

MINUTES OF BISHOPS CAUNDLE EMERGENCY PARISH COUNCIL MEETING

HELD ON THURSDAY, AUGUST 28th 2025, AT 6 P.M.

1. **Apologies:** Cllrs. Adlem, Shaw and Wookey (deployment)
Attendees: Cllrs. Richards (Chair), Blair (Vice Chair), Cllr. Legg. J. Walsh-Quantick (Clerk).

Members of Public: Four present.

2. Matters Arising:

a. Initial review of the Dorset Council Local Plan Options Consultation Document

It was highlighted that an emergency meeting had been called to discuss the document which had been published in the previous two weeks giving proposals for four potential building sites in Bishops Caundle and 300 properties. It was stressed that at this time it is a document for consultation and that nothing has been formally agreed but it is important to represent the views of all in the parish.

Everyone present was of the agreement that the scale of the proposals would significantly impact the village which has around 200 properties currently. It was recognised and acknowledged that properties need to be built to meet government targets throughout the county and that some development in Bishops Caundle was inevitable however it must be proportionate to the existing size of the village.

Significant concerns were raised over the lack of infrastructure and facilities locally with specific comments around already stretched healthcare provision, lack of public transport, a full primary school without room to expand and at capacity local secondary schools. The local sewage system was discussed and would need to be improved. Roads are not suited to a large scale of development and will need modifying.

Flooding in the village is commonplace with the main roads closed regularly. Church Green residents experienced flooding in properties in the previous 5 years and one of the proposed development sites is in the field directly behind which the runoff was the cause of the property damage. Water management in this part of the village has not been resolved and some properties remain protected by sandbags. This site has natural springs in part of the field.

Some present had concerns that properties built would not be affordable and would also impact on existing house prices by devaluing them. Questions included why building is proposed on agricultural land or why derelict buildings are not being prioritised as sites. Noise levels during development and afterwards are expected to impact on all resident.

One member of the public mentioned that Gloucestershire county council had pushed back the number of properties allocated to central government and had targets reduced.

b. To consider options for wider public discussion and engagement.

1. Can the petition in the shop be added to the parish council facebook site? **Action: Clerk**
2. An open session for the village was discussed and it was agreed that this should be arranged provisionally on 16/09 between 2 and 7pm. The clerk will establish if the hall is free and arrange fliers to be written and printed to deliver to each property in the village. **Action: Clerk**
3. The Clerk confirmed that letters have been written and delivered to the local school and GP surgeries in Sturminster Newton, Sherborne x2 and Milborne Port asking for feedback about capacity.


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4. Cllr. Richards has contacted Chris Loder (former MP) and Mr. Leach who is a barrister who lives within the village to ask for some advice.

3. Members of the Public Questions

Due to the nature of the meeting it was unanimously agreed that questions were permitted throughout the meeting from members of the public. In addition to the general discussion the following points were raised to be reviewed as part of the wider consultation:

- CPRE – due to the significance of the scale of development, it is possible that there will be support from CPRE.
- Neighbourhood plan – It was discussed that this has been raised and discussed previously and determined that would be revisited in a few years time. Given the scale of proposed development this should be revisited.

4. Time of Closure

7:15pm

Date of Next Meeting

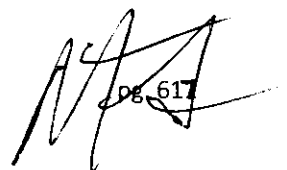
Open session – provisionally 16/09/25 – tbc when hall availability confirmed.

September 30th (moved to allow time for the open session and review of findings).

Future Planned Meeting Dates: All 7.30pm Village Hall unless otherwise stated.

2025: November 18th

2026: January 20th, March 17th

A handwritten signature in black ink, appearing to be 'M. A. A.', written over a faint grid or lines.

30/09/2025