

**DRAFT MOTCOMBE
NEIGHBOURHOOD
DEVELOPMENT PLAN 2026**

INITIAL PRESENTATION

Mobiles to Silent please

Welcome – and Thank You for Coming

- Steering Group Introduction
- Meeting Rules of Conduct
 - Meeting is recorded and – as with all Steering Gp meetings – will be minuted
 - Questions of Understanding only at end of Sections; other questions please wait for Final Q&A
 - Final Q&A – Motcombe Parish residents only
 - Basic site maps included to help orientation
 - Presentation slide deck and Minutes will be available on Motcombe PC website

Presentation CONTENT

- What is a Neighbourhood Development Plan (NDP)?
- Steering Gp Remit
 - Why revise and update?
- Start Points
 - Short Break and questions of understanding only
- Housing Development and SG Site Assessments – Richard Williamson
 - Short Break and questions of understanding only
- Next Steps
 - Survey – Mark Smith
 - Amenities – Cat Smyth
 - Employment and Business – Jon Rose
 - Community and Environment – Rich Craigmile, Becks Sutherland
 - Green Spaces, Roads, Traffic and Transport etc
- Final Q&A

Neighbourhood Development Plans (NDP)

Neighbourhood plan: A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

NPPF – Aug 2026

- An NDP gives us legal power to shape our own environment
- Also provides:
 - Legal Weight in Planning
 - Protects the Landscape
 - Shapes Housing Needs
 - Boosts Local Facilities
- ***NDPs should NOT be confused with landowners submitting formal site applications to the Local Planning Authority for consultation, review and validation***
 - An NDP is a community-led policy framework for a whole local area, whereas a site application (planning application for a specific site) is a formal request for permission to build or change a specific piece of land

Steering Group Baseline

Motcombe 2017-2027 NDP – Adopted late 2019

- Provided comprehensive baseline for parish/village and covered:
 - Housing
 - Amenities
 - Employment
 - Traffic, roads and transport
 - Green spaces
- *More on its content later*

Motcombe Neighbourhood Plan

2017 - 2027



Steering Gp Remit – Why Update?

- Revise and Update NDP
 - Build on Adopted 2019 Motcombe Neighbourhood Development Plan (NDP) – valid to 2027
- Focus on Housing Development
 - Changes to National Planning Policy Framework [NPPF] – Dec 24/Aug 26
 - Dorset Council Local Plan update – Consultation late 2025
 - New focus on Council Housing
 - Up to 40% Affordable Housing Target
 - Set against:
 - Under-resourced local planning capabilities; restrictive Green Belt policies; UK Economics; Construction Sector realities, including selling-on of site permissions
 - More change: July 2026 - New system for preparing local plans announced
 - NB Expect further Dorset Council Local Plan publication delays



Ministry of Housing,
Communities &
Local Government

National Planning Policy Framework
Plan-making and national decision-making policies

August 2026

What this means at Motcombe Parish level

- Assess what **could** be built, not what **should** be built
- From Steering Gp point of view:
 - **Nothing has been decided**
 - **Every site has been assessed using the same objective process**
 - **Parish residents decide what goes into the Final Plan**
 - **CAVEAT: If our NDP is rejected at Dorset Council level, Dorset Local Plan dictates a “*presumption in favour of sustainable development*” = we have no say, so please help. A Vote for the Plan is a Vote *against* externally-imposed development**
 - Referendum process – more later
- Steering Group Timeline to date:
 - Monthly meetings; interim research; site assessments; preparation
- Steering Gp Funding:
 - PC Grant and GoFundMe donations (~£4k so far) – Thank You Very Much!
 - Venue hire
 - Anticipated Consultation fees

Start Points

- Vision(s)
- 2019 Motcombe NDP Highlights
- Motcombe Strategic Housing Land Availability Assessment (SHLAA) 2025
- Dorset Council Local Plan Consultation 2025 and follow-up

Vision(s)

