsh Common
Joppa Farm
Jolliffes Farm
Venns Farm
Higher Farm
Margaret Marsh
Old Tythe Farm
Bleak Hill
East Orchard
Swainscombe Farm
Bowring Green Farm
Breach Farm
Crib House Farm
Rams Hill Farm
Northwood Coppice
Folly Farm
Connegar Farm
Manor Farm
Great Home Farm
Field View Farm
Fishey Lane
Marsh Gate Cottage
Thornton Farm
Bodmarsh Lane
Rams Hill
White Way Hill
Eastwell Cottages
Eastwell Lane
Goddards Farm
Chippet Lane
Schoolhouse Lane
Crown Road
Pill well
Moorside
Lymburghs Farm
Bonds Cottage
Hayter's Farm
Ashley Farm
Little Alice
Ashley Down Farm
Ashley Plantation
Great Down
Shave Lane
Hunt's Mill
Gannetts
Toober
White Post
Stour Provost
Woodville
Stower Provost Community School
Bridewell House
Blakes Farm
Shadehouse Farm
Summerfield Farm
River Stour
Factory Farm
Great Moor
Strangways Farm
Holnes Lane
Mill Lane
Town Lane
Lowe Lane
Union Street
Hatch Lane
Key Brook
Hamwood Farm
Triangle Farm
Prior's Down
Sunnyridge Farm
Priors View Farm
Crib House Farm
Hussey's Copse
Oakvale Farm
Gomershay Farm
Hewletts Farm
Osborne Farm
Greystones
Pig and Whistle Cottage
Marsh Farm Cottage
Common Plantation
Bartletts Farmhouse
Lower Ryalls Farm
Lower Bagber Farm
Curt Mill Cottage
Joyce's Coppice
Lakes Plantation
Spar Coppice
Hinton Hill
Hinton St Mary
Ridgeway Lane
Stearts Lane
Hinton Lane
Chiverks Brook
Rivers Lydden
King's Mill Lane
King's Mill Cottages
Yardgrove House
Cow Hill
Common Lane
Down Road
Park
Chiverks Clove Farm
Goddards Farm
Schoolhouse Lane
Crown Road
Pill well
Moorside
Hayter's Farm
Thornton Farm
Bodmarsh Lane
Rams Hill
White Way Hill
Eastwell Cottages
Eastwell Lane
Crib House Farm
Breach Farm
Rams Hill Farm
Northwood Coppice
Folly Farm
Connegar Farm
Manor Farm
Great Home Farm
Field View Farm
Fishey Lane
Marsh Gate Cottage
West Orchard

South West Coaches CR3

GILLINGHAM - MADJESTON - EAST STOUR - TODBER - MARNHULL - HINTON ST.MARY - STURMINSTER NEWTON

Monday - Saturday (except Public Holidays) - from 24th May 2025

A Dorset Council Socially Necessary Core Route

Timetable as taken from https://nationaljourneyplanner.travelinesw.com/ (please refer to for detail on all stops outside of the parish)

Inbound					
Gillingham Station Depart	0708	1010	1240	1525	1822
Gillingham, School	-	-	-	1530	-
Madjeston	0712	1014	1244	1540	1825
East Stour Crossroads	0716	1018	1248	1544	1829
Stour Provost Crossroads	0718	1020	1250	1546	1831
Todber, The Old School	**0720**	**1025**	**1255**	**1549**	**1833**
Corner Close	**0721**	**1026**	**1256**	**1551**	**1835**
Pillwell, Ashley Road	**0722**	**1027**	**1257**	**1552**	**1836**
Pilwell, Church Hill	**0723**	**1028**	**1258**	**1553**	**1836**
St Gregorys Church, Church Hill	**0724**	**1029**	**1259**	**1554**	**1837**
St Gregory's School, New Street	**0725**	**1031**	**1301**	**1555**	**1838**
Finger Corner, New Street	**0725**	**1031**	**1301**	**1555**	**1838**
Husseys	**0726**	**1033**	**1303**	**1556**	**1839**
Pleck Corner	**0728**	**1035**	**1305**	**1558**	**1841**
Walton Elm	0729	1036	1306	1559	1842
Hinton St Mary, Hinton Bus Shelter	0732	1039	1309	1602	1845
Sturminster Newton	0735	1042	1312	1603	1848

Outbound					
Sturminster Newton	0752	1045	1330	1630	1850
Hinton St Mary, Hinton Bus Shelter	0757	1049	1334	1634	1854
Walton Elm	0800	1051	1336	1636	1856
Pleck Corner	**0802**	**1053**	**1338**	**1638**	**1858**
Husseys	**0803**	**1054**	**1339**	**1639**	**1859**
Finger Corner, New Street	**0805**	**1056**	**1341**	**1641**	**1900**
St Gregory's School, New Street	**0806**	**1057**	**1342**	**1642**	**1901**
St Gregorys Church, Church Hill	**0807**	**1057**	**1342**	**1642**	**1901**
Pilwell, Church Hill	**0809**	**1059**	**1344**	**1644**	**1903**
Pillwell, Ashley Road	**0809**	**1059**	**1344**	**1644**	**1903**
Corner Close	**0810**	**1100**	**1345**	**1645**	**1904**
Todber, The Old School	**0812**	**1103**	**1348**	**1648**	**1906**
Stour Provost Crossroads	0815	1106	1351	1651	1908
East Stour Crossroads	0818	1108	1353	1653	1910
Madjeston	0821	1112	1357	1657	1913
Gillingham, School	0826	-	-	-	-
Gillingham Station	0831	1118	1404	1704	1917R

Note: Gillingham School stop limited to school days

Buses of Somerset CR4

For details of the timetable of the former route that ran 6 times a day (approximately every 2 hours) from 07:29 to 18:38, please see https://marnhullparishcouncil.gov.uk/wp-content/uploads/simple-file-list/MPC-Submission-to-Planning-Inquiry/CD12-003-Marnhull-Parish-Council-Submission/CD12_003b-CR4-Bus-Timetable.pdf

Appendix 15: Flood Risk Map, May 2025

https://gi.dorsetcouncil.gov.uk/dorsetexplorer/u/sKwwKUyEG