- 2019:
 - *To keep Motcombe as a separate and distinct, village-based community, rather than it becoming a dormitory suburb of the neighbouring, rapidly expanding towns, of Shaftesbury and Gillingham*
- **2026:**
 - ***To further shape Motcombe and its thriving community as an enjoyable place to live, in a manageable and sustainable fashion, whilst retaining its distinct village character***

Motcombe NDP 2017-27 Highlights

Motcombe Neighbourhood Plan

2017 - 2027

CONSERVATION AREA



THE STREET



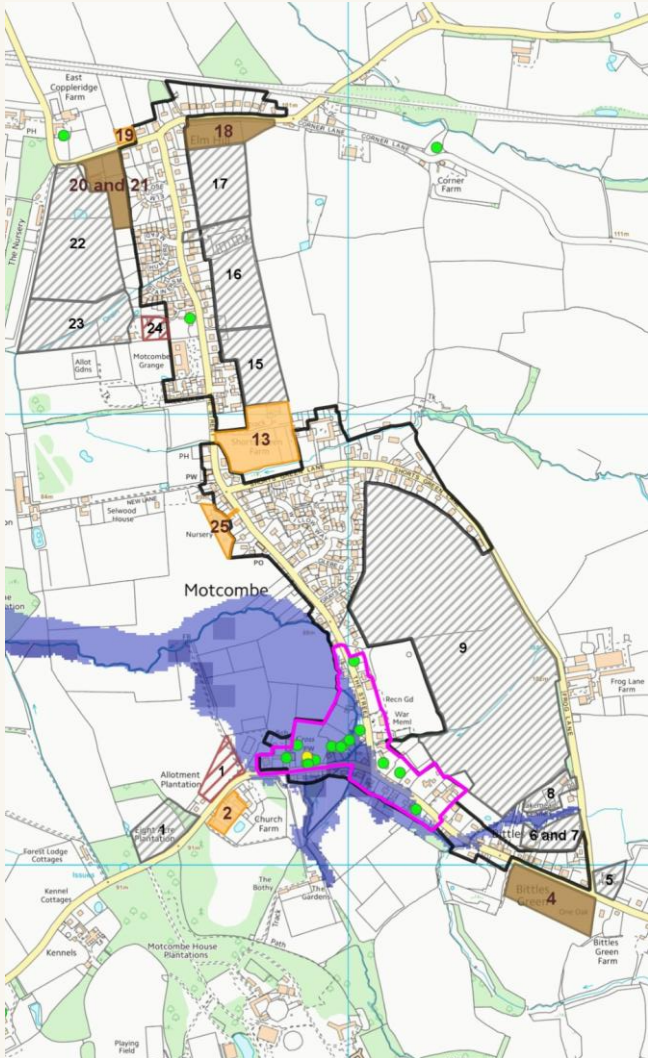
BITTLES GREEN
PROPOSED DEVELOPMENT



Motcombe Strategic Housing Land Availability Assessment (SHLAA) 2025

- What is a SHLAA?
 - SHLAA is a technical, evidence-gathering exercise conducted by Local Planning Authorities in England to identify land that is potentially suitable, available, and achievable for residential development (*Effectively a desk-top exercise*)
- Why Does SHLAA Matter?
 - Pipeline Planning
 - The 5-Year Supply
 - NB: Not a Planning Permission

Motcombe NDP Site Assessment Map 2017/18 vs Dorset Council SHLAA Sites Map 2025



Dorset Council Local Plan Consultation 2025

- Motcombe Census (2021) population and dwellings
- DC NDP Consultation (Aug – Oct) 2025 invited feedback on multiple aspects Dorset's future growth and land use
- Motcombe defined as Tier 3 village
 - 464 houses over 10 years (46 vs 3 builds pa)
 - Consider Included/Excluded SHLAA sites
 - Ignore Settlement Boundary
- Steering Gp Feedback
 - Propose pragmatic levels of development – ***to avoid having no say on development***
 - Small-scale, sympathetic, infrastructure-led
 - Infill first; adjacent next; *standalone C21st purpose-built?*
- NB: No direct DC feedback received

Call for Sites 2025 – Spring 2026

- Request for small-scale, well-integrated and sustainable sites
- Responses:
 - Barn House (26)
 - Land West of Highfields (20)
 - North East Corner, Frog Lane (5)
- Reassess 2019 NDP, Included and Excluded sites in SHLAA:
 - Shorts Green Farm (13)
 - Elm Hill (17/18)
 - The Nursery (25)
 - Land North of Church Rd (Coles) – in SHLAA, but previously Excluded (1)
 - Turks Field – in SHLAA, but previously Excluded (9)

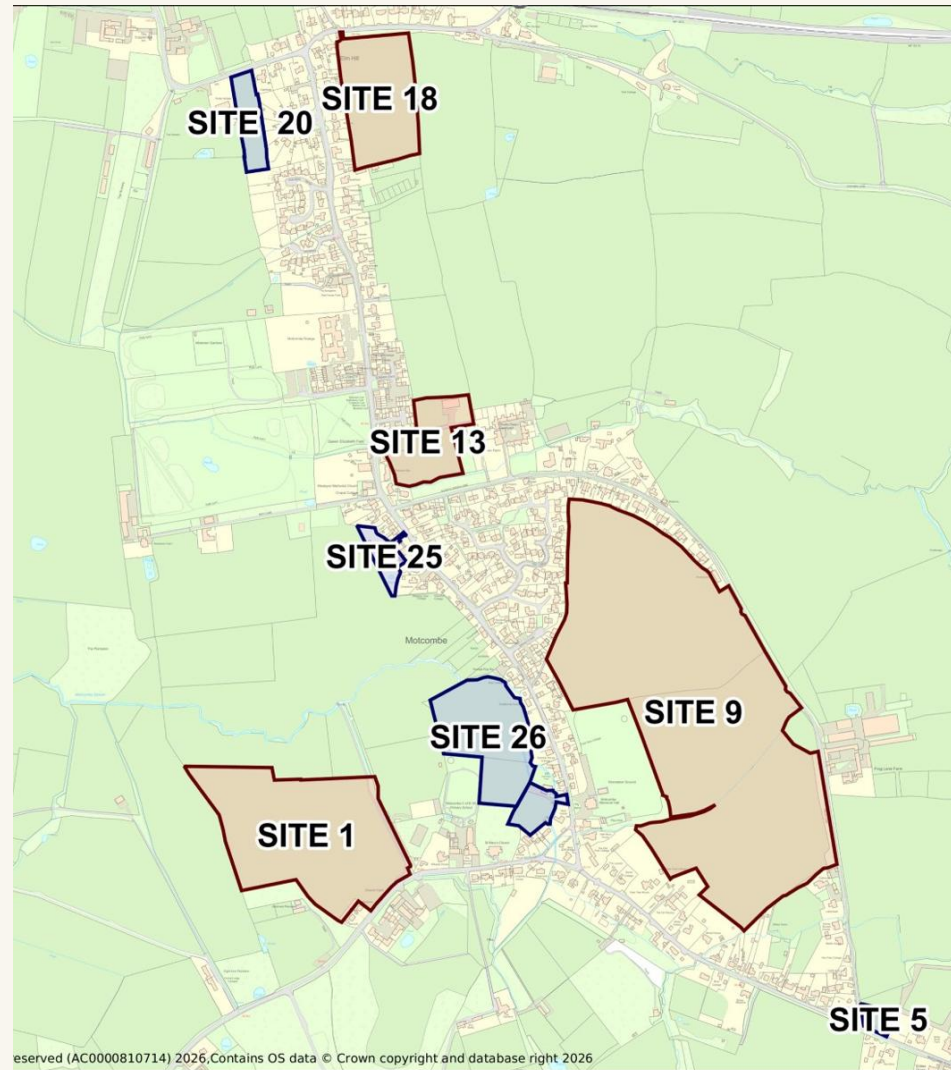
Motcombe 2019 NDP, SHLAA and Call for Sites Site Map

Land West of Highfields (20)

The Nursery (25)

Barn House (26)

Land North of Church Rd (1)



Elm Hill (17/18)

Shorts Green Farm (13)

Turks Field (9)

North East Corner, Frog Lane (5)

QUESTIONS OF UNDERSTANDING SO FAR?

Short Break

**Richard Williamson – Motcombe Site Assessment
Process and Findings**

Site assessment process

A transparent and evidence-based route from site identification to moderation, preferred-site selection and plan allocation.

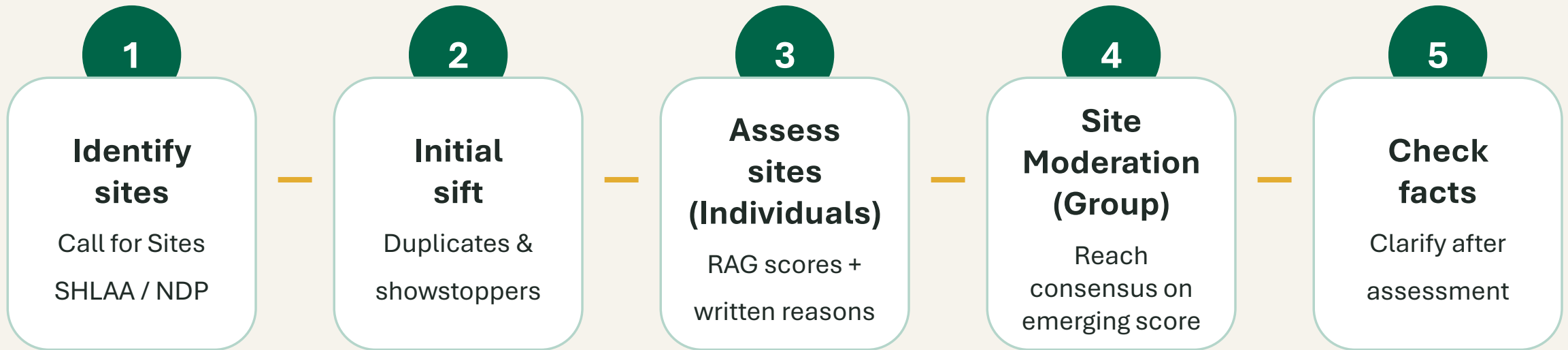
What this section covers

- How sites were identified
- How factual clarification was handled
- How sites are assessed and moderated



A five-stage route from evidence to selection

Assessment first; factual checking before moderation.



Key message: the written reason is as important as the colour.

Factual clarification meetings

Held after initial assessments to clarify facts before moderation.

Purpose

Clarify facts arising from assessment returns.

**Not for promotion.
Not for judging suitability
or outcome.**

Facts clarified

- Ownership and boundaries
- Submission information
- Access, utilities and services
- Physical / environmental constraints
- Existing land use
- Changes since submission

Consistency safeguards

- Same agenda for every meeting
- Meetings recorded for accuracy
- Standard factual topics
- No suitability judgement expressed
- Next stages explained

Result: stronger evidence for moderation and final site comparison.

Eight criteria: the same test for every site

Each site is assessed against one consistent framework.

Access & highways

**Infrastructure &
drainage**

**Environmental
constraints**

**Heritage &
landscape**

Settlement pattern

Sustainability

Deliverability

Community benefits

**Settlement boundary / Conservation Area: not automatic “no development” areas.
The judgement is evidence-led and site-specific.**

Emerging positions remain subject to Steering Group moderation.

How RAG supports judgement

RAG is a structured aid to judgement — not a mechanical points system.

Red

Significant unresolved constraint or policy conflict.

Amber

Potentially suitable, subject to mitigation or further evidence.

Green

Broadly suitable, subject to normal planning considerations.

Moderation question

Are constraints capable of mitigation?
On balance, is the site suitable for allocation?

Assessment caveat

Amber may mean a planning concern, or simply that more information is needed.

The written justification is as important as the colour.

Barn House

Emerging site assessment position

EMERGING RAG

Amber

CONFIDENCE

High

ASSESSMENT RETURNS

Quorate

INDICATIVE HOUSING

45–55 dwellings

What the note says

General emerging position, site and coverage stable where members broadly agree that constraints are likely to be capable of mitigation.

Moderation focus

Confirm whether identified constraints are capable of mitigation and whether the balance is suitable for allocation.

Flood Mitigation

SITE

20

Emerging position
for moderation

The position is not a final
moderated RAG score or final site
recommendation.

MOTCOMBE NEIGHBOURHOOD DEVELOPMENT PLAN

Land West of Highfields

Emerging site assessment position

EMERGING RAG

Amber

CONFIDENCE

High

ASSESSMENT RETURNS

Quorate

INDICATIVE HOUSING

9 dwellings

What the note says

Emerging position is consistent across a full set of member returns; constraints require detailed consideration in moderation.

Moderation focus

Confirm whether mitigation is sufficient and whether the site integrates appropriately with settlement form.

Access

SITE

18

Emerging position
for moderation

The position is not a final
moderated RAG score or final site
recommendation.

MOTCOMBE NEIGHBOURHOOD DEVELOPMENT PLAN

Elm Hill

Emerging site assessment position

EMERGING RAG

Amber

CONFIDENCE

Med

ASSESSMENT RETURNS

Quorate

INDICATIVE HOUSING

9 dwellings

What the note says

Emerging position is currently under evaluation.
Potential infill opportunity. **Indicative housing figure
is a placeholder**

Moderation focus

Pedestrian safety focus and proximity to settlement
boundary..

Access

SITE

1

Emerging position
for moderation

The position is not a final
moderated RAG score or final site
recommendation.

Land North of Church Road

Emerging site assessment position

EMERGING RAG

Amber

CONFIDENCE

Medium / High

ASSESSMENT RETURNS

Quorate

INDICATIVE HOUSING

40–111 dwellings

What the note says

The note gives an Amber emerging position. It records and indicates that the position should be reviewed through moderation.

Moderation focus

Resolve confidence inconsistency in the briefing note and test whether constraints are capable of mitigation.

Scale

SITE

13

Emerging position
for moderation

The position is not a final
moderated RAG score or final site
recommendation.

MOTCOMBE NEIGHBOURHOOD DEVELOPMENT PLAN

Shorts Green Farm

Emerging site assessment position

EMERGING RAG

Amber

CONFIDENCE

Low / High

ASSESSMENT RETURNS

Quorate

INDICATIVE HOUSING

20 dwellings

What the note says

The note gives an Amber emerging position. It records low confidence in one list but high confidence in the coverage table.

Moderation focus

Resolve confidence inconsistency and review whether constraints can be addressed through design or planning mitigation.

Flooding

SITE

9

Emerging position
for moderation

The position is not a final
moderated RAG score or final site
recommendation.

MOTCOMBE NEIGHBOURHOOD DEVELOPMENT PLAN

Turks Field

Emerging site assessment position

EMERGING RAG

Amber / Red

CONFIDENCE

Medium

ASSESSMENT RETURNS

Quorate

INDICATIVE HOUSING

30–50 dwellings

What the note says

Emerging position indicates stronger concerns than most sites, with an Amber / Red judgement and fewer assessment returns.

Moderation focus

Confirm whether constraints are fundamental or whether mitigation could reduce the planning risk.

Scale/Access

SITE

25

Emerging position
for moderation

The position is not a final
moderated RAG score or final site
recommendation.

MOTCOMBE NEIGHBOURHOOD DEVELOPMENT PLAN

Nursery

Emerging site assessment position

EMERGING RAG

Green / Amber

CONFIDENCE

High

ASSESSMENT RETURNS

Quorate

INDICATIVE HOUSING

3 Dwellings (proposed)

What the note says

Identified as a potentially strong supporting site.
Coverage table shows four responses and high
confidence.

Moderation focus

Confirm additional delivery and capacity evidence
needed before comparing this supporting site with
the main housing options.

Indicative housing figure is a placeholder

SITE

5

Emerging position
for moderation

The position is not a final
moderated RAG score or final site
recommendation.

MOTCOMBE NEIGHBOURHOOD DEVELOPMENT PLAN

Land NE of Frog Lane

Emerging site assessment position

EMERGING RAG

Amber / Green

CONFIDENCE

High

ASSESSMENT RETURNS

5 returns

INDICATIVE HOUSING

3 Dwellings

What the note says

Identified as a potentially strong supporting site.
Coverage table shows five responses and high confidence.

Moderation focus

Confirm whether additional delivery and capacity evidence is needed before comparing this supporting site with the main housing options.

Access

Updates to Environment Chapter of 2019 NDP

Policies requiring updates in line with changes in legislation and the National Planning Policy Framework:

- Biodiversity
- Local Flood alleviation
- Local Green spaces
- Public Rights of Way
- Woodlands
- Local Views
- Dark Skies

Business and Enterprise

- Support for local businesses in NPPF and draft local Plans
- Updated vision for B&E
- Current NDP identified 18 businesses in the Parish, now at least 25
- Develop revised set of B&E related survey questions, what do people want to see? Links with an update of the employment needs Policy in the current plan.

YOUR PLAN YOUR SAY

The Motcombe Neighbourhood Development Plan Steering Group wants your feedback.

The aim of the group is to create a shared vision for the neighbourhood and to shape development. Community engagement is vital in this process and we need to incorporate your views in order to make a strong plan that is relevant to all residents.

Its Not Just Housing!

- The survey will cover:
- The kind of homes and amenities needed.
- Valued local views and green spaces.
- Aspirations for the village and parish, what would it be nice to have?
- Environment, use of renewable energy, EV charging.
- Infrastructure issues.
- Traffic management, 20mph zones, traffic calming

Survey Format

- Online is the preferred option as it makes analysing and collating responses more efficient
- Allow participants to pause and finish later
- Option for participants to upload files
- An option to submit paper copies will be included

Result

- A “handbook for the village” to enable quick reaction to any potential future funding for community projects
- There are few opportunities to gather and analyse the view of residents in such a systemic way, so please take part

General Points for Consideration

Connectivity: The degree to which a location provides access to jobs, services, and facilities by sustainable transport modes. The Connectivity Tool ([Connectivity Tool - GOV.UK](#)) provides a means of assessing this.

- Connectivity: London, Manchester, Brighton etc = 100
 - Dorset = 46; Motcombe = 34
 - Rural/pastoral setting: Motcombe is *mostly* a mid/late C20th Dorset village
 - Good basic village services and facilities – Mem Hall/Rec; Shop; Church and Chapel; Coppleridge; Meadows
 - Dependence on Gillingham and Shaftesbury for most services and amenities
 - Obsolescent or Inadequate sewerage/drainage; pavements; street lighting etc
 - Typical (not very good) C20th rural/village road system
 - Overloaded; speeds; passing places; on-street parking; rat-run
 - Car usage favoured over public transport Gill-Mot-Shaft ~ 5-6 buses each way per day
- Potential site scaleability and phasing

Next Steps

- Steering Gp Process:
 - Parish/Village Survey – ***details to follow soon***
 - Survey Collation; NDP Revision and Update
 - NB Housing Development Focus, but revision of all sections where necessary
- Consultant/Dorset Council Process (late 2026/early 2027):
 - “Modification Statement” and Regulation 14 Consultation (incl Dorset Council)
 - “Modification Statement” and Regulation 15 Examination by Dorset Council
- Further Presentation and Motcombe Parish residents’ Referendum (early 2027)
- Amendment and/or Submission (early 2027)
- *NB Govt policy changes - expect Dorset Council-led timelines to slip*

Closing Remarks

- To reiterate:
 - **Nothing has been decided**
 - **Every site has been assessed using the same objective process**
 - **Parish residents decide what goes into the Final Plan**
 - **Please help. A Vote for the Plan is a Vote *against* externally-imposed development**
- Slide Deck will be available on Motcombe PC website
- Constructive Feedback (written or verbal) appreciated!
- **Either email: motcombe-ndp-steering-group@googlegroups.com**
- **Or: leave a note at the Village Shop**

QUESTIONS?

POINTS?

